





Coordinated teamwork delivers electrification upgrades at Lindhurst Apartments

Project Details

 **Location**
Marysville, CA


 **Property Size**
1 building, 8 units

 **Year Built**
1955

 **Resident Type**
Apartments

 **Owner/Developer**
Karin Cruz, Property Owner, KMCruz Properties LLC

Project Savings

 **Estimated 1st Year Bill Savings***
\$17,145.82

 **Total Project Incentive**
\$31,120.71

 **Total Common Area kWh Savings**
42,270.40 kWh

 **Total Common Area therms Savings**
365.25 therms



Lindhurst Apartments, an eight-unit property in Marysville, houses older adults, tenants with disabilities, and income-qualified residents. With aging systems, owner Karin Cruz aimed to shift to all-electric equipment. But as a small, non-deed-restricted property with limited funds, she faced steep upgrade costs and few available funding sources.

However, in 2023 she began working with the Association of Energy Affordability (AEA) who also connected her with Multifamily Energy Savings. Together, they explored opportunities for upgrading Cruz's property.

The teams at Multifamily Energy Savings and AEA helped identify available electrical measures to replace aging equipment with a high-efficiency electric heat pump water heater for the laundry room and electric high-efficiency ductless mini-split systems in resident units.

To maximize savings for Cruz, the Multifamily Energy Savings team coordinated closely with AEA's [TECH Clean California](#). By combining both programs' funding, they were able to cover the entire project cost, more than \$106,000.

Throughout construction, energy advisors provided hands-on support, from reviewing bids to troubleshooting delays and navigating inspections. Residents now have reliable comfort, and Cruz has been able to modernize building systems without additional financial strain.

Lindhurst Apartments shows that even small, non-deed restricted properties can get support and complete electrical upgrades that benefit both owners and residents.

*"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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I'm grateful for the program and its partners stepping in and providing incentives. My tenants are really benefiting from the electrical upgrades.

— Karin Cruz

Property Owner,
Lindhurst Apartments

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Common Area Measures Installed

- ✓ High-efficiency heat pump water heater

In-Unit Measures Installed

- ✓ High-efficiency ductless mini-split heat pumps
- ✓ Electrical circuit upgrades



Thermostat (top) and indoor air handler (bottom) for ductless mini-split system.



*The estimated energy savings are equivalent to taking **7 gasoline-powered** passenger vehicles off the road for one year.*

About Multifamily Energy Savings

Do you own or manage a small, non-deed restricted multifamily property and unsure how to fund energy upgrades? Multifamily Energy Savings offers incentives and no-cost technical assistance, including support for non-deed restricted properties through program layering.

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 ProgramSM

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/Resource Innovations or any other third party.