



Multifamily Upgrade Program

Rehabs are a great opportunity to add value with energy efficiency

Case Study: 1121 Virginia Lane, Concord, CA

Eden Housing maintains a large portfolio of affordable housing projects in California. 1121 Virginia Lane, originally owned by Citizens Housing, became an Eden Housing property in 2001. The property needed upkeep and extensive renovations due to aging and deferred maintenance. To help with funding, they chose to take advantage of both the California Low-Income Housing Tax Credit Program (TCAC) and the PG&E Multifamily Upgrade Program (MUP). As an affordable housing developer, program incentives are crucial. Leveraging funding from two programs allowed Eden to make necessary property upgrades, such as new roofs and siding, and install efficient building components to save energy and reduce costs.

Kevin Leichner, Director of Real Estate Development, Eden Housing

“Energy Efficiency is really important to us and we pay attention to the triple bottom line. With all of our retrofits, we work to decrease our footprint in both energy and water while providing a safer environment through indoor air quality.”

Extra dollars allow for more retrofits and savings

Eden Housing is environmentally conscious and has found that rehabs are a great opportunity to add energy efficiency features throughout the property. MUP’s technical team and energy rater worked with Eden Housing to identify solutions and increase the quality of the retrofits. The PG&E MUP incentive dollars were a critical component in their decision making, and the program helped them develop scope and use limited funds to achieve their goals. To qualify for TCAC’s energy saving requirement, Eden installed new windows and increased the existing wall and roof insulation. MUP’s incentives allowed them to install more energy upgrades including new ENERGY STAR® appliances and LED lighting in every unit.

“ The extra dollars from the PG&E Multifamily Upgrade Program allowed us to be more generous in the energy efficiency features we chose. Having the additional resources allows us the flexibility to push further into the items that save us energy and helps us build a level of quality into items to reduce labor usage. ”

Ellen Morris, Project Manager, Eden Housing



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CASE STUDY

Project Name

1121 Virginia Lane

Location

1121 Virginia Lane
Concord, CA

Building/Units/Stories

6 buildings/
53 units/2 story

Year Built

1970

Owner/Developer

Eden Housing

Rater

Peralta Energy

Contractor

Deacon Corporation

Affordable property finds value in MUP

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PROJECT DESCRIPTION

Built in 1970, 1121 Virginia Lane is a 53-unit, 1- and 2-bedroom multifamily property. By combining incentives from MUP and TCAC, Eden Housing completed an extensive renovation including new wall insulation, additional roof insulation; new double-panel, low-E, argon-filled ENERGY STAR windows; ENERGY STAR refrigerators and dishwashers, and LED interior lighting.

Required safety testing discovered and solved a serious problem

MUP requires that each unit undergoes combustion appliance safety (CAS) testing after construction. The CAS testing at Virginia Lane revealed problems with back drafting and carbon monoxide spillage throughout the property—a big potential safety issue for residents!

Years ago, heat pumps were installed in each residential unit. Even with the new heating units, City code required the maintenance of existing gas wall furnaces as a back-up heat source. As the construction team increased ventilation and tightened the building envelope, they began to see problems with the old gas furnaces. Using the CAS testing as guidance, the construction crew solved the backdrafting and then located and fixed the blocked flues. Both the energy rater and the construction manager said the required CAS inspections helped them locate and resolve the air quality issues.

“I think we can say unequivocally that the CAS testing that was required helped us identify problems that were inherent in the equipment or in the construction process.” **Peter Mugnani, Construction Manager**

OUTSTANDING RESULTS

After completing the energy efficiency upgrade, Virginia Lane immediately saw a **30 percent** reduction in monthly energy use. Project Manager Ellen Morris expounded,

“We now have more cash on hand after we’ve paid our bills each month. For us, that is \$3000 a month that we can use for property upgrades, provide additional services for our residents, or leverage a larger mortgage to do capital improvements. It’s great to be beyond break even each month; it helps us preserve the property as affordable housing long into the future.”

Results from the retrofit include:

- **Monthly utility bill reduction of 30 percent** = to \$3,000 a month savings
- **Incentives paid:** \$28,376
- **A safer building** due to program-required combustion safety testing

It’s your turn to make your building more efficient and profitable.

To learn more about upgrades through the Multifamily Upgrade Program, go to multifamilyupgrade.com.