

# Efficiency Measures Triple Bottom Line at Rifle Housing Authority

## From band aids to best practices

When buildings get to be 30 years old, they will need updating. At the Rifle Housing Authority (RHA) in Rifle, CO, their 27 multi-family buildings with 106 residential units and three common areas needed some upgraded heating, lighting and insulation work to help them conserve energy and boost their bottom line.

With the help of the International Center for Appropriate and Sustainable Technology (iCAST) and Xcel Energy’s rebate program, the Rifle Housing Authority was able to achieve their energy-saving goals and get on the right track.

It all started with an energy audit where iCAST identified and priced efficiency measures and determined available financing through loans, grants and rebate programs.

“Many of the components of the buildings were on their last legs,” says John Elliott, Energy Efficiency Director at iCAST. “The Rifle Housing Authority was trying hard to maintain the buildings by spending money on band aid fixes so often that they needed to consider upgrading some equipment to save money over time.”

iCAST went in with the goal of reducing utility bills by 30 percent, assisting with financing and creating a more comfortable and safe living environment for residents. For the heating upgrades alone, they expected to receive over \$20,000 in rebates, and worked with Xcel Energy’s Business Solutions Center to submit applications and paperwork.

## One project, many steps

The project was a big one. The audit revealed a need to replace decades-old boilers, add insulation to attics, crawl spaces and boiler pipes, and retrofit much of the old lighting technology.

“We had some skeptics on our board of directors because it was a huge project, but we were able to show the estimated savings over time through lower energy bills,” says Natalie Bowman, Executive Director of the Rifle Housing Authority. “We can definitely see the difference in lower kilowatt hours and therm usage. Everyone is really impressed with how much we’ve saved.”

Bowman says beyond the savings, her residents love the comfort level with additional insulation.

“When our residents are happy, we’re happy,” she says.



## FINANCIAL SNAPSHOT

Project Cost	\$148,710
Xcel Energy Rebate	\$23,872
Grants (Encana Corp and CLEER)	\$35,000
Reserve Funds from RHA	\$50,000
Estimated Annual Savings (electric and gas = 25% savings)	\$22,000
Payback Term	9 years

## HEATING UPGRADES EARNING XCEL ENERGY REBATES:

- Retrofitting boilers with 96% efficiency boilers
- Boiler pipe insulation



## Project Results

iCAST and Xcel Energy pride themselves on helping customers improve economic, environmental and social impacts, otherwise referred to as the triple bottom line. These were the results:

### Economic Impact

- With an estimated 25 percent of their gas and electric costs reduced, the Rifle Housing Authority's operating budget increased, allowing additional funds to be invested back into the property.

### Environmental Impact

- 68.5 metric tons of carbon reduction, which is the equivalent of CO<sub>2</sub> emissions of 7,679 gallons of gasoline consumed.

*Source: [epa.gov/cleanenergy/energy-resources/calculator.html](http://epa.gov/cleanenergy/energy-resources/calculator.html)*

### Social Impact

- Six direct and 16 indirect jobs created
- Happy, more comfortable residents in a healthier environment

"We're saving energy, money, and we get to be green in the process," says Bowman. "We couldn't be happier with how this project turned out."

For more on this and other Xcel Energy efficiency and rebate programs, please visit [xcelenergy.com/HeatingEfficiency](http://xcelenergy.com/HeatingEfficiency).