



PECO's Valeria Bullock Leads Initiative to Improve Energy Efficiency for Local Housing Program

Bethesda Project got a lot greener this summer thanks to efforts by PECO Senior Analyst Valeria Bullock, who led the initiative to improve the organization's energy efficiency. In June and July, PECO donated over \$115,000 worth of labor and energy efficient appliances to five Bethesda property locations across Philadelphia.

Upgraded Bethesda Project Residences

- Bethesda North Broad: 49 residents
- Bethesda Spruce Street: 16 residents
- Domenic House: 7 residents
- My Brother's House: 20 residents
- Sanctuary: 16 residents

THROUGH THE DSP PROJECT, Bullock has prompted not only energy efficiency but usage reduction. The work assists non-profits with energy management and improves the ability to manage an energy budget. Valeria has been employed at PECO for 14 years, after serving at Community Legal Services for 23.

Under Bullock's direction, the project targets buildings owned or rented by non-profit organizations that provided housing or social services to low-income households and individuals. Bullock's approach is to consider the entire building and the services provided to determine the usage reduction measures to be installed. The project also focuses on changing behavior through education.

In addition to new Energy Star refrigerators and freezers, the upgrades include:

- More than 140 new light fixtures which each use 20% less energy
- 12 motion sensors to enhance safety while regulating the use of light in hallways and bathrooms overnight
- Upgraded air conditioning units in three residences, and seven new hot water heaters

Although it is too early to have year-over-year, weather controlled data about the energy savings for this project, the very next month after the improvements were installed Bethesda Project's electric bill was only about half what it had been the prior month!



PECO'S GENEROUS DONATION was facilitated by the Philadelphia Weatherization Conservation Collaborative (PWCC). The PWCC brings together practitioners, administrators, and advocates on a quarterly basis to identify opportunities to increase weatherization and retrofit opportunities for affordable housing and in low-income communities. The PWCC's goals include: 1) increasing weatherization funding for affordable multifamily weatherization in Pennsylvania; 2) increasing the scale of weatherization activity in affordable multifamily housing and in low-income communities.

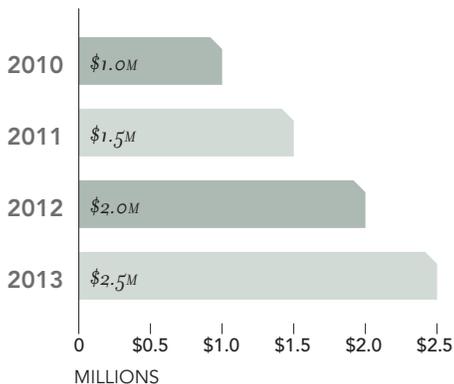
The donations, made as part of the company’s DSP Funds, provides Bethesda Project with significant savings. Not only did the new energy-efficient equipment and installation come free of charge, Bethesda Project saw an immediate and significant reduction in its energy bill the next month.

“Nonprofits, because of increasing needs and budgetary constraints, cannot usually invest in cost-saving upgrades. This gift enabled us to be proactive in making our facilities more efficient, and the benefits will be long-term.”

— Tina Pagotto
Associate Director, Administration
BETHESDA PROJECT

- In early 2009, Regional Housing Legal Services (RHLS) and the Philadelphia Association of Community Development Corporations (PACDC) helped form the **Philadelphia Weatherization & Conservation Collaborative (PWCC)**. PWCC is a public and private collaborative of over 25 organizations, including RHLS, the Philadelphia Association of Community Development Corporations, various public and private owners and operators of multifamily affordable housing, local and state governmental agencies, and several utilities.
- **Regional Housing Legal Services** is a nonprofit law firm with unique expertise in affordable, sustainable housing and its related components—community and economic development, utility matters and preservation of home ownership. RHLS provides innovative project and policy solutions that help create sustainable communities offering decent, safe and affordable housing for lower-income Pennsylvanians.
- **Bethesda Project**, founded in 1979, operates 15 drop-in, shelter and housing sites in and around Center City Philadelphia. Serving over 7,000 men and women annually, the organization offers a continuum of care that meets men and women “where they are.” Each Bethesda Project housing resident or shelter guest receives personalized, caring attention, and is encouraged to achieve the most independent level of housing possible.

Available DSP Funding:



PECO, as part of a settlement agreement that grew out of litigation in connection with expiring cap rates (the “DSP Settlement”), agreed to invest \$7 million in energy efficiency improvements in low-income households over a four year period (“DSP Funds”). Since 2010, PECO has been implementing the DSP Settlement. The DSP Funds are being used to install measures designed to reduce electricity usage in low-income households (typically at 150-200% of poverty or below and reduce energy consumption at non-profit organizations). The annual amount available under the DSP Settlement increases by \$500,000 each year until it terminates in 2013.

Regional Housing Legal Services (RHLS) and the Philadelphia Association of Community Development Corporations (PACDC), and through the PWCC, work to help PECO reach out to targeted properties and to identify additional eligible properties for DSP-funded custom improvements.