

AEON PROPERTY MANAGEMENT SERVICE

ENERGY-SAVING MEASURES ACROSS SEVERAL MULTIFAMILY PROPERTIES



CASE STUDY MINNESOTA

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Kayla Helgemo,
Senior Asset Manager
for Aeon Properties

Property owners and managers are always looking to make improvements to save energy and money in their buildings. It's more important than ever in the affordable housing world. Aeon is a nonprofit company that owns and manages affordable housing in the Twin Cities. Since 1986, Aeon has built, purchased, or renovated more than 5,901 apartments and townhomes across several properties.

Aeon partners with the Multi-family Building Efficiency program to help them use less energy and save money. This program is a collaboration between Xcel Energy and CenterPoint Energy to offer a one-stop utility solution for electric and natural gas savings.

FREE ENERGY AUDIT

It begins with a free, whole-building energy audit where energy experts conduct a walk-through assessment and work with the property owner to determine the best approach to achieve energy savings and rebate incentive potential. Property owners and managers receive free installation of energy-efficiency measures such as LED lighting and water saving measures like showerheads and aerators in the resident units that can result in immediate energy savings through a process called "Direct Install." They can also get bonus rebates on equipment such as high-efficiency electric water heaters. Properties are given rebates as an incentive to complete the work.

"Multi-family buildings have a high potential for energy savings," explains Sofia Troutman, Xcel Energy program manager. "We can find energy efficiencies in both the common areas and individual apartments, so there's a lot that can be done to save energy. This program provides a convenient and efficient solution."

"It's a super useful program," says Kayla Helgemo, Senior Asset Manager for Aeon Properties. "Even if you only do the direct install, there's still a benefit."

Helgemo and her team liked the program and savings so much at one property, they implemented it at other properties, making it a normal part of their cost saving process. They ultimately installed high efficiency boilers and electronically commutated motor (ECM) pumps in addition to the direct installed equipment and received bonus rebates which helped make the upgrades well worth the effort. A single point of contact helps building managers with the rebate paperwork.



No-Cost Services Included

- Identifying energy-saving opportunities through an onsite assessment
- Reviewing the assessment report and its findings with customers
- Prioritizing energy efficiency improvements
- Installing free energy-saving products in each unit like LEDs and water saving measures such as high-efficiency showerheads and aerators

"Some of our properties are older, C-class properties with old systems when Aeon took ownership," Helgemo says. "We knew we would need to replace boilers and water heaters, so we saw the Multi-Family Building Efficiency program as an opportunity to partner, improve our efficiency, and collect rebates all at once."

As part of their overall sustainability efforts outside of the program itself, they decided to install solar arrays at four of their properties.

The measures implemented in more than 50 buildings spread throughout 20 properties equals a total estimated carbon savings of 5,589 tons. That includes gas and electric savings, but not solar. That's enough energy to power 1,400 homes for a year, according to the Environmental Protection Agency's Greenhouse Gas Equivalencies Calculator.

"We've completed the projects and put the rebate money into our reserves which helps us sustain the property," Helgemo says.



PROJECT OVERVIEW	
Projects completed at multiple buildings	LED lighting retrofits, boiler upgrade, ECM pumps
Xcel Energy Rebates (electric)	\$5,900
CenterPoint Energy Rebates (gas)	\$20,720
Electric savings (kWh)	813,106 kWh
Gas savings (Dekatherms)	1,123 Dth Xcel Energy 4,930 Dth CenterPoint Energy
Estimated Total Carbon Savings (electric and gas) for more than 50 buildings throughout 20 properties	5,589 Tons (US Tons not metric tons)

*Number includes all carbon savings except the solar arrays.

Sources for Carbon calculations

NREL Cambrium Data Set for MN 95% Decarb. by 2050 – <https://data.nrel.gov/submissions/183>

EPA's Greenhouse Gases Equivalencies Calculator – <https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>

For more information about Xcel Energy's Multi-Family Energy Efficiency program visit multifamilyenergysolutions.com, call **844-545-7455** or email MFBE@frontierenergy.com.

