







# Hands-on technical assistance supports Olive Tree Senior Citizen Apartments' property upgrades

## Project Details

-  **Location**  
Olivehurst, CA
-  **Property Size**  
44 units
-  **Year Built**  
1982
-  **Resident Type**  
Apartments
-  **Owner/Developer**  
Dawson Holdings, Inc.

## Project Savings

-  **Estimated 1st Year Bill Savings\***  
\$1,978.70
-  **Total Project Incentive**  
\$45,523.01
-  **Total Common Area kWh Savings**  
3,917.55 kWh
-  **Total Common Area therms Savings**  
308.90 therms



Developer, **Dawson Holdings, Inc. (DHI)**, was planning a large renovation project across several affordable housing properties to improve comfort and safety. They approached the Multifamily Energy Savings program to explore available incentives for energy-efficient equipment.

The first DHI property, **Olive Tree Senior Citizen Apartments**, completed a project with Multifamily Energy Savings in 2025, earning \$45,000 in incentives. The program team's technical support helped the developer prioritize upgrades, find more savings opportunities, and speed up project payout.

In addition, new insulation and furnaces keep common areas at a consistent temperature, improving comfort, and reducing wear and tear on HVAC systems, which eases maintenance demands. Upgraded LED lights and sensor controls make the spaces look and feel better. Combined, these upgrades are helping lower operational costs by an estimated \$2,000 a year and incentives covered 80% of the final project cost.

The program team, led by Ben Dines, helped the property team through the process, and provided a report on the property's equipment and eligibility for replacements so DHI could claim all qualifying incentives. "This was a collaborative learning experience on eligibility and reporting requirements that has prepared the team at DHI for future projects with us," said Dines.

The Multifamily Energy Savings team also helped DHI organize paperwork to speed up incentive payments. "Ben was extremely helpful and very patient as we worked through the invoicing portion of the project," said Lisa Carson, an executive development assistant for DHI.

\*"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 really enjoy working with the Multifamily Energy Savings program team and look forward to our upcoming projects together.

— Lisa Carson

Executive Development Assistant  
Dawson Holdings, Inc.

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### Common Area Measures Installed

- ✓ LED fixtures
- ✓ Occupancy sensor lighting controls
- ✓ ENERGY STAR® smart thermostats
- ✓ Attic insulation
- ✓ High-efficiency furnaces
- ✓ High-efficiency gas water heater
- ✓ Refrigerator



The estimated energy savings are equivalent to avoiding **CO<sub>2</sub> emissions** from 478 gallons of gasoline.



Thermostat (top) and HVAC Furnace (bottom)

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



**MULTIFAMILY**  
ENERGY SAVINGS

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### 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/Resource Innovations or any other third party.