

# LOW-INCOME WEATHERIZATION PROGRAM FOR MULTIFAMILY PROPERTIES

## ALMOND COURT CASE STUDY

### PROPERTY PROFILE

- Owned by Self Help Enterprises (SHE)
- SHE works to build and sustain energy efficient affordable housing for low-income families
- Built in 1996; 45,000 square feet
- 36 two, three, and four bedroom units
- Located in Wasco, CA
- Units direct metered for gas and electricity
- Existing DHW: Natural gas non-condensing tanks
- Existing HVAC: Natural gas forced air units with AC

### ENERGY WORK COMPLETED

- Heat pump water heaters
- High efficiency ducted heat pumps
- Seal ductwork with Aeroseal
- Air seal and insulate attic
- New ENERGY STAR washing machines and refrigerators
- Dual pane windows
- Comprehensive LED lighting upgrade
- Low-flow aerators and showerheads
- Solar PV (110 kW system)

## The Low-Income Weatherization Program for Multifamily helps realize energy savings for Almond Court

Self Help Enterprises (SHE) is committed to supporting the financial sustainability, health, and well-being of the families living at Almond Court. In 2017, SHE completed meaningful energy efficient retrofits at **Almond Court** to significantly reduce energy use and greenhouse gas emissions while also reducing energy bill costs for their low-income families.

LIWP-Multifamily provided SHE with no-cost comprehensive technical assistance and financial incentives to find deep energy savings. SHE and LIWP-Multifamily designed a scope of work that focused on electrification and building envelope and system improvements that significantly reduced their residents' energy bills while improving their comfort and indoor air quality.

### ANNUAL RESIDENT SAVINGS

**\$30K**

Total energy cost savings

**72%**

Combined energy savings (BTUs)

**\$830**

Average bill savings per unit

**91**

Metric tons of CO<sub>2</sub> saved

*Confirmed efficiency savings plus projected solar savings*



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## Real Results: Resident Utility Bill Savings

LIWP-Multifamily analyzes the actual energy use post-construction to confirm that the completed retrofits perform as expected.

One year after construction, the analysis confirms a 44% reduction in actual resident energy use (combined BTU savings) and an **18% cost savings in resident utility bills from energy efficiency and electrification measures alone**. Residents' actual energy and cost savings were calculated using aggregated, anonymized monthly energy bill data from utility providers.

In addition to energy efficiency upgrades, a 110 kW solar array was installed to help further reduce resident energy bills. With more than 93% of the energy production allocated to resident meters, the new solar array is projected to result in an additional 28% energy savings for residents, resulting in annual energy cost savings of over \$30,000 for the residents at Almond Court.



### RESIDENT GHG SAVINGS AT A GLANCE



**265**  
times driving the  
entire CA coast



**109**  
Acres of U.S.  
forest

