

## Arroyo Crossing

## Solano County Case Study



In 2014, Jean Price bought a run-down 20-unit apartment complex in Vacaville that had suffered decades of neglect. An experienced multifamily property owner, Price planned to transform the complex from a crime-ridden eyesore to a safe, attractive and comfortable residential community. Shortly after the purchase, Kathy Lawton, Housing Manager for Suisun City and BayREN's representative for Solano County, contacted Price to let her know about the Bay Area Multifamily Building Enhancements program. Price quickly jumped on the opportunity to receive cash rebates and free consulting to incorporate energy efficiency into her comprehensive renovation plans.

The program's consultants, Association for Energy Affordability, were "very helpful," Price said. "They were able to put me in contact with contractors who could price out the energy saving products applicable to my project, and were very quick to respond" when she had questions about

### PROPERTY PROFILE

Location	1407-1421 Alamo Dr., Vacaville, CA
Owner	Jean Price
# of Units	20
# of buildings	5
Sq ft	17,160
Year built	1967

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Rebates and free expert advice from the Bay Area Multifamily Building Enhancements program helped owner Jean Price implement state-of-the-art energy upgrades at Arroyo Crossing Apartments, including installing 100 new dual-pane, low-E windows. Interior lighting was replaced with compact fluorescent fixtures, and each unit received a new dishwasher, insulation on hot water pipes, kitchen and bathroom faucet aerators and showerheads designed to save water and water-heating energy.

The rebates allowed Price to expand her renovation plans and make additional investments in energy efficiency that weren't covered by the program, including efficient refrigerators, bathroom fans and air conditioners, insulated entry doors, and water heater and water pipe insulation. She also replaced the toilets with models that use a mere 0.80 gallons per flush, which has cut the property's water bill by half, she said. Price also plans to install highly efficient exterior lighting fixtures controlled by a new digital timer system.

Price is thrilled with the Bay Area Multifamily Building Enhancements program and highly recommends it to all other multifamily property owners. As a result of her commitment to a comprehensive upgrade, Price was able to lease all the units before the interior work was even complete, she said. Lower utility bills will keep more money in her tenants' pockets, and the savings on the owner-paid bills for water and common area lighting will help Price keep the rents affordable.

## About the Program

The Bay Area Multifamily Building Enhancements program provides free consulting to assist in planning efficiency improvements designed to save 10% or more of a multifamily building's energy use, and provides \$750 per unit in rebates to help pay for the upgrades. Learn more at [www.bayren.org](http://www.bayren.org).



Trishia Caguiat and Kathy Lawton of the City of Suisun City

## UPGRADE AT A GLANCE

Energy Savings	<ul style="list-style-type: none"><li>• 10.9 % overall energy savings</li><li>• 519 Therms saved</li><li>• 12,326 kWh saved</li><li>• 11.3 metric tons CO<sub>2</sub> emissions reduced</li></ul>
Rebate Amount	\$ 15,000
Measures Included	<ul style="list-style-type: none"><li>• Energy efficient windows</li><li>• Efficient showerheads, kitchen and bathroom sink faucet aerators</li><li>• In-unit CFL lighting upgrades</li><li>• ENERGY STAR dishwashers</li><li>• Hot water pipe insulation</li></ul>
Other Benefits	<ul style="list-style-type: none"><li>• In-unit noise reduction</li><li>• Water savings</li><li>• Rebates allowed owner to pursue additional property upgrades</li></ul>