



MULTIFAMILY
ENERGY SAVINGS

Revitalizing Huron Plaza Apartments through equipment upgrades

Project Details



Location
Huron, CA



Property Size
16 buildings, 64 units



Year Built
1983



Resident Type
Affordable Housing



Owner/Developer
Housing Development Corporation (AHDC) and Forward Housing



Huron Plaza Apartments is a 64-unit affordable housing property located in Huron, California, built in 1983 and spread across 16 buildings. The deed-restricted property is owned and operated by two developers: Affordable Housing Development Corporation (AHDC), a nonprofit focused on high-quality, community-centered affordable housing across the western US, and Forward Housing, a developer with a focus on the preservation and rehabilitation of affordable housing nationwide.

During a major planned renovation, including roofing, painting, and landscaping, they decided to partner with Multifamily Energy Savings and use program incentives to offset costs. An on-site assessment revealed qualifying upgrade opportunities such as single-pane windows, insufficient insulation, and aging infrastructure, all contributing to higher energy use, increased operating costs, and persistent maintenance issues like leaks and water damage.

By incorporating Multifamily Energy Savings into the existing renovation, the owners were able to leverage incentives and stretch their renovation budget further while improving building performance. Key common-area upgrades included LED lighting, attic insulation, window replacements, and pipe insulation. Insulation improvements alone increased efficiency significantly, reducing heat loss. In-unit upgrades focused on comfort, safety, and efficiency with door replacements, weatherstripping, caulking, wall repairs, and smart thermostats.

The project received over \$500,000 in incentives, covering about 96% of common-area upgrade costs, with in-unit improvements provided at no cost to residents. These upgrades reduced maintenance demands, improved system reliability, and enhanced resident comfort.

Project Savings



Estimated 1st Year Bill Savings*
\$32,000 annually



Total Project Incentive
\$529,484.13



Total Common Area kWh Savings
42,000 kWh



Total Common Area therms Savings
2,000 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.

“

By investing in energy efficiency, we're reducing operating costs, increasing system reliability and creating more comfortable, sustainable homes for the families we serve.

— James Burris

Regional Property and Maintenance Manager,
WinnCompanies

”



Before: Parking Lighting Fixture



After: Parking LED Fixture

Common Area Upgrades Installed

- ✓ Lighting: Installed LED fixtures
- ✓ Attic insulation
- ✓ Window retrofit
- ✓ Domestic water heating
- ✓ Pipe insulation

In-Unit Upgrades Installed

- ✓ Door replacement
- ✓ Door weatherstripping
- ✓ Caulking
- ✓ Interior wall repairs
- ✓ Smart thermostats

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.



Thermostat (top) and Water Heater (bottom)



MULTIFAMILY
ENERGY SAVINGS

Northern Multifamily Energy Savings

connect@esamultifamily.com
(866) 352-7457

Southern Multifamily Energy Savings

SouthernMFES@resource-innovations.com
(866) 211-3335

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.