

Multifamily Home Energy Savings: Sunrise Village Apartments

Energy Efficiency Makes Tenants Comfortable

When Janet Larson bought Sunrise Village Apartments in Gresham, she immediately launched a major home improvement project for her 63 tenants. The single-pane windows and sliding doors and inadequate insulation were no match for chilly winter winds from the Columbia Gorge.

Alpha Energy Savers and Energy Trust helped Larson cut the cold, as she's done in other properties. Alpha, an Energy Trust trade ally, installed high-efficiency windows, sliding doors, floor and attic insulation, and 903 compact fluorescent light bulbs. Energy Trust incentives and Oregon energy tax credits helped make it affordable. But the big winners are the tenants, who are delighted to be cozy in winter and cool in summer. ■



“THE TENANTS FELT A DIFFERENCE IMMEDIATELY. THEY’RE MORE COMFORTABLE YEAR-ROUND AND THE APARTMENTS ARE ENERGY-EFFICIENT. IT’S A GOOD INVESTMENT THAT IMPROVES THE PROPERTY AND HELPS US KEEP GOOD TENANTS.”

*Janet Larson,
Sunrise Village Apartments*

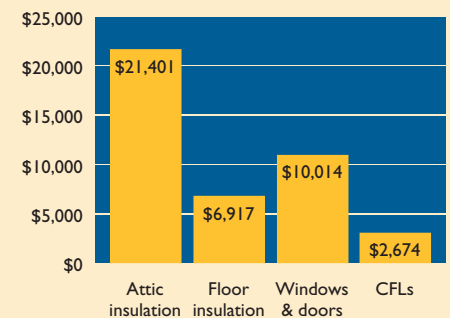
Issues

- Apartments cold in the winter and warm in summer
- High heating bills
- No insulation under the floors
- Inadequate insulation in the attic
- Single-pane windows and sliding doors in disrepair

Solutions

Energy Trust trade ally Alpha Energy Savers recommended high-efficiency windows and sliding doors and attic and floor insulation to save energy and improve comfort. Alpha installed the insulation, windows and doors, as well as 903 free compact fluorescent light bulbs (CFLs).

ESTIMATED ANNUAL ELECTRICITY SAVINGS



Energy-saving Measures

- R38 (from R8) attic insulation, 23,400 square feet
- R25 floor insulation, 33,300 square feet
- .32 U-value windows, 5,284 square feet
- Compact fluorescent light bulbs, 903 bulbs

(Continued)



Energy-efficient double-pane windows and sliding doors will trim more than \$10,000 off electricity bills for the 63 tenants at Sunset Village Apartments.



Project Team

Janet Larson, Sunrise Village Apartments

Energy Trust of Oregon, Inc.

Alpha Energy Savers – Clackamas, OR (trade ally)

Oregon Department of Energy (tax credits)

Portland General Electric (electric utility)

How can we help YOU?

Reduce energy use, improve comfort and give your rental properties a marketing edge by improving energy efficiency. The Energy Trust of Oregon can help with energy efficiency services and incentives.

To find out more, call 1-866-ENTRUST (368-7878) or visit our web site at www.energytrust.org.

Financial Analysis

Janet Larson received cash incentives from the Energy Trust, which helped make the project more affordable.

- \$152,745 project cost
- \$22,101 incentives from Energy Trust of Oregon
- \$41,007 estimated annual energy cost savings
- \$53,461 State of Oregon Business Energy Tax Credit
- 1.9 year payback after incentives and tax credits

Project Benefits

- Lower energy bills for tenants
- Greater year-round comfort
- Competitive advantage in attracting and retaining tenants
- Reduced window condensation and mold-related risk
- Cost-effective investment with incentives and tax credits

The Energy Trust of Oregon, Inc., is an independent nonprofit organization dedicated to energy efficiency and renewable energy development. Our mission is to change how Oregonians produce and use energy by investing in efficient technologies and renewable resources that develop new sources of clean energy, help Oregonians lower their energy bills, stimulate the economy, and protect the environment. The Energy Trust serves Oregon customers of Pacific Power, Portland General Electric and NW Natural.

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