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## **Peabody Property's Dorchester House undergoing electrification project**

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Kelly House before

Dorchester, MA Thanks to \$1.7 million in funding from ABCD Action Energy Services and the Mass LEAN Multifamily Program, Dorchester House – under management by Peabody Properties, Inc. – is set to soon complete an electrification project that will result in significant savings. Whereas most energy retrofit projects benefit the owner, Peabody is most excited that this project will directly benefit the residents of Dorchester House due to a significant reduction in resident electric bills.

Located at 10 Ellet St., Dorchester House, also known as “Kelly House,” is a 91-unit, seven-story apartment building, predominantly designed for persons aged 62 and older, as well as those with disabilities who are under 62 years old.

Kelly House after

Kelly House after

Work now being performed at the apartment building involves replacement of a 40-year-old electric baseboard and removal of all in-wall AC units; the current wall AC units and electric baseboard have

resulted in costly electric bills for residents. Air conditioning and heat will now be delivered through a new variable refrigerant flow (VRF) system on the building's roof once the electrification project is completed. VFR systems are known to supply varying degrees of cooling and heating without additional equipment. Gas will continue to be used for domestic hot water at Dorchester House via high efficiency gas boilers.

Electrification of multifamily dwellings has been shown to make properties more advanced, cost-efficient, and attractive to residents – and naturally to property owners, management agents, and investors. Of equal importance is the reduction of greenhouse gas emissions, improved indoor air quality, improved resident comfort due to equal distribution of heat and cooling and enhanced safety.

There is a growing trend toward electrification in multifamily housing in both new and existing buildings, making those property management firms – like Peabody Properties – ahead of the curve.

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