



# Christian Church Homes creates a portfolio-wide energy strategy

## Project Details



### Location

California-wide



### Portfolio Size

32 properties



### Year Built

N/A



### Resident Type

Senior Community



### Owner/Developer

Christian Church Homes (CCH)



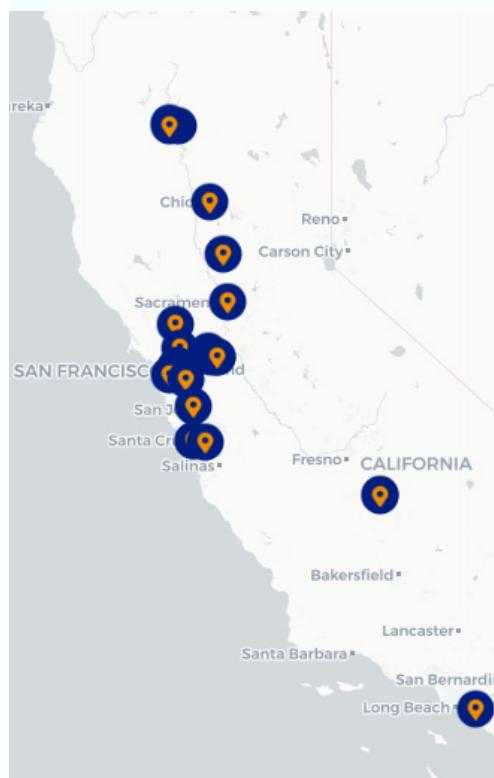
For more than 60 years, [Christian Church Homes \(CCH\)](#) has provided affordable housing for older adults, ensuring residents pay no more than 30% of their income toward rent.

As CCH grows, builds, and manages quality affordable housing in caring communities, the non-profit always strives to maintain properties at a level where the residents can be comfortable.

Seeking long-term solutions, CCH partnered with the [Multifamily Energy Savings program](#) to develop an efficiency strategy for all 32 California properties. “We were looking for ways to reduce costs on aging systems,” said Rafael Nicolescu, director of property management. “Working with Multifamily Energy Savings allows us to think bigger, planning improvements across our entire portfolio.”

The program provides expert support, utility coordination, and funding for upgrades, while handling vendor coordination and incentive paperwork so CCH staff can focus on its residents. Planned improvements across all properties include LED lighting, smart thermostats, high-efficiency water heaters, pipe insulation, and comprehensive energy planning.

One of the first projects, Via Pacifica Gardens, built in 1987 in Aptos, California, will modernize systems to improve comfort, safety, and reliability for its senior residents. “Lighting and new HVAC systems may seem simple,” said Kristy Koch, associate director of property management, “but they mean safety, comfort, and dignity.”



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*Working with Multifamily Energy Savings allows us to think bigger. Instead of tackling one property at a time, we can plan improvements across our entire portfolio.*

— Rafael Nicolescu

*Director of Property Management*

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With 96% of residents aged 62 or older—many living on fixed incomes—these upgrades make a meaningful difference. For CCH, this portfolio-wide approach ensures consistency, reduces costs, and supports aging in place with dignity.

## Common Area Measures Installed

- ✓ LED lighting in common areas and apartments
- ✓ High-efficiency water heaters and recirculating pumps
- ✓ Pipe insulation to reduce heat loss

## In-Unit Measures Installed

- ✓ Smart thermostats to maintain steady in-unit temperatures

## 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 affordable housing portfolio more efficient and improving comfort for your residents? The Multifamily Energy Savings team is ready to help.

Visit [esamultifamily.com](http://esamultifamily.com) to explore available incentives, view eligibility requirements, and connect with our team to get started.



### Northern Multifamily Energy Savings

[connect@esamultifamily.com](mailto:connect@esamultifamily.com)

(866) 352-7457

### Southern Multifamily Energy Savings

[SouthernMFES@rhainc.com](mailto:SouthernMFES@rhainc.com)

(866) 211-3335

## Energy Savings Assistance Program<sup>SM</sup>

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.