

Case Study of an Existing Multifamily Project in Southern California

Project name: Los Angeles Eco-Village

Owner: Cooperative Resources & Services Project (CRSP)

Location: Los Angeles, California

The Los Angeles Eco-Village Intentional Community (LAEV-IC), is located in an urban Los Angeles neighborhood. In addition to energy efficiency, this project has incorporated many green features into the two 1920s apartment buildings like sustainable building materials, water conservation, permaculture style gardens and orchards, and recycling and composting. The two properties consist of a 40-unit building of mostly studio units, about 400 square feet in size; and an adjacent eight unit building with one- and two-bedroom units that are 800 to 1,000 square feet.

Energy Efficiency Upgrades: LA Eco-Village participated in DfC and was able to upgrade from single pane French doors to dual pane glass doors, attic insulation from R-0 to R-30 and installed new demand controls for the existing domestic water heater. These upgrades improved energy efficiency by more than 30% for the entire project.

“This project has brought us in closer alignment with our ecological values and has sure made a difference in our comfort,” states Lois Arkin, Executive Director of CRSP.

Cost of Energy Efficiency Upgrades: The total cost of these upgrades was approximately \$32,100. The DfC incentives provided 100% of the funding for these upgrades. The upgrades resulted in the combined annual cost savings for tenants and owners of \$4,700 in electric bills and \$3,900 in gas bills. These upgrades result in more comfortable homes for the tenants. For both the property owner and the self-managing residents, this means fewer complaints, reduced maintenance costs, and greater pride in their properties.

Measures	Cost
Insulation	\$9,630
Demand controls for central boiler	\$1,816
Dual pane glass doors	\$20,645
Total cost	\$32,091
Incentives through DfC	\$32,091
Net costs	\$0

Figure 1: Cost of upgrades for rehab of LA Eco-Village Project

Cost savings	
Electric cost savings/year	\$4,700
Gas cost savings/year	\$3,900
Total energy efficiency improvement after rehab	30%

Figure 1: Estimated annual gas and electric cost savings for rehab of LA Eco-Village Project



Figure 2: View of the two upgraded buildings of LA Eco-Village (Photo Credit: CRSP)