

Combining affordability and sustainability for multi-family residences

Englewood CDC properties case study



The opportunity

Englewood Community Development Corporation (ECDC) provides affordable rental and homeownership options on Indianapolis's Near Eastside, aiming to support sustainable, community-rooted housing.

ECDC's number-one priority was clear: improved affordability and energy savings for their residents. As a non-profit working within a tight operating budget, they were a perfect fit for AES Indiana's direct install and incentive offerings.



The project

Englewood CDC works to ensure long-term residents can remain in the area despite rising costs from neighborhood development. ECDC wanted to explore ways of mitigating costs for residents, including ways to keep energy costs low.

After an initial assessment of the nine properties, the AES Indiana Multi-Family Direct Install team installed over 800 energy-saving upgrades, including smart thermostats, air filters, bathroom and kitchen aerators, showerheads, weather stripping, door sweeps and more.

ECDC was also able to connect with a commercial lighting vendor at a greatly discounted rate – enabling multiple properties to upgrade to LED tube lights throughout their common areas.



The results

One of the main concerns for Englewood CDC was possible disruption for residents, but this was easily addressed by the team's willingness to join a pre-existing schedule of preventative maintenance inspections and to coordinate their work accordingly.

All told, AES Indiana installed hundreds of free energy-saving products throughout the nine Englewood CDC properties. These upgrades are estimated to save almost **200,000 kWh** a year, adding up to **\$27,694** in annual energy cost savings.

Project fast facts

287

Number of apartment units served

197,814.367 kWh

Estimated annual energy savings

\$27,694

Estimated annual cost savings*

Less than
a month

Process time from start to finish

**Calculated at an estimated rate of \$0.14 per kWh.*



Helping multi-family properties of all types save

AES Indiana provides free energy-efficient upgrades to help qualifying residential and commercial property owners save energy, increase property value and boost tenant satisfaction.

Whether your footprint is small or large, our team is here to help make your multi-family properties as energy efficient, comfortable and sustainable as possible.

Common no-cost unit upgrades:

- Kitchen aerators
- Showerheads
- Bathroom aerators
- Smart thermostats
- Weather stripping
- Door sweeps
- Pipe wraps
- Water heater adjustments
- Air filters

In addition to free products, participants can also take advantage of Prescriptive Rebates for common area upgrades, as well as Custom Incentives up to \$1,000,000 for specialty or new construction projects.

It all starts with a free property assessment.

To schedule yours, give us a call today at [317-829-0714](tel:317-829-0714) or visit aesindiana.com/multifamily.

“Working with the Multi-Family Direct Install team to set up initial visits with the properties and scheduling the work was fairly easy and straightforward. The team did a great job of working with our schedule. They showed helpful flexibility in a complex housing environment.”

– Tyler Selby, FMP, Director of Facilities, Englewood CDC