



Corona Del Rey

National CORE Turns Major Rehabilitation Into a Long-Term Energy Strategy

Built in 1970's | 160 units
Major Rehabilitation + Whole Building Electrification



Corona, California



Decarbonization Priorities

- Resident health and safety
- Improved resident experience and comfort
- Long-term affordability
- Decarbonization and future readiness
- Mitigate exposure to higher utility rates and rising operating costs

The Opportunity

Like many aging affordable housing communities across California, Corona Del Rey faced a familiar set of pressures: aging building systems, rising operating costs, residents' comfort needs, and the need for substantial rehabilitation.

National CORE had pursued recapitalization opportunities for years, but the timing of funding and project complexity repeatedly delayed progress, such as failed attempts to secure LIHTC and limited alternate funding pathways, infrastructure limitations, and reclamation needs. After years of timing misalignment, there was finally a variety of incentive and pilot opportunities to address property's aging gas systems and outdated infrastructure.

The Strategic Approach

Ownership used the rehabilitation cycle to modernize core building systems, improve long-term efficiency, and position the asset for stronger future performance. Rather than deferring electrification, National CORE integrated clean-energy upgrades into the broader renovation strategy from the outset. A phased implementation plan helped maintain momentum as funding opportunities evolved.

Why This Approach Matters

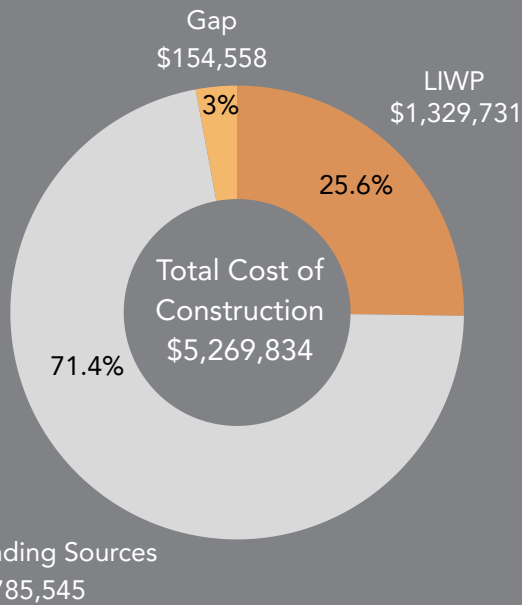
For affordable housing owners, combining rehabilitation planning with clean energy improvements can help:

- Reduce future equipment replacement risk
- Improve long-term operating efficiency
- Lower utility and maintenance pressures over time
- Expand the rehabilitation scope through outside funding sources
- Strengthen financial performance and support greater borrowing capacity



Layered Funding Opportunity

Broader Scope Development



Measures Upgraded

Water Heating

- High-efficiency SanCO2 heat pump systems
- Demand-controlled recirculation pumps
- Low-flow shower heads
- Faucet aerators

Heating, Cooling, and Ventilation

- High-efficiency ductless mini split heat pump systems

Appliances

- Induction stoves
- ENERGY STAR-rated dishwashers
- ENERGY STAR washers

Lighting & Electrical

- In-unit, common area, and exterior lighting to energy-efficient LED fixtures

Lessons Learned for Owners & Developers

Engage LIWP Early

- Bringing in technical assistance during early planning can help owners identify feasible electrification pathways, align efficiency upgrades with rehabilitation goals, and optimize available funding.

Use Technical Assistance to Reduce Complexity

- No-cost support with scope development, energy modeling, design review, incentive leveraging, other funding coordination, and compliance to reduce internal burden and help owners navigate complex capital stacks.

Phase the Work and Keep Momentum

- When full funding or final scopes are not yet in place, phased implementation can allow owners to advance ready components, preserve momentum, and capture early savings.

Leadership & Partners Matter

- Successful preservation electrification projects are driven by proactive ownership leadership that sets clear goals, mobilizes experienced partners, and stays committed through changing timelines, technical hurdles, and funding cycles.



Projected Annual Impact



52%
Energy Savings



942K Gallons
of Water Saved



316 tons
CO2 Reduced



Planning a Tax Credit Rehabilitation or Major Renovation?
Explore how LIWP can help support electrification scope, incentives, and no-cost technical assistance.

For more information about LIWP-Multifamily, contact liwpinfo@aeacleanenergy.org