Energy Case Study

AVALONBAY

AvalonBay participated in Maryland’s Quick Home Energy Checkup program to bring energy and water reduction opportunities to residents. Maryland’s Quick Home Energy Checkup program is a utility-sponsored incentive program intended to reduce energy and water consumption by providing energy and water assessments and some low-cost energy-saving technologies. At 11 AvalonBay communities, including over 3,700 apartment homes, AvalonBay worked with residents to install efficient lighting, water fixture aerators, and low-flow shower heads.

Cost
The implemented technologies and energy assessments were provided at no cost to AvalonBay residents through the utility-sponsored incentive program.

Results and Benefits
Residents received over 36,000 CFL bulbs, 6,900 faucet aerators, and 3,700 shower heads, enabling them to reduce their electricity use and water consumption. Savings were estimated to be around $750,000 annually, which goes directly to AvalonBay residents’ bottom line.

AvalonBay Estimated Consumption Reductions and Savings

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<tbody>
<tr>
<td>TOTAL ENERGY REDUCTIONS</td>
<td>1,922,904 kWh</td>
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<td>HEATING &amp; COOLING REDUCTION</td>
<td>25 MMBtu</td>
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<td>WATER SAVINGS</td>
<td>53.7 million gallons</td>
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<td>EMISSIONS REDUCTIONS</td>
<td>2,338 metric tonnes</td>
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<td>TOTAL SAVINGS</td>
<td>$764,900</td>
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Challenges
Getting buy-in from the residents can be difficult because CFLs and water aerators carry some stigmas.

“Participating in the Maryland QHEC program provides a great opportunity to reduce the energy and water usage of our communities and help our residents save money each month, all at no cost to us as the landlord.”

Matt Birenbaum, EVP, Corporate Strategy, AvalonBay

GOAL
Reduce energy and water consumption while engaging residents and providing them with opportunities to decrease utility costs

APPROACH
Portfolio-wide utility incentive program participation

BUILDING TYPE
Multifamily apartment buildings

BUILDING LOCATION
11 AvalonBay properties in Maryland, United States

BUILDING AREA
~460,000 m² (over 5 million ft²)