



ESA Program Provides Holistic Energy Upgrades to Senior Community

PROJECT DETAILS

Project Name

Woodcreek Terrace

Location

Roseville, CA

Property Size

11 buildings / 104 units

Year Built

1999

Resident Type

Senior Housing

Owner/Developer

Avanath

Other Funding Sources

ESA In-Unit



Woodcreek Terrace is a senior housing community in Roseville, CA owned and developed by Avanath. The Avanath team provides a proactive and holistic approach to their low-income properties by investing in building and energy upgrades in addition to activities and social services that aim to enhance resident’s lives and make their communities stronger.

PG&E’s ESA Program teams – ESA CAM and ESA In-Unit – worked together to incentivize over \$59,417 in upgrades for Woodcreek Terrace. Of this, \$25,200.94 was provided by ESA CAM to upgrade their equipment in the clubhouse, including: (2) smart thermostats and (2) high-efficiency water heaters. Woodcreek Terrace’s clubhouse provides residents with important social services such as a Senior nutrition program, a Health Education Council, monthly distributions of fresh produce and canned items, weekly bingo games and other social gatherings. The upgrades funded by ESA CAM make the clubhouse more comfortable for residents and reduce energy bills for the property.

All ESA CAM participants are offered a referral to ESA In-Unit services that provide the following resident unit upgrades at no-cost:

- ENERGY STAR® Advanced LED light bulbs that use up to 80 percent less energy than incandescent
- Insulation and weatherproofing services to keep homes cooler in summer and warmer in winter
- New appliances such as refrigerators, furnaces, or water heaters (with owner approval)

ESA In-Unit delivered \$34,217 worth of energy upgrades across the 104 resident units at Woodcreek Terrace. This included air infiltration improvements such as weatherstripping, as well as faucet aerators and showerhead replacements to conserve water.

ESA CAM Incentive Amount
\$25,200.94

Estimated 1st Year ESA CAM Bill Savings*
\$1,689.71

ESA In-Unit Incentive Amount
\$34,217.70

*" 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.



Woodcreek Terrace

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As an affordable housing developer, funding is one of our major challenges.

Working with programs like ESA, makes tenant improvements possible.

Without it, it would be extremely difficult to execute these initiatives to benefit the residents.”

– Daniel Hsu
Project Manager
at Avanath



Clubhouse

“

I had a good experience with ESA CAM. I found the staff to be very polite, courteous, and respectful.

– Louisa Moore
Community Manager
Woodcreek Terrace
Senior Apartments



ESA Common Area Measures

Description

- > Smart Thermostats (2)
- > High Efficiency Water Heaters (2)



ESA In-Unit Measures

Description

- > Caulking to Seal Gaps
- > Weatherstripping
- > Faucet Aerators
- > Showerhead Replacements
- > Thermostatic Shower Valves
- > Toilet Tank Efficiency Kits
- > Water Heater Blankets

Savings and Benefits

- > Reduce energy usage and lifecycle costs by upgrading to more efficient equipment
- > Improves resident comfort and access to reliable hot water

Take Advantage of PG&E Program Layering Support

Contact PG&E's SPOC 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.

