

Case Study: Orange Gardens

PROPERTY PROFILE

Location	12510 Oak Knoll Road, Poway CA 92064
Buildings/Units/Stories	6/52/2
Year Built	1978
Energy Upgrade Program	Energy Upgrade California™ in San Diego County
Owner/Developer	Affirmed Housing Group
Project Team	Scott Riffenburgh, Emerald Impact Micah Spano, Affirmed Housing



SAVINGS SNAPSHOT

Total Project Cost*	\$5,184,255
Program Incentive	\$44,800 (SDG&E)
Percent (%) Improvement	19.10%

*Includes all building renovation costs, including energy upgrades.

PROJECT DESCRIPTION

Built in 1978, Orange Gardens Apartments is a 52-unit, two story apartment community that includes one-, two- and three-bedroom units. The community was previously a market-rate property. Affirmed Housing Group, a developer that specializes in building high quality and sustainable affordable housing across southern California, purchased the property in 2011, with plans to convert the community to affordable housing units. In September of 2011, Affirmed began extensive internal and external restoration, resulting in improved resident comfort and safety.

ENERGY UPGRADE DESCRIPTION

This affordable housing project completed extensive energy upgrades in all six buildings. Electric radiant heating and room air conditioners were replaced with new high performance heat pumps and a new ductwork system, providing improved comfort for all residents. All of the windows were replaced with dual pane, vinyl framed, high performance windows. New cool roofs and roof insulation were added to all buildings. Indoor and outdoor lighting was replaced with high efficiency lighting and sensor controls were added to outdoor lighting. All refrigerators and dishwashers in the units were upgraded to ENERGY STAR® models.

BENEFITS OF MULTIFAMILY HOME UPGRADES

Overall building energy use was reduced by an estimated 19 percent resulting in major energy cost savings, especially during peak energy use times. The new cool roof, roof insulation, heat pumps and water heaters resulted in improved resident comfort, reduced electricity and natural gas costs for both residents and building owners. The new windows, lighting upgrades and lighting controls resulted in improved daylighting, and light levels (inside and out), reducing heat gains from the old windows and incandescent lighting

“ The new owners, Poway Family Housing Partners, LP, and residents old and new alike are absolutely ecstatic about the building renovation and energy upgrades. resident living and the environment is improved, safer and energy costs are way down. Thank you for your support.”

— Chris Earl, Project Manager
Affirmed Housing Group