



DELIVERING QUALITY COMFORT MORE SUSTAINABLY

NEW ENERGY-EFFICIENT HVAC EQUIPMENT AND WINDOWS HELP KEEP COMFORT HIGH AND ENERGY BILLS LOW

PROJECT-AT-A-GLANCE

Equipment installed

- 30 ductless heat pumps
- 94 windows

Financial analysis

- \$187,000 project costs
- \$29,000 cash incentives
- \$7,800 estimated annual utility bill savings*

Estimated annual energy savings

- 48,000 kWh

Benefits

- Reduced energy usage and utility costs
- Increased comfort in resident apartments
- More effective heating and air conditioning

*Based on average 2024 bill rates

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Twilight Courts is a non-profit, affordable senior housing community near Silver Falls State Park in Silverton. By offering apartments at below-market prices, the community provides housing to many local seniors who might not otherwise be able to afford a place of their own.

In 2020, the Twilight Courts board of volunteers began building four new apartments, adding to the original 30 units. However, the existing apartments, which had not been renovated since they were built in 1967, desperately needed an update.

With support from Energy Trust of Oregon, the board decided to install new windows and ductless heat pumps (DHPs) to help reduce utility costs and provide a more comfortable indoor environment for residents.

As some of the original windows no longer sealed properly due to their age, condensation became an issue and mold would grow between the panes. New, tight-sealing windows prevent condensation buildup and help muffle outside noise, providing more peace and quiet for residents.

The new DHPs heat and cool resident apartments much more effectively and efficiently than the window air conditioners and baseboard heaters that they replaced. Dependable cooling is especially important when the weather turns hot. Longtime resident Wendy Shoemaker said her new DHP makes a big difference. "It keeps the entire apartment cool, not just comfortable."

In total, Twilight Courts installed 94 windows and 30 DHPs. The new energy-efficient equipment upgrades qualified for over \$29,000 in Energy Trust cash incentives, which helped reduce the upfront project cost.

More importantly, these upgrades will contribute to improved comfort and reduced utility bills for residents. Combined, the community will save over \$7,800 in annual energy costs.



Being a senior, I'm on a budget. Having lower electricity bills helps. ”

- Wendy Shoemaker, Twilight Courts resident



Learn more about available incentives for multifamily properties by visiting www.energytrust.org/multifamily.

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