



MULTIFAMILY
ENERGY SAVINGS

Aging infrastructure gets new life at La Mirada Vistas

Project Details



Location

La Mirada, CA



Property Size

75 units



Year Built

1989



Resident Type

Senior Housing



Owner/Developer

Retirement Housing
Foundation (RHF)



[La Mirada Vistas](#), a 75-unit affordable community for older adults and people with disabilities, is in the heart of La Mirada, California. Part of the [Retirement Housing Foundation's \(RHF\)](#) national nonprofit network, the property has served as a stable and supportive home for residents, many in their 70s and 80s who have lived there for decades.

Much like its residents, La Mirada had stood the test of time. "The property was aging in place along with the residents," said Yuri Escandon, vice president of operations at RHF.

However, with rising repair costs, the 1989 building's aging infrastructure was becoming a concern for comfort, safety, and long-term viability. Recognizing the need to upgrade, RHF partnered with the [Multifamily Energy Savings program](#) to assess the building and develop a tailored upgrade plan.

Improvements included replacing central boilers and heat pumps, upgrading exterior lighting, installing pipe insulation, and swapping out common-area appliances. In individual units, residents received efficient showerheads, faucet aerators, and LED lighting.

These upgrades not only enhanced comfort and safety but are also estimated to deliver nearly \$15,600 in annual energy savings thanks to over \$114,000 in program incentives, all at no cost to residents.

The changes have been transformative. Brighter walkways improve mobility, consistent hot water boosts comfort, and cooler common areas support community activities. "The boilers gave us another 10 to 15 years of life," said Escandon. Property Manager Gloria Pedregon added, "I can't say enough about how great it is to have hot water instantly for our residents."

Project Savings



Estimated 1st Year Bill Savings*

\$15,562



Total Project Incentive

\$114,081



Project Percentage Costs Covered

98%



Total kWh Savings

5,927 kWh



Total therms Savings

7,298 therms

*"Estimated 1st Year Bill Savings" are calculated as the total cost savings over a 12-month period following installation of common area measures. Energy savings are based on approved scope of work, utility rates, and usage trends derived from property benchmarking results.

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“We were starting to pay significant repair costs especially for the central boilers. That’s when I knew it was time to reach out to the Multifamily Energy Savings program.”

— Yuri Escandon
Vice President of Operations, RHF

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Common Area Measures Installed

- ✓ Rooftop-mounted central boilers
- ✓ Split-system heat pumps
- ✓ Exterior lighting
- ✓ Pipe insulation
- ✓ Refrigerator

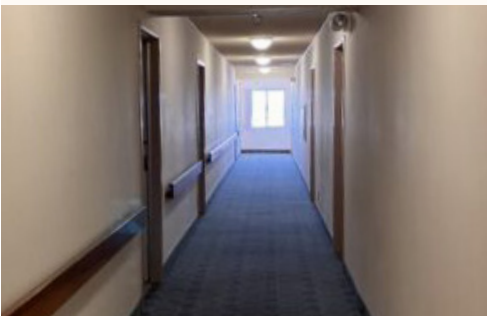
In-Unit Measures Installed

- ✓ Efficient handheld showerheads
- ✓ Thermostatic shower valves (TSVs)
- ✓ Kitchen and bathroom faucet aerators
- ✓ LED lamps

About Multifamily Energy Savings

Multifamily Energy Savings provides no-cost and reduced-cost energy efficiency upgrades and project assistance to eligible affordable multifamily properties and residents in California. Interested in making your property more efficient and improving comfort for your residents? The Multifamily Energy Savings team is ready to help.

Visit esamultifamily.com to explore available incentives, view eligibility requirements, and connect with our team to get started.



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Energy Savings Assistance Program™

The Multifamily Energy Savings program is funded by California utility customers and administered by Pacific Gas and Electric Company (PG&E) and San Diego Gas and Electric (SDG&E) and supported by the state’s other Investor-Owned Utilities (IOUs) Southern California Edison (SCE), SoCal Gas (SCG) under the auspices of the California Public Utility Commission. Customers who choose to participate in this program are not obligated to purchase any additional goods or services offered by TRC/RHA or any other third party.