



CASE STUDY

## Abigail Courts



When we bought the property, everything was original. The roof, windows, heating and cooling equipment, and even the fixtures were from 1970. By prioritizing energy efficiency, College Housing Northwest can provide greater affordability to college students who need support. We do whatever we can to help our residents thrive.

— **Alexander Wallace**, College Housing Northwest



### PROJECT DETAILS



**Project Name**  
Abigail Courts



**Location**  
Gresham, OR



**Property Size**  
1 Building, 74 Units



**Electric Utility**  
Portland General Electric



**Completion Year**  
2024



**Project Type**  
Existing Building



**Program Pathway**  
Bundled Path



**Owner**  
College Housing Northwest



**Energy Consultant**  
Elevate



**Incentive Amount**  
\$100,624



**Electric Energy Savings\***  
209,010 kWh

Non-profit organization [College Housing Northwest](#) develops and manages affordable multifamily properties where college students can focus on their studies in comfortable, high-quality homes. After an extensive, sustainability-focused remodel, an aging, rundown motel is now Abigail Courts, one of College Housing Northwest's newest communities. With its close proximity to Mt. Hood Community College, Abigail Courts helps fill a noteworthy affordable housing gap in eastern Multnomah County where there aren't many options for students.

College Housing Northwest purchased the property using funds from Oregon Community Foundation and Oregon Housing and Community Services' [Project Turnkey](#). Because the project required a lot of renovation work, the organization turned to Oregon Multifamily Energy Program (OR-MEP) for additional financial support during OR-MEP Open Enrollment 2023 Round 1.



**“Before it became Abigail Courts, the building was literally falling over,”** said Alexander Wallace, College Housing Northwest's development manager. “But now it has a new lease on life, providing for people who desperately need a safe, affordable place to live.”

\*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.

This project stood out in OR-MEP’s competitive Open Enrollment in part due to it being in an area where many have a very high energy burden, meaning they spend a larger percentage of their income on electricity and gas bills. The diverse community College Housing Northwest serves is another reason this project earned a high score.

The organization partners with higher education providers, including Mt. Hood Community College, to offer students facing housing insecurity low- or no-cost housing as well as other resources through College Housing Northwest’s Affordable Rents for College Students program. Community-based organizations that College Housing Northwest partners with for this program include the Native American Youth and Family Center, New Avenues for Youth, and Latino Network.




Abigail Courts has new energy-efficient windows, packaged terminal heat pumps, and lighting to help keep electricity costs low and ensure resident costs remain affordable. OR-MEP incentives helped cover the cost of these upgrades and more, resulting in 74 comfortable, efficient, and affordable studio apartments for college students.

Residents have reported their packaged terminal heat pumps keep their apartments at a consistent, pleasant temperature. Updated bathroom exhaust fans consistently circulate air in the units, which improves air quality and helps prevent mold from accumulating. “We designed these apartments with the health and comfort of our residents in mind. They benefit from every upgrade, as does our organization since we save money on energy,” said Wallace.


While pursuing incentives and financial assistance can feel daunting, Wallace encourages any affordable housing provider to seek out OR-MEP’s help. **“Apply. Just do it. You never know what resources might be available to you.”**

### MEASURE SUMMARY


OR-MEP incentivized the following energy efficiency measures:




Windows




Packaged Terminal Heat Pumps




Efficient Bathroom Exhaust Fans



In-Unit LED Fixtures



Common Area LED Fixtures



LED Exit Signs



Get started today with the Oregon Multifamily Energy Program by filling out an interest form online at: [oregonmultifamilyenergy.com](https://oregonmultifamilyenergy.com)