



Melpet Farm, built in 2015 by Preservation of Affordable Housing in collaboration with our sponsor, Housing Assistance Corporation of Cape Cod, consists of 27 units of rental housing on a 6.4 acre site. Affordable apartments serve households earning 60% of the area median income (AMI) or less, with 25% of the units set aside for those experiencing or facing homelessness. The eight newly-constructed residential buildings are two-story wood-framed structures in a simple, traditional local farmhouse style.

POAH is committed to greening its properties by pairing stewardship with environmental responsibility. Eco-friendly modernizations not only increase resident comfort but also pave the way for long-term savings, in addition to being good a business practice and consistent with our mission.



MELPET FARM RESIDENCES

DENNIS, MA

27 Affordable Housing Units



Site Plan



PRESERVATION OF AFFORDABLE HOUSING



Housing Assistance Corporation
Cape Cod

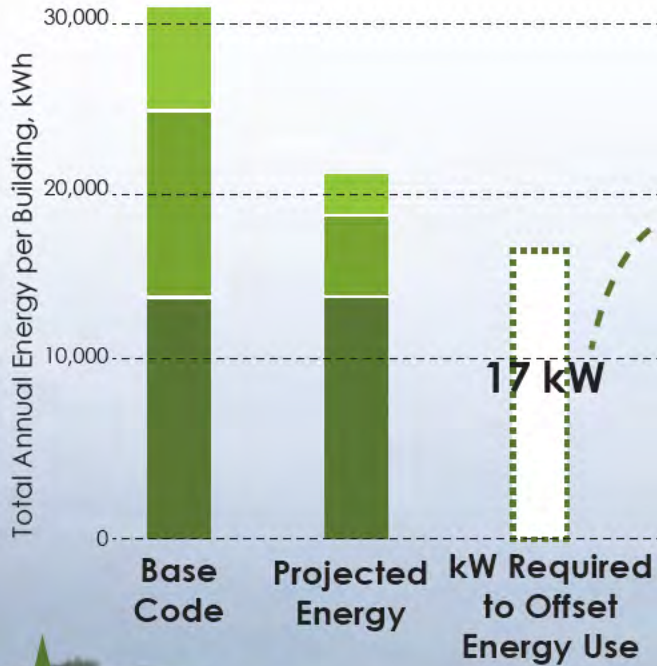
For more information, please contact

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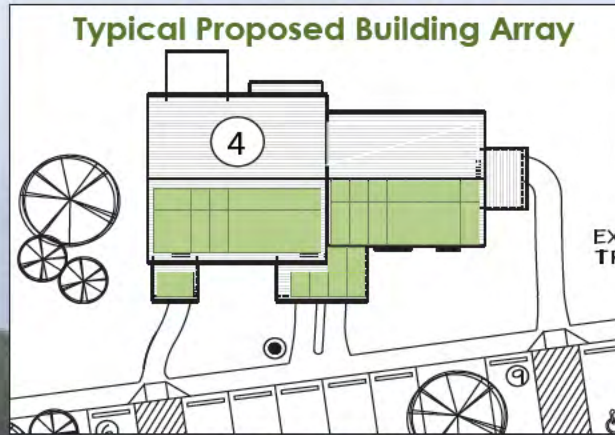
MELPET FARM
Sustainability
Initiatives

- Annual heat pump energy
- Annual Heat Pump Water Heater energy
- Annual Plug/ Lights/ Appliance Energy



Sources and Uses: Energy Use

Net-Zero Ready



How did we get there?

① High R-values

- R-25**
Above Grade Walls
*Base Code= R-16
- R-18**
Basement Wall/ Slab
*Base Code = R-10
- R-5**
Windows
*Base Code=R-3.5



Super Efficient HVAC ②



③ Air Tight Envelope *Test Results 70% better than code



Designed and built to be

57%

more efficient than base code energy standards.