



Case Study: Henry Building

PROJECT DETAILS

Project Name

Henry Building

Location

Portland

Property Size

1 Building
173 Units

Electric Utility

Portland General Electric

Completion Year

2020

Project Type

Existing Building

Program Pathway

Whole Building

Owner

Central City Concern

Energy Consultant

OHCS OR-MEP

Reserved Incentive

\$112,949

Electric Energy Savings*

25% Compared to Existing Conditions (Pre-Upgrades)
125,499 kWh

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Photos courtesy of Josh Partee

“The biggest wins for us are those that have a positive impact on the health, well-being, and safety of our residents. The savings achieved from greater energy efficiency can be reinvested into our supportive services, which help our residents live more stable and productive lives.”

-Rachel Maas, Sustainable Development Manager

Project Summary

The Oregon Multifamily Energy Program (OR-MEP) reduced the incremental costs of implementing energy efficiency measures in the Henry Building, a transitional housing facility in downtown Portland. The project team maximized savings potential by working with both OR-MEP and Energy Trust of Oregon. This project included a historic rehab of existing units and the addition of new units, open to the outdoors, within the building’s central core. The Henry Building houses short-term residents who do not pay for electric utilities. Central City Concern prioritized occupancy sensing control measures to offset resident behavior which had previously led to higher energy costs with heating and lighting usage.

Measures Summary

OR-MEP incentivized the following energy efficiency measures in the Henry Building:



- Mini-Split Heat Pump
- In-Unit Window Watchers Thermostats



- LED Lighting: In-Unit and Common Area
- Common Area Occupancy Sensors



- Roof Insulation
- Air Sealing
- Efficient Storm Windows



- ENERGY STAR Refrigerators

*Energy savings are based on program modeling that compares projected electricity use to existing conditions before upgrades. Energy savings from any other fuels, such as gas, are not factored into OR-MEP energy savings and percent improvement calculations. This case study is provided as an example, and energy savings may vary for other projects depending on site specifics and existing conditions.