



FIRST ALL-ELECTRIC MULTIFAMILY RETROFIT, SAN MATEO COUNTY

Menlo Spark, Association for Energy Affordability, and MidPen Housing collaborated on the full electrification of affordable housing at the Willow Court six-plex in Menlo Park’s Belle Haven community.

CLIMATE POLLUTION REMOVAL

Removal of all gas appliances (water heaters, furnaces, clothing dryers), replaced by heat pump electric versions. All gas lines shut off.

BILL SAVINGS FOR TENANTS

Tenants save estimated \$360/year (\$30/month) with heat pump HVAC and heat pump water heater vs. traditional gas appliances and AC systems.*

TENANT AND PUBLIC HEALTH

Elimination of NOx and all gas combustion pollutants that cause asthma, cardiac disease, and other serious health concerns.

EXTREME HEAT RESILIENCE

Heat pump HVAC systems provide cooling (AC) for the first time to tenants, reducing health risks from heat waves.

NO ELECTRICAL PANEL UPSIZING NEEDED

Power efficient design debunks myth that all-electric retrofits need panel upsizing. Panel space remains to add EV charging in the future, if desired.



POWER EFFICIENT DESIGN TOOLS USED

- 240-volt heat pump water heaters (plug into existing outlets).
- Ducted heat pump HVAC systems (provide heating and cooling).
- 120 volt heat pump washer/dryer units (plug into existing outlets).
- Electric induction ranges.
- No panel upsizing needed: electrical loads estimated at 45 amps/unit with NEC Code 220.84 for “Other Multifamily” with in unit appliances.
- NEC Code 220.84 for “Other Multifamily” provides more electrical load flexibility than other relevant NEC codes.
- Load calculations available in Menlo Spark’s Willow Court Case Study.

*Source: RMI Analysis, Cost Savings From Household Heat Pump Adoption, April 2025

*Note: All buildings are different, and estimated savings are averages only

*For more details, see Menlo Spark’s Willow Court case study, available at menlospark.org