

CivicPACE



PROJECT PROFILE

PHYLLIS WHEATLEY YWCA



“A MODEL FOR THE NATION”

OVERVIEW

The Phyllis Wheatley Young Women’s Christian Association (YWCA) redevelopment project ensures the long-term preservation of 84 units of affordable housing in a gentrifying neighborhood of Washington, D.C. PACE-financed solar and energy efficiency upgrades take the renovated facility beyond basic building code, reducing operating costs for the facility by nearly \$6,000 per year. This project marks the first use of PACE financing for a U.S. Department of Housing and Urban Development (HUD) assisted mixed-finance public housing property.

WHAT WAS THE CHALLENGE

For more than two years, real estate developer Dantes Partners worked to secure \$17 million of diverse funding and approvals for the redevelopment of the Phyllis Wheatley YWCA affordable housing complex in Washington, D.C. Late in this process, the developer connected with the DC PACE program as a means of adding solar and efficiency measures to the project. Despite early apprehension, the developer quickly understood the opportunity, noting at the project wall-breaking “[PACE brought] much needed change to this building”. The larger challenge was securing approval from multiple Federal and local government agencies to place a PACE lien on the property.



D.C. Mayor Muriel Bowser celebrates the Phyllis Wheatley YWCA renovation with a ceremonious wall-breaking.

WHAT WAS THE SOLUTION

Over many engagements with offices within HUD, the DC Housing Authority, the Department of Human Services, and The Department of Housing and Community Development, Urban Ingenuity helped develop intercreditor agreements that ensure the property remains affordable housing for at least 40 years while maintaining compatibility with PACE security structures. Noting the novelty of this Low Income Housing Tax Credit project, the Director of the District's Department of Energy and Environment said "This project is a model for the nation."

PROJECT AT A GLANCE

Program Administrator:

Urban Ingenuity (<http://dcpace.com>)

Project Improvements:

Solar PV, Efficient HVAC systems, Heat recovery system, LED lighting, Energy Star appliances, Low-flow water fixtures

Property Type:

Non-Profit - 501(c)(3)



THE PROPERTY – First constructed in 1920 as a safe gathering place for migrant African-American women, the four story facility currently provides 84 affordable rental units to the area's low-income and vulnerable women.



THE PROJECT – More than \$700,000 of funding provided by Amalgamated Bank and secured through the DC PACE program will allow the addition of a 30 kW solar PV array and other energy and water conservation equipment. PACE allows these permanent improvements to be added off balance sheet.



THE SAVINGS – The annual value of electric and water utility savings realized by the project, lowering energy use by 24% and water use 47%, is estimated to exceed \$73,000. Nearly \$6,000 of the annual savings will accrue to the property owner, with the remainder for debt service on the project. The project will also avoid annual emissions of 114 metric tons of CO₂.

The **CivicPACE Team** is a U.S. Department of Energy (DOE) effort under the Solar Market Pathways program designed to make commercial Property Assessed Clean Energy (PACE) financing a reality for tax-exempt organizations and non-profits. More information at: <http://civicpace.org>

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