



Case Study: Las Serenas Apartments

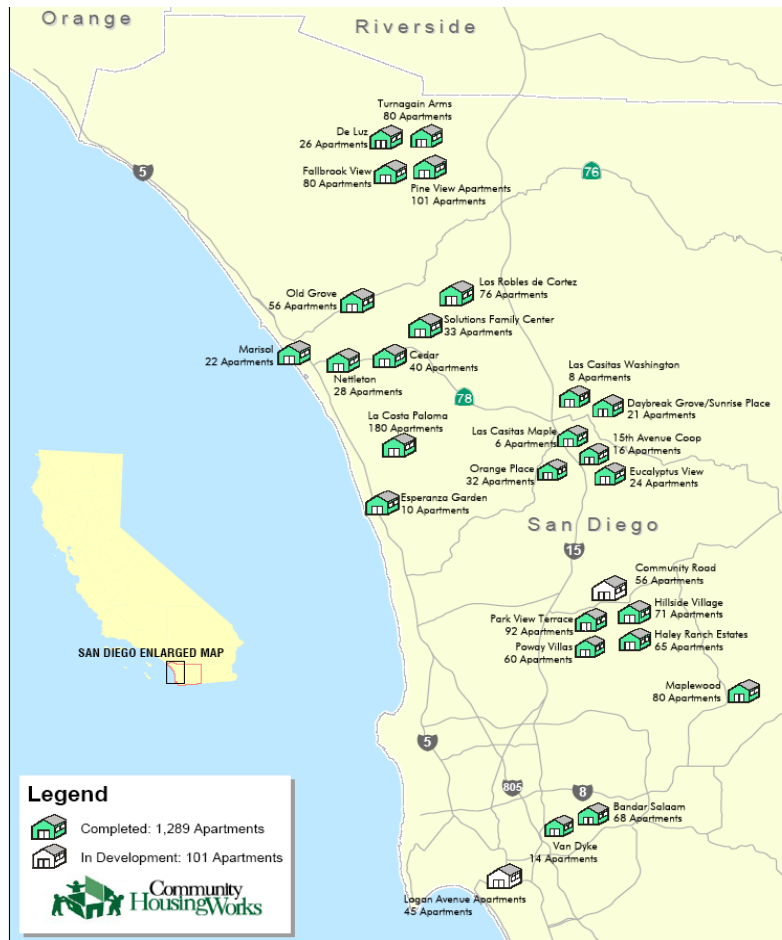


**Affordability Through Sustainability:
Energy Efficiency and Solar**

September 16, 2011

- **Overview: Community HousingWorks**
- **Property Profile: Las Serenas Apartments**
- **Energy Efficient Programs Utilized**
 - MASH Track 2 Grant
 - NeighborWorks Grant
- **Successes and Challenges**
- **Ongoing Efforts**

Overview: Community HousingWorks



- Nonprofit, 27 years
- Over 1,600 apartments
- 29 apartment communities
- Member NW, ULI
- “Help people and neighborhoods move up in the world”

Property Profile: Las Serenas Apartments

- Located in Southeast San Diego
- Built in 1964 & 1987
- 2 and 3 story multifamily community
- 9 Residential Buildings and a Community Building
- 108 units total; includes 1, 2, and 3 bedrooms
- Acquired in 2006 with 4% LIHTC bonds



MASH Track 2 Grant

Scope of work:

- Install solar photovoltaic panels on residential roofs
- Green Training
- Support further Green Curriculum activities
- Free wireless internet for residents
- Ribbon Cutting



MASH Track 2 Grant

Documents:

- Power Purchase Agreement (PPA)
- Subordination, Non-Disturbance and Attornment Agreement (SNDA)
- Site Lease Agreement
- Maintenance Agreement
- Insurance

NeighborWorks Grant

Scope of Work

- Replaced existing windows with more energy efficient windows
- Provide better indoor air quality with bathroom fans
- More water efficient with tub and kitchen replacements



Successes & Challenges

- Virtual Net Metering (VNM)
- Approvals from existing lenders
- Direct savings realized by residents
- Ability to monitor energy generated by the PV panels



Ongoing Efforts

- Energy Upgrade California
- Weatherization Program
- SDG&E Weatherization Program
- Solar Thermal

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