

LOW INCOME WEATHERIZATION PROGRAM for Multifamily (LIWP-MF)

OVERVIEW

- 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 (CHPC)
 - TRC Companies (TRC)
 - GRID Alternatives

BUDGET CYCLES:

Round 1: \$17.9 million (completed)

Round 2: \$6.1 million (completed)

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

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

Round 5: \$4.3 million total (screening waitlist)

Farmworker Carve-out: \$5 million (open enrollment)

- **\$2.5 million now available to farmworker properties outside DACs**



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



PROPERTY ELIGIBILITY CRITERIA

- Located in a CalEPA Disadvantaged Community (DAC)
 - Limited funding for farmworker properties outside DACs
 - Limited funding for properties within ½ mile of DAC
- Property must contain 5 units or more
- 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.)
- Must sign Property Affordability Covenant agreeing to maintain LIWP affordability requirements for at least 10 years
- Incentives cannot exceed net project cost
- Maximum of 1000 units or 10 properties per ownership entity/subsidiaries of one entity

ADDITIONAL ELIGIBILITY CRITERIA FOR FARMWORKER HOUSING

- At least 50% of units are occupied or available to farmworkers and their households
- Have Farmworker Housing Regulatory Agreement (e.g. Joe Serna Jr., Farmworker Housing Grant Program, the TCAC Farmworker Housing Assistance Program or USDA 514 and 516 Programs), or meet requirements for Farmworker Housing Self-Certification.
- Must agree to maintain LIWP affordability and farmworker eligibility requirements for at least 10 years by signing:
 - Property Affordability Covenant & Farmworker Housing Eligibility Requirements
- Provide solar PV benefits to tenants, where feasible.
- **NEW: Farmworker properties do NOT need to be in DACS to be eligible**

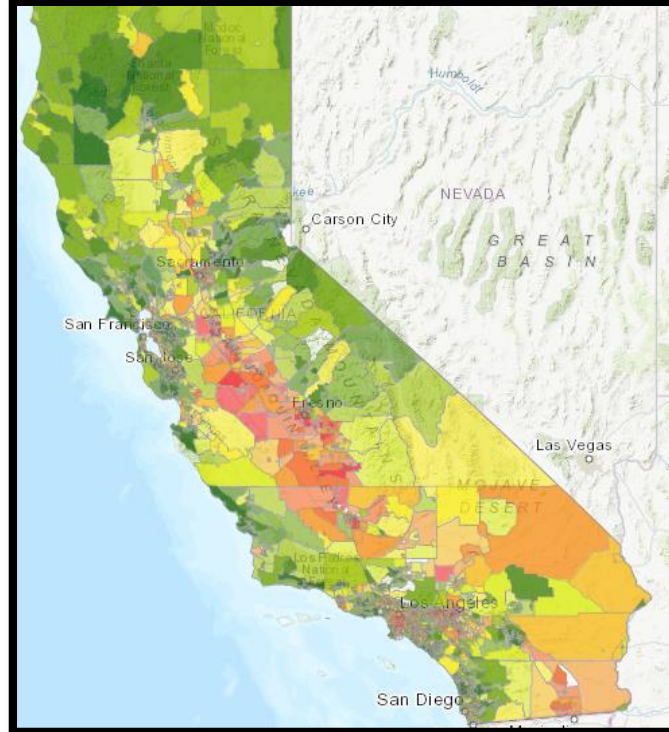
DISADVANTAGED COMMUNITIES - STATEWIDE

SB 535 Disadvantage Communities

■ Top 25% CalEnviroScreen 3.0
Census Tracts

Web link:

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



DISADVANTAGED COMMUNITIES – SoCal Zoom In

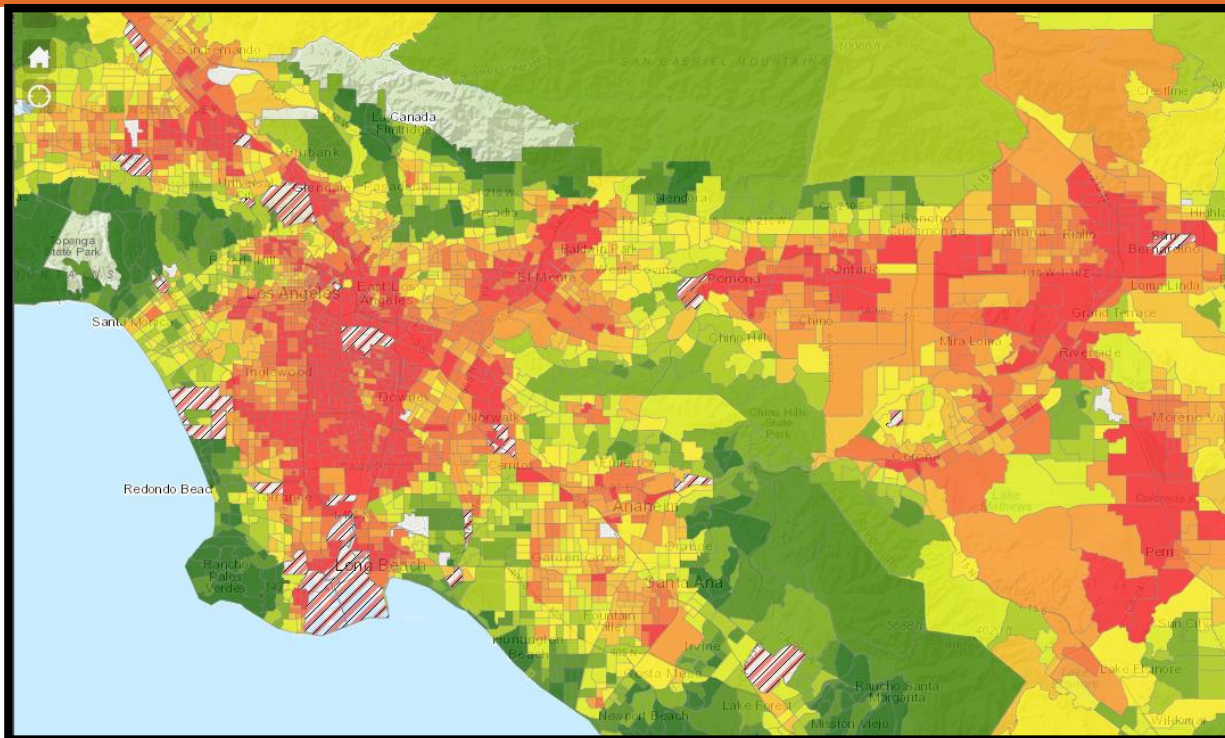
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LIST OF REQUIRED IN-UNIT ENERGY EFFICIENCY UPGRADES

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

LIST OF MEASURES ELIGIBLE FOR INCENTIVES

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

ENERGY EFFICIENCY INCENTIVE AMOUNTS

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

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 | | | | |
| PLANNED ENERGY SAVINGS MEASURES | | | | | | | | |
| | | | | | | \$ | 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 |
| | Total Installed Costs | \$239,182 | 24,336 | 2,850 | 20.5% | \$6,789 | 22.80 | \$92,623 |

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 | | | | |
| PLANNED ENERGY SAVINGS MEASURES | | | | | | | | |
| | | | | | | \$ | MTCO2 | |
| 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 | \$227,633 | 33,834 | 4,298 | 43.2% | 9,712 | 33.5 | \$133,945 |
| | | | | | | CSI SOLAR THERMAL REBATE | | \$52,920 |
| | | | | | | LADWP+SCG REBATE | | \$36,720 |
| | | | | | | TOTAL INCENTIVES | | \$223,585 |

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 1-5 | 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

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

WAITLIST

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

RESOURCES

- Program Website
www.camultifamilyenergyefficiency.org
- Interest Form
https://aea.secure.force.com/eo3_PortalTradeAllyRegistration?pctxt=LIWP



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

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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 →

