

## CASE STUDY:

**Phyllis Wheatley YWCA**

## MULTIFAMILY ENERGY SAVINGS



**PROPERTY TYPE:** Low-income multifamily

**BUILDING MEASURES:** 30kW solar system, Efficient HVAC, Heat recovery system, LED lighting, Energy Star appliances, Low-flow water fixtures

**\$700,000**

Approved PACE Financing

**\$7,000**

Annual Net Savings

**20 YEARS**

Term

**Amalgamated Bank**

Lender

**THE CHALLENGE:** The YWCA was first constructed in 1920, and provides 84 rental units to low-income and vulnerable women. The building was in urgent need of upgrades to preserve local affordable housing. Local DC real estate developer Dantes Partners was charged with redeveloping the property.

**THE SOLUTION:** Dantes Partners worked with the DC PACE program to integrate PACE into a \$17 million capital stack with eight other sources of capital. The project integrated SREC solar credits from the installed solar system, as well as Low Income Housing Tax Credit (LIHTC) investment, and marked the the first use of PACE financing for a U.S. HUD assisted mixed-finance public housing property. Improvements are expected to reduce energy use by 24% and water use by 47%.

**URBAN INGENUITY**

To learn more about DC PACE, visit [DCPACE.com](http://DCPACE.com) or contact us at: 202-796-8925 or [info@urbaningenuity.com](mailto:info@urbaningenuity.com)

**About Urban Ingenuity**

DC PACE is independently administered by Urban Ingenuity, a District of Columbia clean energy financing company working on behalf of the District Government's Department of Energy & Environment. Urban Ingenuity works on behalf of building owners to structure, underwrite, and fund energy and green building upgrades. Urban Ingenuity has successfully funded millions of dollars of property improvements with DC PACE, and is working nationally to bring clean energy investment to underserved communities.