

Housing non-profit saves money using the sun

San Francisco's Tenderloin Neighborhood Development Corporation installs solar water heating through Green Retrofit Initiative

Since its founding in 1981, the Tenderloin Neighborhood Development Corporation (TNDC), a community-based non-profit, has been committed to serving the lower-income individuals in San Francisco's Tenderloin neighborhood by providing the most basic foundation for prosperity: a place to call home.

Today TNDC is a \$10 million organization that operates 30 affordable housing buildings serving 3,000 tenants, including low-income seniors, people with disabilities, emancipated youth, working families, and formerly homeless individuals. In addition to developing and managing housing, TNDC supports the Tenderloin community with social work services, an after-school program, and community organizing projects including an effort to provide greater access to healthy food.

Strengthening Operations through Reduced Utility Expenses

Every non-profit knows that a dollar saved on overhead is a dollar gained for programs and services. Fortunately for TNDC, its management team has figured out that improving the energy efficiency of their buildings is a fantastic way to trim costs. Thus, when TNDC found a chance to partner with the Green Retrofit Initiative of the San Francisco Mayor's Office of Housing, a program designed to improve the energy performance of San Francisco's affordable housing stock, it jumped at the opportunity. Through the program TNDC accessed federal, state and local funding to make comprehensive energy efficiency improvements to three buildings. The program allowed TNDC to install high-efficiency boilers, new efficient lighting and occupancy sensors, and new water efficient toilets and fixtures.

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SF Environment

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In addition to those energy efficiency improvements, TNDC decided to take advantage of nearly \$86,000 in California Solar Initiative Thermal incentives administered by Pacific Gas and Electric Company to install solar water heating systems on two of the three properties. TNDC also benefited from one-time funding from SF Environment through the U.S. Department of Energy's Solar America Cities program. TNDC's 64 solar collectors now preheat water for showers, washing machines, sinks and other onsite needs for more than 260 residents. TNDC estimates the solar heating systems will save them up to \$6,900 each year on natural gas bills*. In addition, the solar water heating installations are eliminating 81,000 pounds of greenhouse gas emissions annually** and reducing local air pollution. Having experienced the benefits of solar water heating, TNDC is now interested in adding solar to other buildings in the future.

“Solar water heating simply makes sense for multi-tenant buildings such as ours. Our solar water heating systems generate cost savings that we pass directly on to our tenants in the form of lower rents. In addition, the system is helping our organization be more financially secure, both by saving money on our current utility bills and by reducing the impact of energy price fluctuations down the line. Projects like this are an investment in the future of affordable housing, and the environment.”

– DON FALK, EXECUTIVE DIRECTOR, TNDC

Facts at a Glance:

- 64 solar collectors totaling 1,850 sq ft at two properties
- Total project cost for two multifamily buildings: \$263,170
- \$86,000 in California Solar Initiative rebates
- 6,900 therms of natural gas saved annually
- \$6,900 estimated annual savings on natural gas bills*
- 81,000 pounds of CO₂ eliminated annually**

How can I go solar?

The San Francisco Department of the Environment and Pacific Gas and Electric Company are available to help you understand the solar water heating incentives available for your business, multi-family or residential property. Learn more at the websites below or reach out to us directly.

SF Environment Energy Map and Resources:
www.SFEnergyMap.org or call 415-355-3700

PG&E Solar Water Heating:
www.pge.com/hotwatersavings or call 1-877-743-4112

More about PG&E and the California Solar Initiative Program

PG&E has provided more than \$600 million in solar incentives through the California Solar Initiative program and other self-generation programs. By taking advantage of these solutions and incentives, your business has the opportunity not only to decrease its energy bill, but also to preserve our natural resources and increase your bottom line.

To find out more about solar water heating:

Visit www.pge.com/hotwatersavings or to find other savings opportunities visit us at www.pge.com/moneybacksolutions.

*Energy savings assume \$1.00 per therm of natural gas saved.

**Greenhouse gas emissions reductions assume 11.7 pounds CO₂ per therm natural gas.

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