



Case Study: Sunnyslope Manor

PROJECT DETAILS

Project Name

Sunnyslope Manor

Location

Salem

Property Size

11 Buildings
50 Units

Electric Utility

Portland General Electric

Estimated Completion

2021

Project Type

Existing Building

Program Pathway

Whole Building

Owner

Northwest Housing
Alternatives

Energy Consultant

Elevate Energy

Reserved Incentive

\$160,602

Electric Energy Savings*

31% Compared to Existing
Conditions (Pre-Upgrades)
160,602 kWh

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“I’m going to be able to do a lot of energy efficiency work on the project which will be a direct benefit to tenants as far as their electricity bill. So that’s really exciting any time I can drive down the amount folks are paying.”

-Clayton Crowhurst, Associate Housing Developer

Project Summary

The Oregon Multifamily Energy Program (OR-MEP) reduced the incremental costs of implementing energy efficiency measures in Sunnyslope Manor. Through participation in a design charrette, the project team identified potential energy and water saving upgrades that would increase cost effectiveness. Retrofitting the building envelope of this nearly fifty-year-old property was a project priority. A siding replacement project created a unique opportunity for deep envelope upgrades from the outside. Upgrades included exterior insulation, energy efficient windows, and air sealing. These changes will reduce electricity bills, benefitting current and future residents.

Measures Summary

OR-MEP incentivized the following energy efficiency measures at Sunnyslope Manor:



- Window Replacement
- Wall Insulation
- Roof Insulation



- Low-Flow Faucet Aerators
- Low-Flow Showerheads



- LED Lighting: Apartment, Common Area, and Exterior
- Exterior Lighting Controls

*Energy savings are based on program modeling that compares projected electricity use to existing conditions before upgrades. Energy savings from any other fuels, such as gas, are not factored into OR-MEP energy savings and percent improvement calculations. This case study is provided as an example, and energy savings may vary for other projects depending on site specifics and existing conditions.