

ABORIGINAL HOUSING MANAGEMENT ASSOCIATION



AHMA ENERGY CASE STUDY

Milestone Manor

Dakelh & Quesnel Community Housing Society (DQCHS)

PROFILE

Milestone Manor is one of DQCHS flagship properties. It is a 31 unit, family housing apartment building in downtown Quesnel.

The building provides 16 two-bedroom units, 9 three-bedroom units, 3 four-bedroom units, and 3 wheelchair-accessible units.

CONTACT DQCHS

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HOUSING SOCIETY

Dakelh & Quesnel Community Housing Society (DQCHS) is an Indigenous non-profit housing provider and AHMA member affiliated with the BC Association of Friendship Centres. Friendship Centres provide support to the urban Indigenous community.

DQCHS is located on the unceded, traditional territory of the Lhtako Dene Nation. Currently, it is the largest affordable housing provider in the City of Quesnel. DQCHS operates 190 affordable housing units for people from all walks of life.

Staff at DQCHS continuously celebrate the success of their tenants and believe that safe, affordable housing should be available to everyone.

ENERGY JOURNEY

DQCHS installed [EndoTherm](#) into the boiler system at Milestone Manor on November 2nd, 2020.

EndoTherm is an energy-saving additive for hydronic heating systems. EndoTherm infused systems heat up quicker and stay warmer longer, thus requiring fewer heating cycles and putting less strain on the boiler. The resulting reduction in energy consumption is up to 15% when compared with water-only systems.

After installation, DQCHS received a \$400 rebate, available to FortisBC customers in British Columbia, Canada.

ABORIGINAL HOUSING MANAGEMENT ASSOCIATION

AHMA

AHMA is an umbrella organization composed of 41 Members that are each Indigenous Housing and Service providers. Our members represent over 5000 Indigenous families living in urban, rural, and northern regions of British Columbia.

Created for Indigenous Peoples by Indigenous Peoples, we are the first Indigenous Housing Authority in Canada and only the second globally. We are direct partners with the Provincial government, and our mission is to advance the housing rights of all Indigenous Peoples living in BC.

CONTACT AHMA

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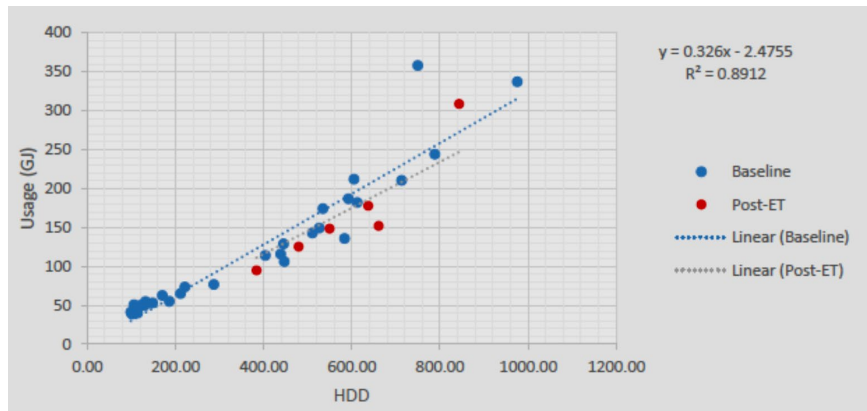
NATURAL GAS CONSUMPTION BASELINE

An initial baseline was created using historical energy consumption provided by DQCHS and FortisBC. Data between June 2018 and October 2020 was normalized using Heating Degree Days (HDD) from Quesnel Regional Airport (CVQZ) at a baseload of 18.5°C.

ENDOTHERM PERFORMANCE

Over six months, the recorded energy consumption (after the addition of EndoTherm) was 137.80 GJ lower than the predicted values from the historical baseline. Milestone Manor experienced a 12.04% reduction in total natural gas consumption by adding EndoTherm to their boiler system.

Predicted Consumption	Actual Consumption	Difference	Saving
1,144.40 GJ	1,006.60 GJ	137.80 GJ	12.04%



The six months post-install compared with the pre-install baseline

The consumption was higher during the coldest month (February 2021), but this value was much lower than similar values over the baseline period.

DQCHS saved \$1,309.12 in natural gas and 6,900kg of CO₂e greenhouse gases within the first six months. After receiving a \$400 rebate, they achieved a full payback.

EndoTherm is expected to save Milestone Manor \$1,889.78 per year in natural gas costs and \$9,448.93 over the next five years (excluding future increases in unit rates/carbon tax).