



Rebuild America Success Stories highlight partnerships working to improve communities by practicing energy awareness and investing in energy-saving measures.

- New Building Design
- Existing Building Improvement
- Operation and Maintenance
- Renewable Energy Technologies
- Financing Building Improvements
- Energy Education



Stark Metropolitan Housing Authority

Raising the Quality of Affordable Housing

Stark Metropolitan Housing Authority (SMHA) is striving to improve the comfort and affordability of housing for its residents by pursuing energy-saving initiatives. SMHA recognizes that investing in energy efficiency delivers the dual benefits of improving the living environment while reducing operating and maintenance costs.

“We always put our residents first,” explains Steve Ewing, energy/compliance supervisor for SMHA. Since becoming a Rebuild America partnership in 1997, this partner of Rebuild Ohio has improved nearly 1 million square feet of its residences. It has embarked on pilot projects to test aggregate energy purchasing and it has found partners with many local, state and federal agencies and businesses.

One of its most notable accomplishments involves the transformation of its Metropolitan Arms development into Cherrie Turner Towers, a renovated complex for low-income seniors that employs state-of-the-art technology to ensure optimum resident comfort.

The Challenge

The housing authority was faced with the challenge of how to improve living conditions at Metropolitan Towers, a 150-unit, 8-story building in Canton, OH, comprised mostly of studio apartments. Built in 1972, the building was in decline and the vacancy rate was rising dramatically. The roof needed repair, amenities like computers and cable were absent, and perimeter security was nearly nonexistent.

In addition, the building’s heating, air conditioning and ventilation technology was outdated. Individual tenants had window air conditioners perched precariously in the sills, posing a danger to residents. Each apartment had its own hot water tank, adding to the building’s inefficiency.

Because SMHA was paying the residents’ electricity bills, the housing authority searched for an economical means to heat and cool the building.

The Solution

In order to provide a comfortable environment while saving energy dollars, the housing authority turned to a geothermal energy heat pump system. To further reduce energy costs, the building received new roofing, energy-efficient windows,

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Partnership Facts:

Name of Partnership:

Stark Metropolitan Housing Authority

Partners:

- American Electric Power
- City of Canton
- United Bank
- Bank One
- John Picard Architects, Inc.
- Sustainable Buildings Industry Council
- First Energy
- U.S. Department of Housing and Urban Development
- State of Ohio

Targeted Buildings:

Senior Citizen Housing Complexes

Space Improved:

93,000 square feet

Amount Invested in Energy-Saving Project:

\$6.5 million

Annual Energy Savings:

- 1.7 billion Btu
- \$29,000

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compact fluorescent lighting, low-flow toilets, a centralized domestic water heating system and additional insulation.

To increase the appeal of the complex, SMHA changed the layout to accommodate 96 1-bedroom suites and 38 studios. "We were trying to raise the quality of housing for our seniors while making the building incredibly efficient," notes Mike Williams, SMHA deputy director. "We've done both."

Upon completion of the improvements, the 93,000 square-foot complex was renamed the Cherrie Turner Towers, in honor of SMHA's previous executive director who championed energy-efficiency programs.

"This endeavor is a team effort, involving public, private and governmental partners," explains Ewing. He also credits Amanda Fletcher, executive director of SMHA, for the organization's success in saving energy and improving living conditions.

SMHA is saving \$29,000 annually as result of the improvements. The energy being saved reduces the amount of pollutants released into the air from fossil-fuel burning sources - an offset equivalent of 40,000 tons of carbon dioxide.

What the Future Holds

With the success of Cherrie Turner Towers, SMHA is continuing its drive to improve quality of life with plans to renovate a nearby building in collaboration with the Knights of Columbus, the Chamber of Commerce and the City of Canton. The 53,000 square-foot project will be a community senior center incorporating energy-efficient features. The innovative facility will also include such services as a bank, deli and health clinic. A ballroom will be available for catered affairs. The project, a departure from housing-only activities for SMHA, will give all seniors in the downtown area a much-needed facility for community activities.

To learn more visit: www.eere.energy.gov

A Strong Energy Portfolio for a Strong America

Energy efficiency and clean, renewable energy will mean a stronger economy, a cleaner environment, and greater energy independence for America. Working with a wide array of state, community, industry, and university partners, the U.S. Department of Energy's Office of Energy Efficiency and Renewable Energy invests in a diverse portfolio of energy technologies.

Rebuild America is a U.S. Department of Energy program that focuses on improving communities through energy-saving solutions.



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