

LOW INCOME  
WEATHERIZATION  
PROGRAM

# LOW INCOME WEATHERIZATION PROGRAM

for Multifamily Properties  
(LIWP-MF)

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- Whole building energy efficiency, solar thermal, and solar PV for multifamily properties under a single program
- All measures that result in greenhouse gas (GHG) reductions are eligible
- EE incentives (including solar thermal) are based on amount of GHG reductions
- PV incentives based on size of PV system



Energy Efficiency



Solar Photovoltaics



Solar Thermal

## ADMINISTRATION AND FUNDING

### ADMINISTRATION:

- Community Services & Development (CSD)
- Association for Energy Affordability (AEA)
  - California Housing Partnership Corp (CHP)
  - TRC Companies (TRC)
  - GRID Alternatives



### BUDGET CYCLES:

Round 1: \$17.9 million (fully enrolled)

Round 2: \$6.1 million (fully enrolled)

Round 3: \$19 million (largely enrolled, screening waitlist)

Round 4: \$7.1 million total (screening waitlist)

- **FARMWORKER CARVEOUT: \$5 million (open enrollment)**

## PROGRAM MODEL

- Single point-of-contact
- No upfront cost to property owner other than staff time and small “good faith deposit”
- Free energy audit and technical assistance
- Leveraging of other financial resources encouraged
- Free WegoWise benchmarking account for first year
- Incentives paid after installation of measures
- First-come-first-served basis



## PROPERTY ELIGIBILITY CRITERIA

- Located in a CalEPA Disadvantaged Community (DAC)
- At least one building on site must contain 5 units or more (if less than 5 units waiver request may be made)
- At least 66% of tenants with incomes < 80% AMI
- Able to achieve modeled energy savings  $\geq$  15%
  - 25% minimum savings required for projects that leverage other major incentive sources (i.e. TCAC, EUC, etc.)
- Incentives cannot exceed net project cost
- Maximum of 1000 units or ten (10) properties per ownership entity or subsidiaries of one entity

## TENTATIVE FARMWORKER ELIGIBILITY CRITERIA

- Located in DAC or within ½ mile of DAC (\$1M funding for ½ mi)
- Participated in Joe Serna Jr., Farmworker Housing Grant Program, the TCAC Farmworker Housing Assistance Program or USDA 514 and 516 Programs, or
  - At least 50% of units occupied by households that derive a portion of their income from agriculture employment and households with farmworker retirees.
- Active regulatory covenant to maintain affordability of low-income units for at least 10 years, or agree to an Affordability Covenant for a 10 year term
- Provide solar PV benefits to tenants, where feasible

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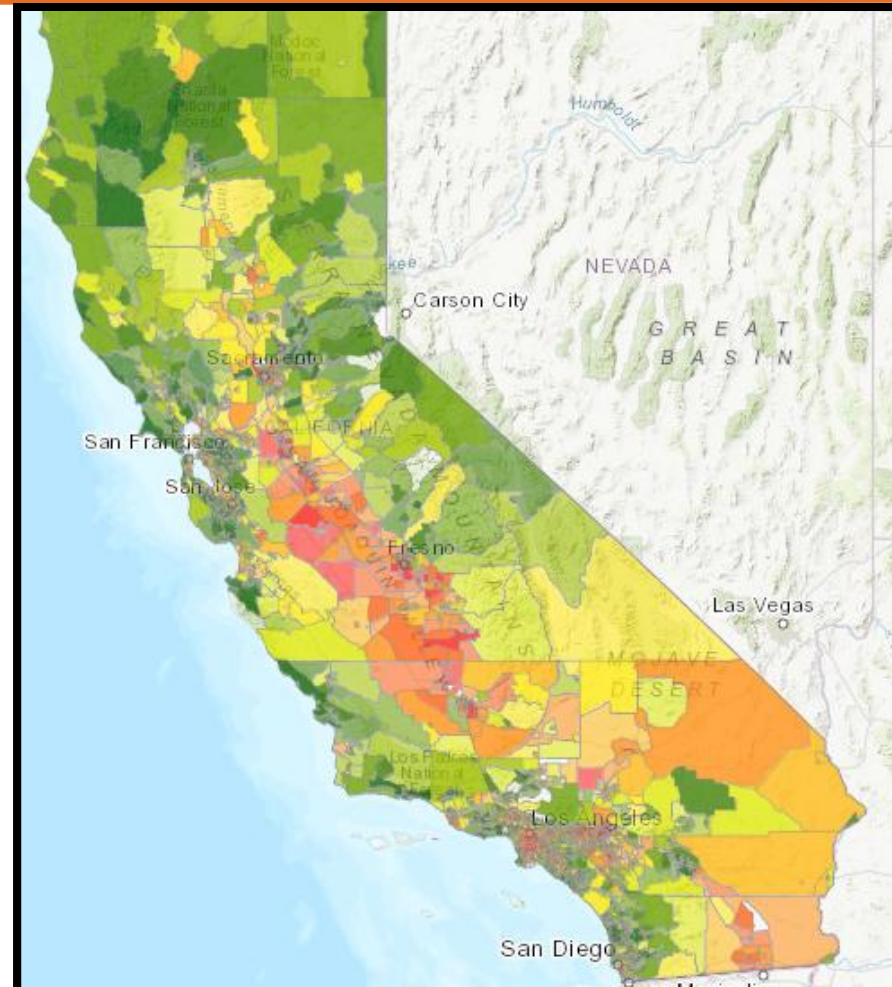
# DISADVANTAGED COMMUNITIES - STATEWIDE

## SB 535 Disadvantage Communities

■ Top 25% CalEnviroScreen 3.0  
Census Tracts

**Web link:**

<https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=4560cfbce7c745c299b2d0cbb07044f5>





# LOW INCOME WEATHERIZATION PROGRAM

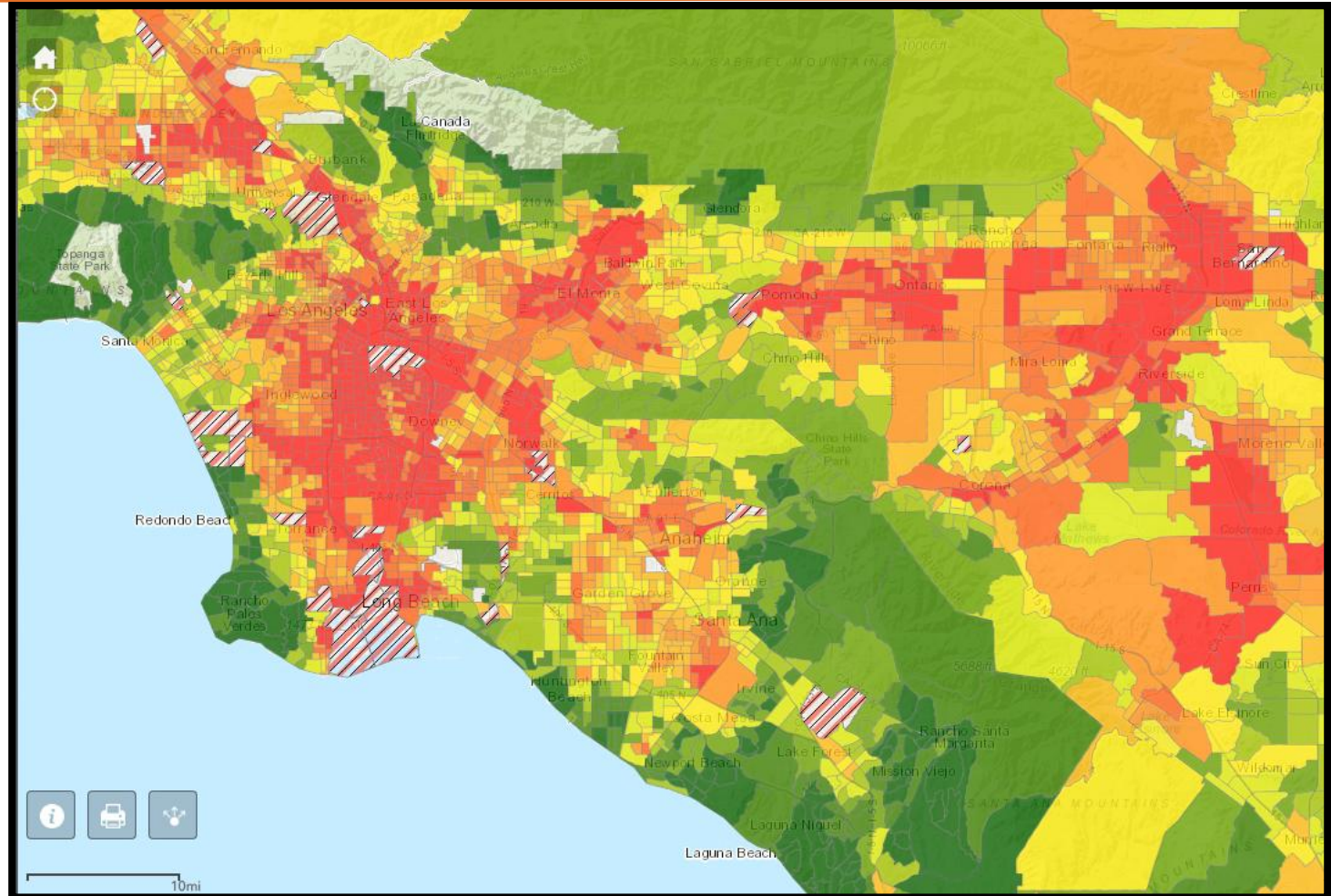
# DISADVANTAGED COMMUNITIES – SoCal Zoom In

## SB 535 Disadvantage Communities

■ Top 25% CalEnviroScreen 3.0 Census Tracts

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# LIST OF REQUIRED IN-UNIT EE UPGRADES

Measure Category	Measure Type	
<b>Water Heating</b>	Low flow kitchen aerators Low flow bathroom aerators Low flow showerheads	<1.8gpm at 60psi <1.2gpm at 60 psi <1.8gpm at 80psi
<b>Heating and Cooling</b>	Duct sealing	Where ducts or plenums are accessible, seal seams and connections with mastic Seal supply boots to drywall with caulk
<b>Lighting and Appliances</b>	Replace all incandescent and halogen bulbs with LED equivalent  Replace any refrigerator manufactured before 1999 rated 750 kWh annual consumption or more	If applicable

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# LIST OF MEASURES ELIGIBLE FOR INCENTIVES

Measure Category	Measure Type	
<b>Building Shell</b>	Cool roof Roof insulation Attic insulation Wall insulation Floor insulation	Window/sliding door replacement Window coatings Window shading Air sealing
<b>Heating and Cooling</b>	Heating system replacement Cooling system replacement Fan replacement Pump replacement	Duct insulation HVAC system controls Energy Management Systems
<b>Water Heating</b>	Water heater/boiler replacement Variable speed pumps Recirculation controls	Pool, spa pumps and equipment Low flow fixtures (kitchen/bath) Pipe insulation
<b>Lighting and Appliances</b>	Indoor, outdoor, parking lot, and garage lighting	Refrigerators Dishwashers Clothes washer and dryers (incl. common area coin-op)
<b>Renewable Energy</b>	Solar hot water systems (thermal)	Solar photovoltaic

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# ENERGY EFFICIENCY INCENTIVE AMOUNTS

Project Deadlines	Tenant Energy Savings Measures	Owner Energy Savings Measures
<b>ROUND 1</b> Project reserved by Dec 31, 2016 and Measures completed and verified before April 30, 2017	\$5,000 per MT GHG	\$4,000 per MT GHG
<b>ROUND 2</b> Measures completed and verified before March 1, 2018	\$4,500 per MT GHG	\$3,500 per MT GHG
<b>ROUND 3&amp;4</b> Measures completed and verified before March 1, 2020	\$4,500 per MT GHG	\$3,000 per MT GHG

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**PROJECT EXAMPLE #1, LIWP-ONLY PROJECT**

	Measure	Estimated Installed Cost	Annual Energy Savings		Site Energy Savings %*	Annual Cost Savings	GHG Savings	LIWP Incentive
			kWh	Therm				
<b>PLANNED ENERGY SAVINGS MEASURES</b>						\$	MTCO2	
1	New High-Efficiency Condensing DHW Boiler	\$148,182	0	1,334	7.4%	\$1,334	7.08	\$28,339
2	Upgrade Washing Machines (Energy Star)	\$5,000	871	180	1.2%	\$319	1.23	\$4,921
3	Comprehensive LED Lighting Upgrade throughout (Common)	\$39,000	18,125	-32	3.3%	\$2,868	5.54	\$22,158
4	Comprehensive LED Lighting Upgrade throughout (In-Unit)	\$39,000	4,489	0	0.9%	\$763	1.41	\$7,070
5	Low Flow aerators and shower heads (assumes install by Maintenance Staff)	\$3,000	0	958	5.3%	\$958	5.09	\$20,352
6	Temp-Controlled Recirc DHW Controls	\$5,000	851	410	2.5%	\$546	2.45	\$9,782
	<b>Total Installed Costs</b>	<b>\$239,182</b>	<b>24,336</b>	<b>2,850</b>	<b>20.5%</b>	<b>\$6,789</b>	<b>22.80</b>	<b>\$92,623</b>

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**PROJECT EXAMPLE #2, LIWP + EUC  
LEVERAGED PROJECT**

	Measure	Estimated Installed Cost	Annual Energy Savings		Site Energy Savings %*	Annual Cost Savings	GHG Savings	LIWP Incentive
			kWh	Therm				
<b>PLANNED ENERGY SAVINGS MEASURES</b>								
1	Roof Insulation (R-19 to R-38) Blown-in cellulose	\$12,800	0	60	0.5%	\$60	0.3	\$1,275
2	Windows (U-.32, SHGC-.25)	\$53,220	-3	398	3.1%	\$398	2.1	\$8,451
3	Showerheads and Aerators (shower 1.6 w/TSV, Bath 0.5, Kitch 1.5)	\$3,000	0	719	5.7%	\$719	3.8	\$15,274
4	Washing Machine Upgrade (no cost assumes lease upgrade)	\$0	1,162	106	1.2%	\$292	0.9	\$3,716
5	Comprehensive In-Unit LED Lighting Upgrade	\$14,000	13,549	-274	1.5%	\$1,894	2.8	\$11,251
6	Comprehensive Common Area & Exterior LED Lighting Upgrade	\$12,000	16,006	0	4.3%	\$2,561	5.0	\$20,168
7	Refrigerators (assumes 50% are replaced)	\$18,750	1,875	0	0.5%	\$300	0.6	\$2,363
8	Insulate DHW Pipes In Attic	\$300	0	141	1.1%	\$141	0.8	\$3,002
9	Solar Thermal (Solar Fraction ~47%)	\$108,563	0	2,127	16.8%	\$2,127	11.3	\$45,186
10	DHW Demand Recirculation Pump	\$5,000	1,245	1,021	8.4%	\$1,220	5.8	\$23,259
Total Installed Costs		<b>\$227,633</b>	<b>33,834</b>	<b>4,298</b>	<b>43.2%</b>	<b>9,712</b>	<b>33.5</b>	<b>\$133,945</b>
							CSI SOLAR THERMAL REBATE	\$52,920
							LADWP+SCG REBATE	\$36,720
							<b>TOTAL INCENTIVES</b>	<b>\$223,585</b>

## INCENTIVE LEVELS FOR SOLAR PV SYSTEMS

Solar PV Incentive	Tenant Meter PV Systems < 100 kW*	Owner Meter PV System <100 kW* (Common Area or Master Meter)
ROUNDS 1-4	Up to 100%	Up to 50%

### Solar PV Incentive is based on:

- Type of leveraged funds (LIHTC, ITC, MASH/LADWP) - the more leveraged funds, the less LIWP funding is needed. Projects are assumed to take ITC.
- If PV system is offsetting owner meter or tenant meter consumption
- Size of PV system



**Energy Efficiency Requirement:** scope of work to achieve 15% energy savings

- May be waived at the discretion of CSD, if AEA does not identify sufficient energy efficiency upgrade opportunities available to achieve the threshold.

## CONTRACTOR SELECTION



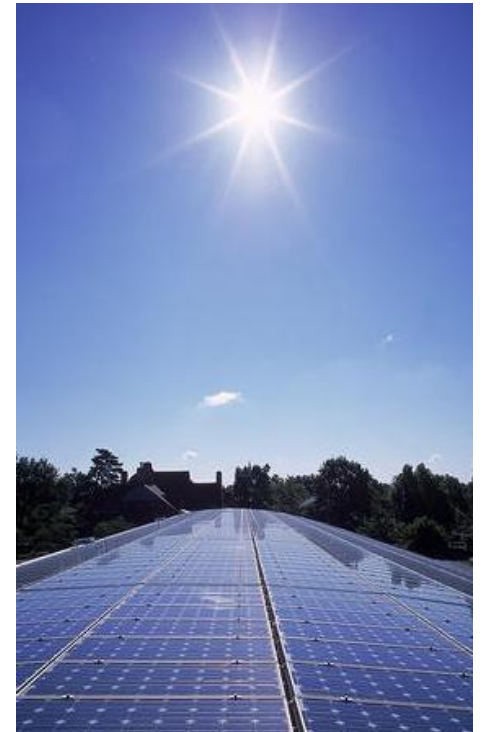
- Owner selects and hires contractors directly for energy and water efficiency upgrades
- Solar component:
  - Program team can provide free solar technical assistance
  - Two bids are required, at a minimum, to qualify

1. Submit online Interest Forms for eligible properties to get in queue
2. LIWP will follow up to complete intake process, if additional funding is secured
3. For farmworker properties, please indicate farmworker status in interest form

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## RESOURCES

- Program Website  
[www.camultifamilyenergyefficiency.org](http://www.camultifamilyenergyefficiency.org)
- Interest Form  
[https://aea.secure.force.com/eo3\\_PortalTradeAllyRegistration?pctxt=LIWP](https://aea.secure.force.com/eo3_PortalTradeAllyRegistration?pctxt=LIWP)



# LOW INCOME WEATHERIZATION PROGRAM


## GET STARTED!

### CALIFORNIA LOW INCOME WEATHERIZATION PROGRAM FOR LARGE MULTIFAMILY PROJECTS

PROGRAM OFFERINGS - PROPERTY OWNERS - CONTRACTORS - RESOURCES AND FAQ

#### PROGRAM OFFERINGS


The California Low Income Weatherization Program, funded by the California Department of Community Services and Development, supports owners and residents to lower utility costs, save energy and reduce greenhouse gas emissions in large multifamily properties.



Energy Efficiency



Solar Photovoltaics



Solar Thermal

**INCENTIVES:** COVER UP TO 80% OF ENERGY EFFICIENCY UPGRADES AND 50 - 100% OF SOLAR INSTALLATIONS.

**FREE SUPPORT:** PROPERTY ASSESSMENTS, DESIGN ASSISTANCE, AND CONTRACTOR COORDINATION.

[www.camultifamilyenergyefficiency.org](http://www.camultifamilyenergyefficiency.org)

Fill out an interest form here  
(to be completed by building owner)

FIND OUT IF YOUR PROPERTY QUALIFIES →



BECOME A PARTICIPATING CONTRACTOR →



GET STARTED: SUBMIT AN INTEREST FORM →

