



# Building a Community with Energy Efficiency

**When a first-time property owner took over an income-qualified multifamily building, she quickly discovered energy efficiency upgrades were key to creating a comfortable, more sustainable community for her residents.**



Honestly, when I learned what the program offered, I thought it was too good to be true. I am busy, so my time is valuable, but my utility handled everything... The project was finished in two months, and I never had to lift a finger. It was amazing.

- Property Manager

**\$1,000**  
ESTIMATED MONTHLY  
COST SAVINGS



**\$55,000**  
INCENTIVE PAYMENT

## THE STORY

When a woman took over a multifamily building in a major Midwest city, she was nervous about the daunting tasks before her. Not only was she tasked with maintaining the building for the residents in 22 apartment units, but also providing top-notch comfort for the first-level daycare facility.

## THE GOAL

While the building was in need of renovation, the owner's electric utility reached out with an offer of assistance from their income-qualified multifamily program. They would begin with a free energy assessment of the building's common areas, apartments, and daycare and follow with recommendations, incentives, and free products.

## THE SOLUTION AND RESULTS

The utility partnered with Franklin Energy to make the property owner's dreams come to reality. During the energy assessment, Franklin Energy staff installed free energy-efficient products in each apartment, including LED light bulbs, water-saving showerheads and aerators. Furthermore, the building qualified for new ENERGY STAR® windows, air conditioning units, and refrigerators—all supported by the utility's incentives. The owner decided to utilize gas incentives for the replacement of the old heating system boilers, since Franklin Energy works with both gas and electric offerings. Now, she and her residents enjoy reduced bills and a more comfortable building—and they appreciate the sense of community, knowing they have a true champion in their new owner who cares about them as much as her building. The building has established such a reputation that it now has a waitlist of prospective residents.

