



# Formerly Homeless Youth Property Receives Funding for LED Lighting Retrofit Through ESA CAM

## PROJECT DETAILS

### Project Name

AARTI Hotel

### Location

Tenderloin Neighborhood,  
San Francisco, CA

### Property Size

1 building / 40 units

### Year Built

1907

### Resident Type

Formerly Homeless Youth

### Owner/Developer

Tenderloin Neighborhood  
Development Corporation

### Other Funding Sources

- > Low Income Housing Tax Credit (LIHTC)
- > Tax Exempt Bonds
- > San Francisco Office of Community Investment and Infrastructure (OCII)

### ESA CAM Incentive

\$10,954.91

### Estimated 1<sup>st</sup> Year Utility Bill Savings\*

\$3,617.02

### Estimated GHG Savings\*\*

30.4 Metric Tons

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



The AARTI Hotel, a property that houses formerly homeless youth in the Tenderloin District of San Francisco, completed a LED lighting retrofit in December 2020 through PG&E’s Energy Savings Assistance Common Area Measures (ESA CAM) program. This historical building is managed by the Tenderloin Neighborhood Development Corporation (TNDC). TNDC is a mission driven, value-led non-profit developer that specializes in providing affordable housing and services for low incomes residents in the Tenderloin district and throughout San Francisco. TNDC currently houses over 5,800 residents across 43 properties.

The AARTI Hotel was built in 1907 and TNDC took over ownership in 1981. Since then, it has provided a safe, clean, and nurturing space for the area’s formerly homeless Transitional Age Youth, aged 18-24. This 4-story building has 40 furnished single-occupancy rooms for youth transitioning from homelessness and working to improve their lives. Thanks to TNDC’s partner, Larkin Street Youth Services, AARTI Hotel also provides on-site services such as education and employment support, in addition to mental health and wellness services that provide residents with basic life skill counseling and services to help them plan for a brighter future.

Over the last few years, the AARTI Hotel has undertaken several sustainability-focused renovations to upgrade outdated equipment and appliances aimed at lowering building operation and maintenance costs. With that goal in mind, an energy efficient building can help reduce costs and carbon emissions while also providing improving tenant safety and comfort.

“ Having access to ESA CAM incentives was a huge impact to TNDC because we are a non-profit and all our properties are low income.”

– Magda Szymanska,  
Sustainability and Facilities Coordinator, TNDC

\* "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. \*\* Calculated using the [EPA Greenhouse Gas Equivalencies Calculator](#)





New LED Interior Fixture  
(Computer Lab)



Our Case Manager, Alex (Hubbard), was a huge help during the COVID delays. It was amazing.

Thank you for the ESA CAM program. It is super helpful to institutions like ours. TNDC is grateful for it!"

– Magda Szymanska  
Sustainability and Facilities Coordinator, TNDC



New LED Fixture  
(Front Entryway)

PG&E's ESA CAM worked with TNDC to identify a list of energy efficiency measures that could be funded by the program. After conducting a no-cost on-site energy audit and benchmarking analysis, ESA CAM's staff helped AARTI Hotel, and its contractor design a comprehensive lighting retrofit for the property's common areas. With several community rooms including five counseling offices, a reception area, computer lab, and kitchen, in addition to entry- and walkways and stairwells that needed lighting upgrades, ESA CAM provided nearly \$11,000 incentives for lighting upgrades at AARTI Hotel.

Less efficient screw-in incandescent lights, linear fluorescents, and plug-in compact fluorescent lamps were replaced with efficient LED lamps, fixtures and retrofit kits. Occupancy sensors are also installed to help reduce energy usage when lights are on or rooms are unoccupied. These upgrades are estimated to save AARTI Hotel more than \$3,500 a year in utility bill costs in addition to an estimated 29,137 kWh savings annually. These ongoing savings will allow TNDC to make other facility improvements that will benefit the tenants or invest back into resident services, while still saving energy.

Like many construction projects in 2020, COVID-19 impacted AARTI Hotel's project timeline due to equipment, material and labor shortages experienced globally. Despite project delays ESA CAM was able to support AARTI Hotel's project team during this time when equipment or material-type changes needed to be reviewed for eligibility due to supply challenges with the goal of ensuring incentive funds could remain reserved.

The AARTI Hotel finished its ESA CAM retrofit scope in December 2020 and is continuing its energy efficiency journey by participating in PG&E's complimentary [ESA In-Unit](#) program, which provides no-cost energy upgrades to tenant units. This program layering allows AARTI Hotel to accomplish whole-building upgrades by leveraging different incentive programs to offset retrofit costs and achieve long-term utility savings.

## AARTI Hotel

### Installed ESA CAM Measures



#### Lighting

##### Description

- > LED A-Lamp (57)
- > LED Interior Fixtures (18)
- > LED Linear Fixture (1)
- > LED Wall Mounted Fixture (1)
- > LED Tubes (28)
- > Wall Mounted Occupancy Sensors (15)

##### Savings and Benefits

- > Estimated energy savings: 29,137 kWh/year
- > Longer lasting fixtures and bulbs
- > Decreased maintenance hours and cost
- > Improved safety and visibility in common areas
- > Consistent lighting temperature throughout

### Take Advantage of PG&E's Multifamily Program Coordination Support

PG&E's Single Point of Contact Service (SPOC) assists multifamily customers by identifying current program and financing offerings for energy efficiency upgrades and construction.

Contact them at 866-352-7457 or [multifamilySPOC@trccompanies.com](mailto:multifamilySPOC@trccompanies.com) to learn more.

