



ROSEWOOD PARK SENIOR APARTMENTS

A Win for Residents in the City of Commerce

The Southern California Regional Energy Network (SoCalREN) Multifamily Program offers **no-cost technical consulting and rebates** to multifamily properties making energy efficiency improvements. To help property owners and contractors in hard-to-reach markets participate, SoCalREN launched a pilot program offering additional financial resources.

Rosewood Park Senior Apartments, a 94-unit complex in the heart of Commerce, CA, is setting a new standard for energy-efficient senior housing. Built in 1981 and spanning over 846,000 square feet across six buildings, the property—owned by Positive Investments—became the first in the City of Commerce to complete a comprehensive retrofit through SoCalREN's Multifamily Program.

The property team implemented targeted upgrades, including domestic hot water recirculation pump controls and high-efficiency central storage water heaters. These improvements were designed not only to reduce energy use and utility costs, but to also enhance daily comfort and peace of mind for the senior residents who call Rosewood Park home.

“Thanks to the program, the cost of the water heater is reduced by about 50%. We're getting higher efficiency for the same or even lower cost, which means more savings. It's a win-win all around!”

—Daniel Cunningham, Utilities Manager

PROPERTY PROFILE

Property Name:	Rosewood Park Senior Apartments
Location:	Commerce, CA
Owner:	Positive Investments
Property Size:	Medium
# of Units:	94
# of Buildings:	6
Square Feet:	846,000
Year Built:	1981

Learn More About SoCalREN’s Multifamily Program

Visit socalren.org/multifamily • Email multifamily@socalren.org • Call (877) 785-2237

Rosewood Park’s success showcases how early adoption and proactive leadership can deliver meaningful results. As the first project of its kind in Commerce, it now serves as a model for other local properties exploring similar upgrades.

Upgrades at a Glance

PROJECT COST:	\$115,631
SoCalREN REBATES:	\$79,578
FINAL CUSTOMER COST:	\$36,053
ANNUAL ENERGY SAVINGS:	35.2%
TOTAL ENERGY SAVINGS:	1,626.2 kWh 9,712.9 Therms
ESTIMATED ANNUAL COST SAVINGS:	\$14,021
ESTIMATED FIVE-YEAR COST SAVINGS: (NO ESCALATION)	\$70,106

Upgrade Measures

- Domestic hot water (DHW) recirculation pump controls (Gas DHW): 6
- High-efficiency central storage domestic water heaters: 6

Benefits

Recirculation Pump Controls

- **Energy Savings.** Reduces unnecessary pump operation and standby heat loss, conserving gas used for water heating.
- **Water Conservation.** Hot water is delivered faster at the tap, reducing water waste while waiting.
- **Improved Comfort.** Immediate access to hot water increases convenience for end users.
- **Extended Equipment Life.** Controlled pump operation reduces wear and tear on both the pump and water heater.
- **Lower Utility Bills.** Reduced water and energy usage translates to savings on both gas and water bills.

Central Storage Domestic Water Heaters

- **High Thermal Efficiency.** Maximizes energy use by converting more gas into usable hot water, reducing energy waste.
- **Lower Operating Costs.** Uses less fuel to maintain hot water supply, resulting in lower gas bills.
- **Consistent Hot Water Supply.** Central storage ensures a reliable and steady supply of hot water, even during peak demand.
- **Compact, Centralized Design.** Serves multiple units or fixtures from a single location, saving space and simplifying maintenance.
- **Durable and Reliable.** Designed for long life and frequent use, especially in multifamily settings.

