



The California Low Income Weatherization Program (LIWP), funded by [the California Department of Community Services and Development](#), supports property owners and their residents to lower utility costs, save energy and reduce greenhouse gas emissions in large multifamily properties.

PROGRAM OFFERINGS AND INCENTIVES

Through the Association for Energy Affordability (AEA) and their team, the program offers financial incentives, free property assessments, work scope development, contractor procurement, construction management assistance, and quality control. LIWP incentives can cover a significant portion of energy efficiency and solar installation costs.

The Program works with property owners to identify upgrade opportunities in the following categories:



Energy Efficiency



Solar Photovoltaics



Building Electrification

PROPERTY ELIGIBILITY

Participating properties must meet the following requirements:

- If the property includes at least one 5-unit building, all buildings on the property will qualify. If there isn't a 5-unit building, the property must have a total of 20 units to qualify
- Deed-restricted affordable housing or funding commitment from a housing agency
- Meet affordability requirement of at least 66% of households at or below [80% of Area Median Income](#)
- Install energy improvements that equate to at least [15% modeled energy savings](#) above existing conditions
- [Complete construction](#) by May 31, 2026

5 SIMPLE STEPS TO PARTICIPATE

(1)

Complete an [interest form](#) or [contact us](#)

(2)

Receive free technical support

(3)

Reserve financial incentives

(4)

Install property upgrades

(5)

Claim financial incentives

CONTACT US FOR MORE INFORMATION:

NON PROFIT PROPERTIES CONTACT: Angel Rodriguez, 415-433-6804, a.rodriguez@chpc.net
FOR PROFIT PROPERTIES CONTACT: Lydia Fletcher, 415-644-3013, LIWP-ForProfit@trccompanies.com

WEBSITE: <https://camultifamilyenergyefficiency.org/>





LOW-INCOME WEATHERIZATION PROGRAM FOR MULTIFAMILY PROPERTIES ENERGY RETROFIT PROFILE

SELF-HELP ENTERPRISES

PORTFOLIO PROFILE

- 5 properties
- Built in 1970 - 2006
- 304 units in 2-, 3-, and 4-bedroom units
- Homes for rural families, many of whom are farmworkers
- Located in Wasco, Madera, Goshen, Oildale and McFarland
- Serves renters at or below 60% and 80% Area Median Income

ENERGY WORK COMPLETED

- Whole building energy efficiency retrofits with solar photovoltaics (PV) for renters and common areas
- LED lighting and dual-pane windows
- Low-flow fixtures (aerators, showerheads)
- High-efficiency refrigerators and washing machines
- Attic insulation and duct sealing
- Pipe insulation, water heaters, heat pump and distribution upgrades
- Timers for laundry room swamp cooler
- High-efficiency heat pump replacement for furnace/AC

The Low-Income Weatherization Program for Multifamily Brings Energy Efficiency and Solar to Rural Communities

Self-Help Enterprises invests in the well-being of rural communities and farmworker families throughout the San Joaquin Valley. Based in Visalia, CA, Self-Help Enterprises used the Low-Income Weatherization Program for Multifamily Properties (LIWP-Multifamily) to improve 5 of its 28 multifamily affordable rental properties. Betsy McGovern-Garcia, Self-Help's Real Estate Development Director, says, **"LIWP-Multifamily's extensive technical assistance, incentive structure, and solar PV helped us increase energy savings, improve property cash flows, and create renter financial and health benefits above and beyond what we planned to do before leveraging this versatile program."** Three properties will be close to Zero Net Energy. All five properties have energy efficiency and solar PV improvements for resident units and common areas like hallways and community rooms.

This "portfolio approach" reached 304 low-income households. Compared to traditional energy programs, LIWP-Multifamily was more accessible to rural communities because of the extensive technical assistance and thorough site visits. Duplex and fourplex buildings are common in rural communities. These types of buildings tend to have more roof space per unit, which creates an opportunity to install larger solar systems that can lower both owner and renter energy use. LIWP-Multifamily's incentive structure is helping to improve the financial feasibility of such systems through economies of scale. More than 60 percent of total PV installed costs are covered by LIWP-Multifamily. One hundred percent of tenant solar system installed costs are covered.

NUMBERS AT A GLANCE

304 **3**

low-income properties with
households 95+% reduction
benefited through in energy cost
in-unit upgrades

\$2.3M **11.2K**

savings MTCO2e
for EE reduced

62 **18.3M**

buildings kWh reduced
improved through PV

*metrics are projected over 15 years



Comparison of old windows vs. new dual-pane windows at North Park Apartments in Oildale, CA.



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