



No-Cost Comprehensive Energy Upgrades Through Program Layering & Advanced Technical Assistance

PROJECT DETAILS

Project Name

Countrywood Apartments

Location

Marysville, CA

Property Size

8 buildings / 65 units

Year Built

1979

Resident Type

Family Housing

Owner/Developer

Mercy Housing

Other Funding Sources

Low Income
Weatherization Program
(LIWP)



Thanks to program layering and advanced technical assistance, PG&E’s ESA CAM assisted the affordable housing property, Countrywood Apartments, achieve large scale energy savings and improve tenant satisfaction at **no-cost**. By aligning multiple program offerings on a single project during the same construction period, program layering can help to minimize duplicative efforts making the retrofit project more profitable and the process easier on the property owner and contractor. In addition to ESA CAM’s standard no-cost technical services (e.g., audit, audit report, benchmarking, and benchmarking report), this project received advanced technical assistance to help identify additional eligible measures and facilitate program coordination and data sharing.

By leveraging program incentives from both ESA CAM and the Low-Income Weatherization Program (LIWP), case managers from both programs were able to collaborate with the contractor, Bright Power, to ensure a fully incentivized scope of work that addressed the property’s long list of needed upgrades in both common areas and tenant units. This joint effort allowed the project teams to minimize missed opportunities and reduce redundant administrative tasks such as meetings, audits, and other on-site activities.

ESA CAM provided 100% cost coverage for interior and exterior LED lighting upgrades that improve visibility, safety, and security for residents; in addition to a new energy efficient water heating system that replaced their outdated system before it could create a costly incident leaving their residents with major water damage and without hot water. The proposed LIWP scope (scheduled to complete in Fall 2021 due to COVID-19 related delays) will further improve tenant comfort through in-unit LED lighting, efficient attic insulation, low-flow water fixtures, and HVAC duct sealing. This coordination will result in an enhanced experience with long-lasting holistic upgrades throughout the Countrywood Apartments.

**ESA CAM
Incentive Amount**
\$276,260

**Estimated 1st Year
ESA CAM Bill
Savings***
\$9,782.40

Get started today with
ESA CAM by filling out
an [interest form online](#).



With the layering, the cost coverage for the total project made it a zero-dollar project to the property after the incentives. I was working with the LIWP program for a long time. Then, ESA CAM came along and that’s what made this project become more feasible.

– Caitlin Rood, National Environmental Sustainability Director, Mercy Housing

*" Estimated 1st Year Bill Savings" are calculated as the total cost savings over a 12-month period following installation of ESA CAM measures. Energy savings are based on approved ESA CAM scope of work, utility rates, and usage trends derived from property benchmarking results.





(2) LED Fixture Replacements



The residents like the way the lighting impacts their common areas. They have a perception of things being brighter and safer. Getting to replace the water heaters before there was an incident that led to them going without hot water is a direct resident impact.”

– Caitlin Rood
National Environmental Sustainability Director,
Mercy Housing



(2) Condensing Water Heaters

Countrywood Apartments

Installed ESA CAM Measures



Lighting

Description

- > Retrofit LED lamp (43)
- > LED fixture replacement (6)
- > Occupancy sensor (2)

Savings and Benefits

- > Estimated energy savings: 9,115 kWh/year
- > Promote visibility, safety, and security in common areas
- > Improve curbside appeal and common area aesthetics



Appliances

Description

- > Variable speed swimming pool pump (1)

Savings and Benefits

- > Estimated energy savings: 8,099 kWh/year
- > Significantly reduce energy use compared to single speed pool pump
- > Reduce noise and improve filtration



Water Heating

Description

- > High-efficiency Condensing Water Heater (10)
- > Instantaneous Tankless Water Heater (2)
- > Demand control recirculation pump on central water heater (8)

Savings and Benefits

- > Estimated energy savings: 7,765 therms/year
- > Reduce energy usage and lifecycle costs by upgrading to more efficient equipment
- > Improve resident comfort with access to reliable hot water

Take Advantage of PG&E Program Coordination Support

Contact PG&E’s SPOC service line at 866-352-7457 or visit pgemultifamily.com

SPOC helps interested properties identify eligible programs to maximize energy efficiency and renewable energy opportunities. Program layering allows staff to reduce duplicative efforts, identify additional funding opportunities and ensure the project is achieving the most comprehensive eligible retrofit possible.

