



2009 ENERGY STAR®  
*Regional Award Winner*



*The Gateways Condominiums*

*Energy-Efficient, Affordable Homes*

# The Gateways

## 2009 ENERGY STAR® Regional Award Winner



Each year, the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE) honor affordable housing organizations that demonstrate commitment and dedication in providing energy-efficient, affordable housing to the underserved.

**ENERGY STAR®** Regional award winners were selected by regional representatives from the EPA and the U.S. Department of Housing and Urban Development.

## What is ENERGY STAR®?

[http://www.energystar.gov/index.cfm?c=about.ab\\_index](http://www.energystar.gov/index.cfm?c=about.ab_index)

**ENERGY STAR®** is a joint program of the EPA and the DOE designed to promote energy-efficient products and practices that reduce greenhouse gas emissions and protect the environment. **ENERGY STAR®** products can also save 30% or more in utility costs without sacrificing features, style or comfort.

# *The Gateways*

*From Groundbreaking...*



*To steel-framing...*



*Roof overhead...*



*Let there be walls...*



*Almost  
There....*

# *Completion 2007*



# *Model Units 2007*



# *Welcome to The Gateways*

*a great value in a great neighborhood*



...a community of quality and convenience located at 21155 Lexwood Drive, Lexington Park, Maryland.

The Housing Authority of St. Mary's County, Maryland sponsored the construction of The Gateways, a 4-story residential homeownership condominium community providing 42 quality, energy-efficient homes, featuring nine contemporary floor plans, handicap accessibility and a classic brick/siding exterior.

Convenient to George W. Carver Elementary School, Great Mills High School, the Great Mills Pool, and the J. Patrick Jarboe Family Education and Head Start Center. Also convenient to established amenities such as public transportation, shopping centers, work locations, and major transportation routes.

## **Building Amenities include:**

- Community Meeting Rooms
- Courtyard
- Elevators
- Energy-Efficient Design
- Handicap Accessible
- On-Site Maintenance
- On-Site Professional Management
- On-Site Storage
- Trash Service / Recycling Program

## **Unit Amenities:**

- Washer/dryer
- Energy-Efficient gas heat
- Whirlpool appliances – ENERGY STAR®
- Dishwasher
- Central Air
- Some Patio/Balcony
- High Speed Cable Access
- Some Cathedral Ceilings

# *The Gateways*

## Striving for Energy-Efficiency...

- The Housing Authority of St. Mary's County, Maryland (HASMC) has demonstrated an excellent commitment to promote energy-efficiency locally by investing housing funds in ENERGY STAR® products for both new and rehabilitation construction.
- HASMC installed 90 ENERGY STAR® products in The Gateways, including dishwashers and refrigerators, and the use of the ENERGY STAR® name was used for marketing and in the education of residents.
- Other energy saving methods include the use of a high standard steel and dock plank construction resulting in a R19 value in walls, installation of an Aquatherm® all natural gas heating system that supplies hot water and heat, and the use of high performance Pella® Pro-line ENERGY STAR® rated windows that insulate and evenly distribute temperatures. The result is reduced energy consumption, better air quality, increased comfort and noise reduction.

### Insulation:

Area	Insulation Type	R-Value	Thickness	Remarks
Slabs on Grade	Polyisocyanate	5.8	2"	24" wide at perimeter
Floors above Grade	None	3.5	10"	10" concrete plank floor
Exterior Walls	Batt Insulation	19	6"	Fiberglass
Party Walls	Sound Insulation	7	2"	Fiberglass
Roof Areas	Batt Insulation	30	9"	Fiberglass

# The Gateways

## Energy-Efficient Product Selections

Aquatherm® "Combo Heater" (air handler) is connected to a natural gas water heater which becomes a dual function appliance that provides comfortable, efficient space heating as well as hot water for domestic use.

[http://www.firstco.com/products/aqua\\_therm.asp](http://www.firstco.com/products/aqua_therm.asp)



Pella® ProLine Double-Hung Wood Windows offer low-maintenance and are remarkably energy-efficient. ProLine products with Low-E insulating glass are ENERGY STAR® qualified.

<http://web.pella.com/products/windows/pldoublehung/Pages/detailpage.aspx>

ENERGY STAR® qualified appliances incorporate advanced technologies that use 10–50% less energy and water than standard models. The money you save on your utility bills can more than make up for the cost of a more expensive but more efficient ENERGY STAR® model.

[http://www.energystar.gov/index.cfm?c=appliances.pr\\_appliances](http://www.energystar.gov/index.cfm?c=appliances.pr_appliances)



# The Gateways

## Partnerships/Sponsors

Housing funds were leveraged through several bond issuances that resulted in below market loans, as well as grant funds from the Maryland Department of Housing and Community Development programs. The target market population for our housing programs is families at or below 80% of St. Mary's County median income.

### Project Sponsors

- ◆ Housing Authority Board of Commissioners
- ◆ Board of County Commissioners for St. Mary's County
- ◆ MD Department of Housing & Community Development
- ◆ Maryland Affordable Housing Trust

### Development Team

- ◆ Project Developer: Housing Authority of St. Mary's County
- ◆ Financing: Community Bank of Tri-County
- ◆ Construction: Dennis Anderson Construction Corp.
- ◆ Project Designer: J.F. Jochum Architects, LLC
- ◆ Engineer: Norris, Gass & Ocker Engineering, Inc.
- ◆ Consultant: CSBI
- ◆ Legal:
  - Gallagher Evelius & Jones LLP
  - Dugan, McKissick, Wood & Longmore, LLC
  - Joseph R. Densford



*Commemorative Plaque in The Gateways Lobby*