

Income-Eligible Multi-Family Program



Energy Efficiency on High

Park Lofts residents set to save energy and money with upgrades.

Large multi-family properties can use a lot of electricity. That is why the property managers at Park Lofts, a 152-unit building in North Kansas City, MO, take energy efficiency so seriously. This nine-story former Sears, Roebuck and Company warehouse was built in 1912 and today offers subsidized housing to 80 percent of its residents. With a strong sense of community, the Lofts' property managers are always looking for ways to help residents save on costs of living—including energy costs.

The Opportunity

Through its Income-Eligible Multi-Family program, Kansas City Power & Light (KCP&L) offers free energy-efficient products like LED bulbs and smart power strips—installed at no cost—to properties that supply housing to income-eligible residents. Property managers also may receive incentives to make pre-approved energy efficiency improvements to their buildings. The program helps reduce energy usage and increase comfort for residents—and saves them money.

Park Lofts Property Manager Tiana Heath contacted KCP&L to discuss possible energy upgrades. “Anything we can do to improve the life and well-being of our residents is always up for discussion,” Heath says. “Our residents would love to save money and energy.”

The Upgrades

After some initial discussions with the building's owners and KCP&L, Heath submitted an application to participate in the program. Next, a team of KCP&L contractors installed a selection of simple, energy-saving products in each of the apartments in the building. They installed LED bulbs in the main light fixtures, aerators in the kitchen and bathroom faucets, efficient-flow showerheads, and smart power strips for electronics.

Residents received advance notice about the installations, which took just 10 minutes per apartment. The contractors left a flyer in each unit explaining the new energy-saving upgrades and listing more ways to save money and energy.

“We've had really positive feedback from the residents since installing these measures,” says Heath. “They particularly love the new showerheads and



KCP&L worked with property managers to install free energy-saving products at the Park Lofts, which provides affordable housing to its residents in North Kansas City.



KCP&L contractors installed simple, energy-saving upgrades like this faucet aerator, which helps conserve water and lower energy costs.

Program at a Glance

KCP&L Program:

Income-Eligible Multi-Family

Property:

*Park Lofts, 715 Armour Road,
North Kansas City, MO, 64116*

Building: 9 Stories, 152 Units

Conditioned Floor Area:

151,000 square feet

Estimated Lifetime Energy

Savings: 98,727 kWh

Estimated Annual Energy Cost

Savings: \$11,577

Cost to the Customer: \$0

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long-lasting light bulbs, which they won't have to replace as often. And, most important, they're hoping to see a reduction in their energy costs."

The contractors also installed pipe insulation, as well as LEDs in the basement maintenance and storage rooms. What was once a long, dim basement is now much brighter. All the measures were installed in three days.

"The whole process went extremely well," says Heath. "It was smooth. It was organized. Everyone made fast progress."

One resident present for the installations said he appreciated learning how each item installed in his apartment would help him save energy and money. "I usually get information from KCP&L about saving energy, and I'm glad to participate," he says. Another resident mentioned that she knew LEDs were energy efficient and was glad to receive them.

The Walk-Through Assessment

KCP&L also performed a free energy assessment of common area lighting, as well as heating, ventilation, and air conditioning systems. This assessment identified opportunities for additional savings and possible cash incentives when purchasing qualifying energy-efficient equipment for common areas.

"I'm sure there are things we can do to reduce our energy use," says Heath. "We look forward to taking any additional energy efficiency opportunities."

The Benefits

Park Loft residents are now using less energy to light their homes, power their appliances, shower and wash dishes. Heath hopes to see a reduction in energy costs over time. "I think the biggest benefit will be in saying that we are more energy efficient," Heath says, "and being proactive in helping our residents lower their energy costs."

Property management would like to funnel the savings into other energy-saving projects, such as replacing incandescent bulbs in the back parking lot with LEDs.

"After this experience," she says, "we have a stronger case for making those parking lot lights LEDs, as well. Our owners are excited about the upgrades, and we are all looking forward to seeing how it translates to energy savings."



KCP&L contractors explained to residents and to Park Lofts Property Manager Tiana Heath, pictured here, how each energy-saving measure worked.

Products Installed	Quantity	Annual Energy Savings (kWh)	Annual Cost Savings (\$)
Common Area Lighting – LED Bulbs	42	9,144	1,006
Apartment Lighting – LED Bulbs	1,152	35,658	4,208
Efficient-Flow Showerheads	143	33,747	3,982
Kitchen and Bathroom Faucet Aerators	262	11,080	1,307
Smart Power Strips	25	1,843	218
Pipe Insulation	98	7,255	856
Total	—	98,727	11,577

"I would absolutely recommend this program to other property managers hoping to make their buildings more energy efficient. The process was easy, very thoughtfully planned, well represented and well executed."

**—Tiana Heath,
Property Manager
Park Lofts**

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