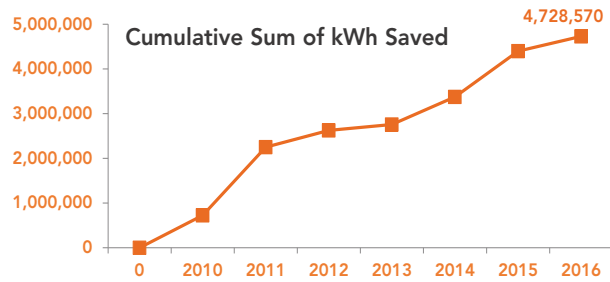
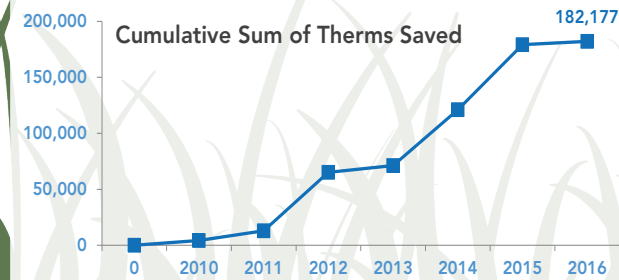


## CURRENT ENERGY INITIATIVES

POAH's current energy initiatives include successful investments in solar power generation, building enclosure improvements, water fixture and lighting retrofits, equipment upgrades and comprehensive green retrofits that include all of these components. POAH has implemented energy and water conservation projects throughout its portfolio. These projects have saved nearly 5 million kWh and 200,000 therms of natural gas.



At POAH, we recognize that managing the environmental footprint of our properties is a critical piece of the preservation mission. POAH has committed to both The Big Reach and Better Buildings Challenge, national programs with goals of reducing portfolio-wide energy and water consumption.



POAH recently commissioned its 15th renewable energy system that harnesses sunlight to provide electricity and thermal energy. As electric storage becomes more viable, POAH will begin to incorporate that exciting technology into property systems. POAH also operates three cogeneration plants and continues to evaluate opportunities for onsite energy generation.



[www.poah.org](http://www.poah.org)  
[www.poah.org/about/green-initiatives](http://www.poah.org/about/green-initiatives)

# ENERGY INITIATIVES

**1,500** UTILITY  
ACCOUNTS THAT  
POAH TRACKS  
TO GUIDE  
CONSERVATION  
ACTIVITIES

Our green initiatives weave throughout POAH's activities impacting **development, operations, and property management** practices.

## DATA DRIVEN APPROACH

POAH's data-driven approach requires the continuous monitoring of utility consumption across the portfolio, which informs where conservation investments can be most effective.

This data reveals potential issues at the site level, like a leak causing a higher than expected water bill, and allows us to address the issue promptly, saving both resources and money. POAH has embarked on several initiatives beyond utility data and down to the equipment level, affording us insight into the energy consumed by systems in real time. We can now remotely monitor electrical consumption, device settings, and temperatures at a number of properties. This level of granularity allows POAH to make subtle adjustments to equipment operation to conserve energy and improve resident comfort.

Salem Heights, Salem, MA

## FUNDING

Diverse funding sources—utility incentives, state and federal grant programs, energy tax credits and low-interest loan opportunities—have helped POAH replace outdated systems and incorporate renewable energy generation across the portfolio. **Since 2009, POAH has secured nearly \$10M in outside funding to implement energy and water conservation measures.** This funding helps improve the financial performance of the properties while supporting POAH's mission of providing affordable housing for the long term.



POAH has built high standards for energy and water efficiency into design and construction guidelines, and works with architects, builders, and consultants to meet these goals. POAH's portfolio includes Energy Star and LEED Platinum Certified buildings.

Melpet Farm is a near Net Zero development with a high performing enclosure and solar photovoltaic systems to offset all energy consumed at the property.

POAH's energy staff works closely with property management staff to maintain each building's green upgrades and monitor the effectiveness of conservation initiatives.