

LOW-INCOME WEATHERIZATION PROGRAM FOR MULTIFAMILY PROPERTIES ENERGY RETROFIT PROFILE

ISLAND VILLAGE APARTMENTS

PROPERTY PROFILE

- Owned by East Village West LP and Housing Development Partners (HDP)
- Built in 2003
- 280 single-room occupancy studios
- Fully master-metered
- Property primarily serves at-risk homeless individuals and veterans
- Located in San Diego, CA
- Serves renters at or below 60% Area Median Income

ENERGY WORK COMPLETED

- Whole building energy efficiency retrofit and solar photovoltaics (PV)
- Comprehensive LED lighting upgrade
- Low-flow fixtures (aerators, showerheads)
- High-efficiency boiler
- Temperature-controlled recirculation pumps
- Pipe insulation
- Energy Star rated refrigerators (261 units)
- Solar PV (3.9M kWh over 15 years)

The Low-Income Weatherization Program for Multifamily Helps Preserve and Create Jobs

The energy efficiency and solar PV retrofits at Island Village Apartments will help cut annual utility costs by \$26,136. The addition of LED lighting in hallways and exteriors creates a pleasant, comfortable, and safe environment for its 280 low-income renters. Residents also benefit from new refrigerators, LED lighting, and low-flow faucet aerators and showerheads in their homes.

Investment by the Low-Income Weatherization Program for Multifamily Properties (LIWP-Multifamily) benefit regional economies like San Diego's by preserving and creating new job opportunities. Island Village Apartments is one of two large multifamily properties participating in LIWP-Multifamily that are jointly owned by HDP, a subsidiary of the San Diego Housing Commission.

These properties are also the first cap-and-trade funded retrofits by contractor Bottom Line Utility Solutions. To keep up with demand for LIWP-Multifamily, Bottom Line Utility Solutions hired two new workers. In April 2017, a diverse crew of six men, including the two new hires, worked quickly and systematically to upgrade all the studio apartments with limited disruption to Island Village Apartments residents. Their hard work reflects the pride and dignity shared by many more construction workers and solar installers that use their hands and tools to convert cap-and-trade dollars into tangible environmental benefits enjoyed by all Californians. For more on this LIWP-Multifamily retrofit, click [here](#) for an article about Island Village Apartments on UpLiftCA.org.



NUMBERS AT A GLANCE

280

low-income households
benefited through
in-unit upgrades

15.3%

reduction in
energy use

\$392K

savings for EE

2.3K

MTCO₂e reduced

**metrics are projected over 15 years.*



Crew members installing energy retrofit measures at Island Village Apartments.