



## Case Study: Garden Grove

### PROJECT DETAILS

**Project Name**

Garden Grove

**Location**

Grants Pass, OR

**Property Size**

13 Buildings  
60 Units

**Electric Utility**

Pacific Power

**Anticipated Completion**

Year  
2022

**Project Type**

Existing Building

**Program Pathway**

Bundled Path

**Owner**

Chrisman Development

**Reserved Incentive**

\$151,095

**Electric Energy Savings\***

253,059 kWh

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Photo courtesy of Chrisman Development

“The heat pumps really reduce energy costs for the property, plus they provide cooling. With the climate getting warmer, it’s important to have an alternative to portable or window air conditioners. Also, the efficient windows save energy and help maintain a more comfortable home for residents.

-Jenna Smith, Chrisman Development

### Project Summary

Garden Grove is an affordable housing property in Grants Pass originally built in the early 1990s. The property aims to support families with children and people with disabilities by improving access to housing, healthy food, education, and job training. When considering retrofit plans for Garden Grove, Chrisman Development wanted to reduce the property’s energy usage as much as possible before an upcoming solar PV installation. Investing in energy efficiency first typically reduces the required size and cost of future solar PV systems.

Oregon Multifamily Energy Program (OR-MEP) incentives made it possible to install energy-efficient equipment, including highly efficient ductless heat pump (DHP) systems. The DHPs will provide a significant resident benefit by adding cooling to each unit. OR-MEP incentives also offset the cost of installing lower U-value windows and adding attic insulation to help reduce energy costs. The more efficient windows will also help improve resident comfort by maintaining a more consistent temperature inside each unit.

### Measures Summary

OR-MEP incentivized the following energy efficiency measures:



- Ductless Heat Pumps



- Windows
- Attic Insulation



- Low-Flow Aerators



- LED Lighting



- ENERGY STAR Refrigerators

\*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.