

Energy Upgrade California Multifamily Program

*LGC Statewide Energy Efficiency
Best Practices Forum
July 19th 2012*



MULTIFAMILY
PROGRAM



Agenda

- EUC Local Government Multifamily Programs
- EUC in Alameda County Multifamily Program
- Statewide Multifamily Resources
 - Program Design Recommendations
 - Workforce Development
 - Marketing Materials
 - Web Portal & IT Tools

Understanding CA's Multifamily Market

- Approx. 1/3 of households reside in MF
- > 70 % of MF constructed before established building energy efficiency codes
- A 25% energy upgrade of ~350,000 dwellings = removing 80,000 passenger vehicles from road
- MF Retrofit Challenges & Opportunities
 - Building types
 - Financing
 - Split incentives
 - Trigger events
 - Cost-effective energy savings measures

Solutions to overcome participation barriers

- Education/awareness
- Technical assistance
- Rebates/incentives
- Professionals training
- IT tools
- Financing

Energy Upgrade California – Multifamily Programs



- Sacramento County
- Alameda County
- San Francisco County
- Los Angeles County
- San Diego County

Energy Upgrade California – Multifamily Programs

Program Elements	Alameda County	Los Angeles	San Francisco	Sacramento (SMUD)	San Diego (SDG&E, local)
Technical Assistance	✓	✓	✓	✓	✓
Energy Assessment Rebate		✓		✓	✓
Upgrade Rebate Min. energy efficiency improvement		✓ Min = 10%	✓ Lighting, Lighting Control, Appliances & Weatherization	✓ Min = 20%	✓ Min = 10%
Green Labeling Rebates	✓	✓			
Expiration Date	June 2013	June 2013 Fully Subscribed	On-going	March 2012 Extension Pending	June 2012 Extension Pending



EUC in Alameda County Multifamily Program

Technical Assistance
Green Labeling Rebate

EUC in Alameda County: Technical Assistance

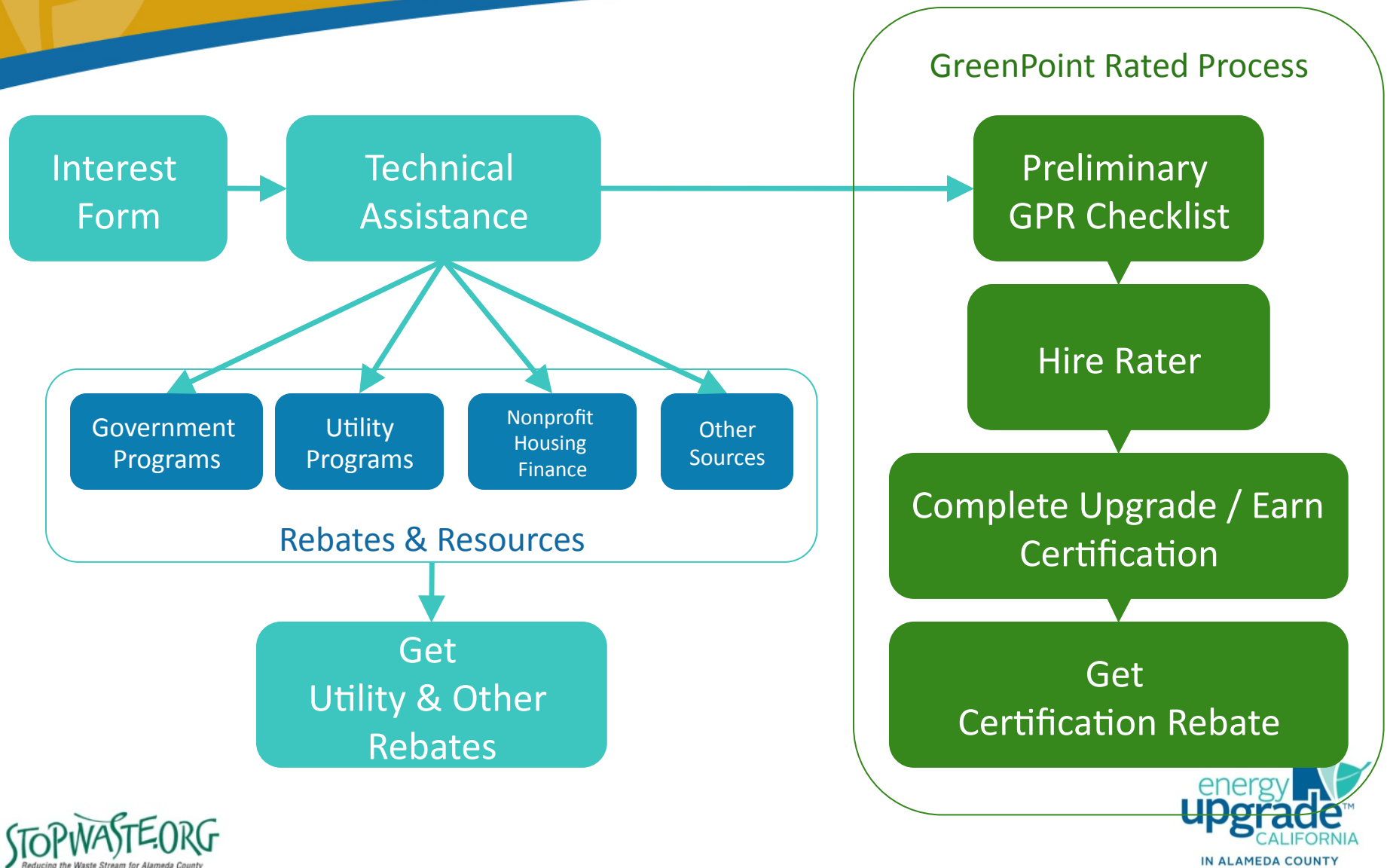
- Energy Upgrade pays for a professional consultant to:
 - Provide recommendations on upgrades
 - Identify applicable programs
 - Assist with GreenPoint Rated checklist
 - Provide customized help as needed (e.g., product comparisons, utility bill tracking, etc.)
- Menu of services available at
Multifamily.EnergyUpgradeCA.org



EUC in Alameda County: Green Labeling Rebates

- \$3,000 – 30,000 assessed on case-by-case basis:
 - Number of units
 - GreenPoint Rating
- Designed to offset:
 - Third-party Rater fees (rate dependent on market)
 - Certification fees (\$500 /project + \$100 /add't bldg)
 - If rebate exceeds costs, property owner keeps balance
- Paid in 2 installments:
 - 20% upon hiring Rater
 - 80% upon certification

Participate Process



Case Study: Posada de Colores

- Weatherized external façade
 - Repaired water/air infiltration leaks, replaced joint seals
- Dual pane, low-e windows
 - U-Factor: 0.31, SHGC: 0.33
- Domestic hot water & space heating boilers
 - 94% efficiency
 - New hydronic pipes, pipe insulation
 - Distribution system replacement: pumps, motors, fan coils, wiring, panels, controllers
- Elevator replacement
- High-efficacy lighting
 - Dwelling units
 - Common areas

100 affordable housing units
for seniors (all occupied)

Built in 1976 (original systems still in use)



Posada de Colores: Envelope

Façade weatherization

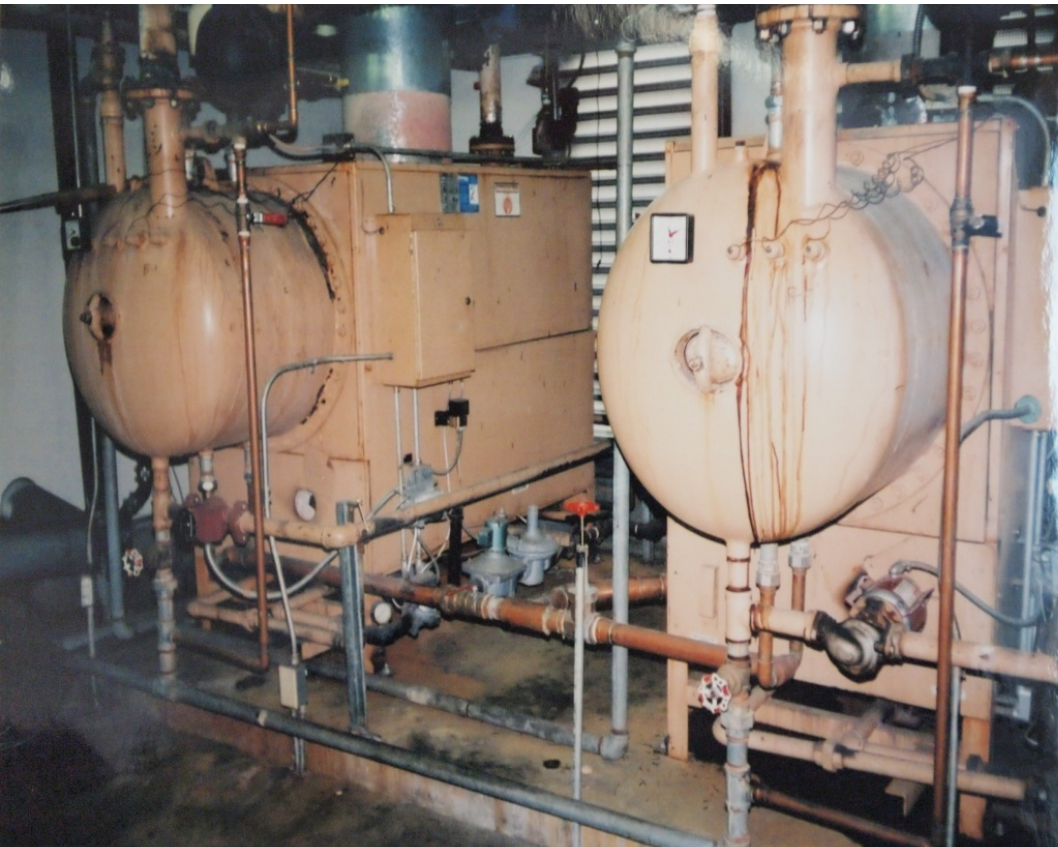


Window upgrades



Posada de Colores: Heating Equipment

Before



After



Posada de Colores: Other Green Measures



- Energy: Lighting in units & common areas
- Community: ADA compliance remodel of common area restrooms
- Water: Common area water efficiency; efficient laundry machines



Statewide Multifamily Resources

Program Design Recommendations

Workforce Development

Marketing Materials

Web Portal & IT Tools

HERCC Multifamily Subcommittee

- CA Home Energy Retrofit Coordinating Committee convened by EPA Region IX
- MF Sub-Committee (MF HERCC; chaired by StopWaste.Org)
 - Local, State, Federal Government
 - Utilities
 - Consultants & Industry professionals
- Task Groups:
 - Audit Protocols
 - IT Data Protocols
 - HERS II MF tools
 - Weatherization & low-income coordination

MF HERCC Recommendations

- Add whole building performance-based program to existing individual measure-based program
- Minimum feasible energy improvement levels:
 - 10 % for 2000 – 2008
 - 15 % for 1980 – 2000
 - 20% for pre-1980
- Rater/energy consultant delivery
- Single point of customer interface
- Streamline low-income program delivery
- Audit protocols; combustion safety protocols

MF HERCC Recommendations

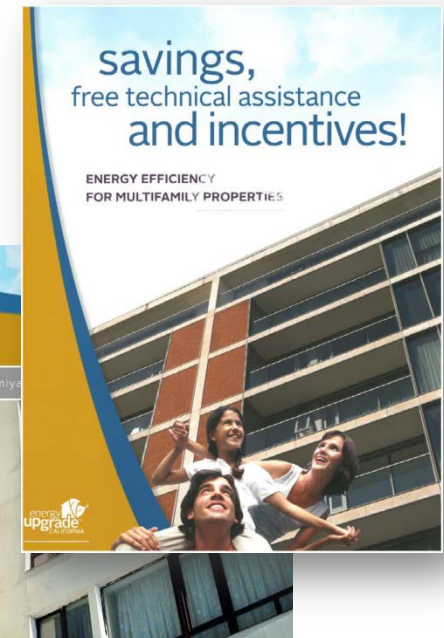
- Additional recommendations on:
 - Workforce training & certifications
 - Energy Analysis Software
 - Performance measurement, tracking & benchmarking
- Market characterization
 - Diversity of building types, energy systems, billing configuration, ownership structures
 - Trigger events & opportunities

Workforce Development

- Rater/Auditor
 - California Multifamily Existing Building training
 - BPI MFBA, GreenPoint Rated
- Energy Analyst
 - HERS II software training
- Building Operators
 - BPI MF Energy Efficiency Building Operator
 - Supports NAHMA, Green Business Program
- Central System Contractors (to be delivered)

Marketing Materials

- Developed Under State Energy Program:
 - Web Portal Design
 - Templates
 - Tri-fold & Multi-page Brochures
 - Case Studies
 - Banners
 - Photo Library



Energy Upgrades Improve Your Bottom Line

Save money on operating costs, reduce energy use, and improve the quality of your properties with the Energy Upgrade California Multifamily Program. Get the technical assistance you need to make smart energy-efficient improvements—and find rebates, incentives and financing to help pay for them!

The Energy Upgrade Program is currently available in five counties:

- Alameda
- Los Angeles

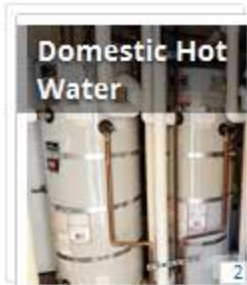
Integrated Tools for Multifamily Portfolios

- Energy Upgrade CA Multifamily web-portal: Multifamily.EnergyUpgradeCA.org
- Energy Upgrade CA Funding Finder
 - Guidance on upgrade approach & measures
 - Connect to applicable rebates & incentives
- Compass Portfolio Tracker
 - Utility usage analysis
 - Track upgrades & program participation

Recommended Retrofit Approach: Whole Building

Opportunities for improvement

[Export](#)

 Analyze Energy Use &
Track Upgrades


- ### 7 Recommended Measures
- Replace dwelling unit lighting with high efficacy fixtures
 - Add dwelling unit lighting controls
 - Replace common areas lighting with high efficacy fixtures
 - Add lighting controls to common area fixtures
 - Replace outdoor lighting with high efficacy fixtures
 - Add lighting controls to outdoor fixtures
 - Replace refrigerators with ENERGY STAR appliances



13 incentives available for your property* [Printable View](#)

 Show entries

 Search:

Incentive Name

Expiration Date

[Appliance Recycling Program](#)
[more▼](#)
[California Utility Allowance Calculator](#)
[more▼](#)
[Commercial Deemed Incentives](#)
[more▼](#)
[Energy Savings Assistance Program \(ESAP\)](#)
[more▼](#)
[Energy Upgrade CA in San Diego \(City of San Diego\)](#)
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[Energy Upgrade CA in San Diego County / SDG&E Multifamily Program](#)
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[Green Affordable Housing Preservation Loan Fund](#)
[more▼](#)
[Green Loan Fund](#)
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[Green Refinance Plus](#)
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[Low Income Housing Tax Credits](#)
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Baseline Utility Analysis

Compass Portfolio Tracker

Energy Savings Report

Demo Building

123 Main St
Philadelphia, PA 19010

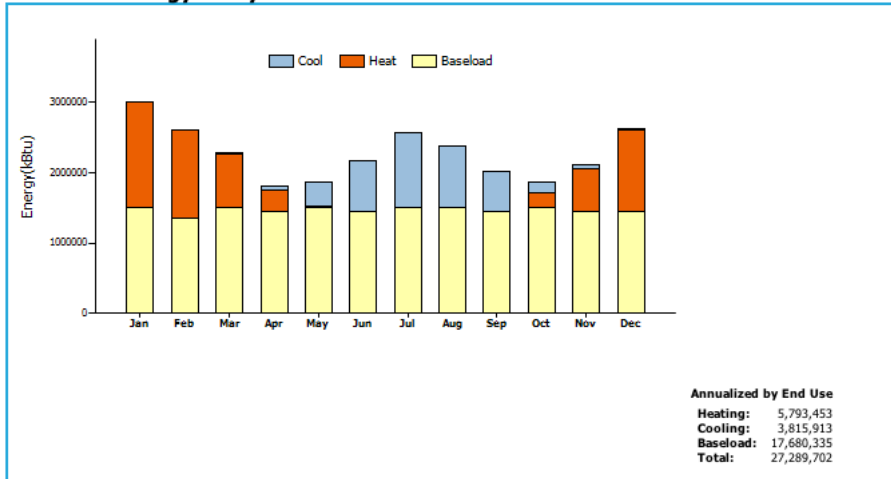
Owner: Rich
Year Built: 1973
Square Footage: 300,000 sf
Report Date: 5/3/2010

Scenario details

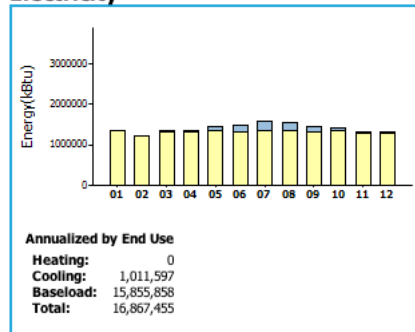
Baseline Period:
Jun 2008 - Jun 2009

Weather: Normalized

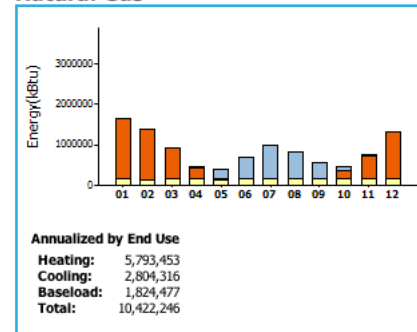
Total Site Energy Analysis



Electricity



Natural Gas



Integrated Tools for Multifamily Portfolios

Navigate

- Programs/Rebates
- Approach/Measures
- Resources
- Professionals

Benchmark

- EPA Portfolio Manager
- Energy use intensity
- Weather normalized

Track Upgrades & Programs

- Utility
- Local Government
- GreenPoint Rated

Quantify

- Pre vs. Post Savings
- Projected vs. Actual Savings



The upgrade not only reduced our natural gas bills; it has benefited our residents with improved thermal and acoustical comfort.

— *Ross Ojeda*

Director Real Estate, Unity Council

Contact Information

Multifamily.EnergyUpgradeCA.Org

Miya Kitahara

StopWaste.Org

multifamily@stopwaste.org

510.891.6558