

## Case Study of an Existing Multifamily Project in Southern California

Many projects throughout the state of California are participating in the program. Below is an example of the San Diego Youth and Community Services' Take Wing project's energy efficiency upgrades resulting from participating in the **Designed for Comfort** program. Take Wing is a 33-unit transitional living community specifically designed to break the cycle of homelessness and create hope and self-sufficiency. Its focus is to teach homeless teens, teenage moms, young families, and those "aging out" of the foster care system to become independent and productive members of society. For the past ten years San Diego Youth & Community Services (SDYCS) has operated the TAKE WING program.

Independent Living Skills (ILS) training is a required part of every young person's tenancy at TAKE WING. ILS training is scheduled every month, and the tenants are educated in matters related to their upcoming transition to living on their own. TAKE WING residents are also asked about what they perceive as matters of concern when they will live independently. Over the years, TW residents have identified utility costs, and managing energy usage as a major concern. In response to their requests, SDYCS instituted an energy efficiency project at Take Wing. This involved the replacement of windows at all 33 apartments, the upgrading of water heaters to various buildings, upgrades to the laundry facilities, and a continuous education process for the young residents at Take Wing. Combined, these measures improved efficiency by at least 20%. The **Designed for Comfort** Incentives provided half of the funding for these upgrades!

The next stage of these energy efficient upgrades will be the installation of solar systems for water heaters and photo-voltaic cells on the roofs of this five (5) building mixed-use complex.

Table below shows the cost of upgrade of the project before and after the rebates through the **DfC** program, the total energy savings on an annual basis.



Measures	Cost
Vinyl Low-E Windows	\$44,222
Central Boilers w/Temperature Control	\$2,600
Total Cost	\$46,822
Incentives	\$23,100
Net Costs	\$23,722
Net Cost Per Unit	\$719
Savings/Year (\$)	\$2,838
Savings/Year (kWh)	16,729
Savings/Year (Therm)	471
Total % Improvement	20%+

San Diego Youth and Community Services  
Take Wing 33-Unit Apartments