



## Case Study: Green Seed Apartments

### PROJECT DETAILS

#### Project Name

Green Seed Apartments

#### Location

Portland

#### Property Size

1 Building  
31 Units

#### Electric Utility

Portland General Electric

#### Completion Year

2021

#### Project Type

New Construction

#### Program Pathway

Whole Building

#### Owner

Green Seed Construction,  
LLC

#### Energy Consultant

Glumac

#### Reserved Incentive

\$102,061

#### Electric Energy Savings\*

64.4% Compared to Code  
(2014 OEESC)  
102,061 kWh

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Photo courtesy of Eric Authelet

"The greatest achievement for us has been the ability to create an apartment that is not centered on just housing but developing a community for our residents, augmented by a focus on sustainability."

- Eric Authelet, Executive Assistant

### Project Summary

Future residents of Green Seed Apartments can look forward to the numerous energy efficiency measures at the property including geothermal heat pumps, heat recovery ventilators, and triple pane windows. Green Seed Apartments used Oregon Multifamily Energy Program funding to prioritize energy efficiency and strive for net zero at the property. The design aims to improve comfort for residents and reduce energy costs for years to come. Solar panels on the building will supply electricity to each unit in the complex, leading to additional energy bill savings for residents.

### Measures Summary

OR-MEP incentivized the following energy efficiency measures in the Green Seed Apartments:



- Ground Source Heat Pumps
- Heat Recovery Ventilators



- Lighting Controls
- LED Lighting



- Heat Pump Domestic Hot Water Heater
- Low-Flow Fixtures



- Triple Pane Window Glazing



- ENERGY STAR Mini Fridges

\*Energy savings are based on program modeling that compares projected electricity use to code baseline. 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 code year.