

GREENING MULTI-FAMILY HOUSING

The Yolo County Housing Experience

January 2010

A different way to look at financing for existing housing stock

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Energy Star and PG and E Programs 2009

Energy Star Web Site Purchase Program	
15.5 CuFt Energy Star Refrigerator	\$ 413.00 per Refrigerator
	<u> X 75 Refrigerators</u>
Purchase Cost	\$ 30,975.00 tax not included

HD Supply	
15.5 CuFt Energy Star Refrigerator	\$ 540.00 per Refrigerator
	<u> X 75 Refrigerators</u>
Estimated Cost	\$ 40,500.00 tax not included

Cost Savings to YCH using Energy Star Program: **\$9,525.00**

PG and E Duct Sealing Program
Completed at the following Developments

Developments	Units
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Woodland

44-1	60
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44-7	72
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Winters

44-08	26
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44-18	50
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44-25	18
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West Sacramento

44-15	39
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44-17	24
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<u>Total Units Completed</u>	<u>289</u>
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Cost to YCH using PG and E Duct Sealing Program "NONE"

Cost if YCH had to secure this service for 289 units: \$50,575.00

\$ 175.00 per unit	\$ 175.00	
	<u> X 289 units</u>	
	\$ 50,575.00	

Energy Efficient upgrades to the Dixon and Madison Migrant Centers by Energy Partners 2009

DIXON MIGRANT CENTER

Unit Number	Kitchen Sink Faucet Attachment Aerator	Combo Entry Locks	Entry Door Replacement	Weather Stripping Entry Door	Shower Head	Interior Lamp	Exterior Lamp	Bathroom Sensor Light Switch
82	1				2	3	1	
83	1	1	1		2			
84	1				1	1	1	
85	1				2	1	1	
81	1			1	2	1	1	
80	1			1	1	1		
78	1				1			1
79	1				1			
75	1			1	1			
74	1			2				
76	1				1			
73	1			2	1			
72	1				1		1	
67	1			1	1		1	
66	1			1	1		1	
71	1			1	1		1	
70	1			1	1		1	
69	1			1	1		1	

68	1			1	1		1	
Unit Number	Kitchen Sink Faucet Attachment Aerator	Combo Entry Locks	Entry Door Replacement	Weather Stripping Entry Door	Shower Head	Interior Lamp	Exterior Lamp	Bathroom Sensor Light Switch
65	1			1			1	
63				1	1			
62	1			1	1		1	
61	1			1	1		1	
60	1			1	1		1	
59	1			1	1		1	
58	1			1	1		1	
57				1			1	
56				1			1	
54	1			1	1		1	
55	1			1	1		1	
53	1			1	1		1	
52	1			1	1		1	1
50	1			1	1		1	
51				1				
49	1			1	1		1	
48	1			1			1	
46	1			1			1	
45	1			1	1			
44	1							
42				1	1			

40	1			1	1		1	
38	1			1	1		1	
Unit Number	Kitchen Sink Faucet Attachment Aerator	Combo Entry Locks	Entry Door Replacement	Weather Stripping Entry Door	Shower Head	Interior Lamp	Exterior Lamp	Bathroom Sensor Light Switch
39	1	1	1		1		1	
37	1			1	1		1	
36	1			1	1		1	
41				1	1		1	
39	1		1		1		1	
31	1			1	1		1	
29	1			1	1			
27	1			1	1		1	
25	1			1	1		1	
34	1			1	1		1	
35	1			1	1		1	
33	1			1	1		1	
32	1			1	1		1	
23	1			1	1		1	
22	1			1	1		1	
21	1			1	1		1	
20	1			1	1		1	
18	1			1	1		1	
19	1			1	1		1	
17	1			1	1		1	

16	1			1	1		1	
15	1			1	1		1	
14	1			1	1		1	
Unit Number	Kitchen Sink Faucet Attachment Aerator	Combo Entry Locks	Entry Door Replacement	Weather Stripping Entry Door	Shower Head	Interior Lamp	Exterior Lamp	Bathroom Sensor Light Switch
12	1			1	1		1	
13	1			1	1		1	
10	1			1	1		1	
11	1			1	1		1	
08	1			1	1		1	
09	1			1	1		1	
06	1			1	1		1	
07	1			1	1		1	
04				1	1		1	
05	1			1	1		1	1

DIXON MIGRANT CENTER

Kitchen sink faucet aerator model A112.18.1
Unit Price \$19.25
Total estimated cost for 65 units is \$1,251.25

Combo entry locks
Unit price \$64.99

Total estimated cost for 2 units is \$129.98

Entry door

Unit price \$165.95

Total estimated cost for 2 units is \$331.9

Weather stripping materials

Unit price \$25.98

Total estimated cost for 60 units is \$1,558.8

Showerhead

Unit price \$19.95

Total estimated cost for 71 units is \$1,416.45

Interior lamp ceiling fixture with CFL bulb

Unit price \$22.99

Total estimated cost for 7 units is \$160.93

Exterior sensor fixture with compact fluorescent bulb

Unit price \$36.75

Total estimated cost for 60 units is \$2,205.00

Bathroom light switch (Motion-Activated Passive photoelectric sensor light switch control)

Unit price \$22.99

Total estimated cost for 3 units is \$68.97

Total estimated cost for upgrades at the Dixon Center is \$7,123.28

TAXES AND LABOR NOT INCLUDED

MADISON MIGRANT CENTER

The Madison Migrant Center has 88 rental units. Energy Partners replaced the exterior lamps, and the bathroom light switches with a motion sensor light switch device at all 88 units. In addition to these items, Energy Partners replace 77 refrigerators at those units where the original refrigerators had more than 14 years since manufactured.

Refrigerators that were installed at the Madison Center are Kenmore-Model AD-15.

Unit price is: \$426.83

Total estimated cost for 77 refrigerators is \$32,865.91

Exterior sensor fixture with compact fluorescent bulb

Unit price is: \$36.75

Total estimated cost for 88 units is \$3,234.00

Motion-Activated Passive photoelectric sensor light switch control installed on all 88 units in the bathroom area

Unit price is \$22.99

Total estimated cost for 88 units is \$2,023.12

Total estimated cost for upgrades at the Madison Center is \$38,123.03

TAXES AND LABOR NOT INCLUDED

Part II - Local Government Partnerships

LOCAL GOVERNMENT PARTNERSHIP

A SUMMARY

(January 2010)

WHAT IS A LOCAL GOVERNMENT PARTNERSHIP?

There is a lot of detail, plenty of nuance, and many questions to be answered as we go forward but, fundamentally, from the perspective of the Compact, it is a partnership with PG&E that enables us to cooperatively design and implement a plan to increase energy efficiency and save money on utility bills in government buildings and in the community through a combination of innovative programs customized for our needs and coordination of existing “off-the-shelf” (OTS) programs. Because it is a partnership, it involves benefits and responsibilities for both sides it is not a free lunch.

BACKGROUND

The Legislature requires the Investor Owned Utilities to pursue demand reduction as a first priority before developing additional generation capacity, has “decoupled” the rate structure from the amount of energy provided, and authorized the IOUs to collect fees on ratepayer bills to support “Public Purpose Programs.” These fees are to be used by the utilities to “fund efforts considered by law to benefit society, such as assistance programs for low-income customers and energy efficiency programs.”

PG&E has formed 23 Local Government Partnerships (LGP’s), generally referred to as “Energy Watch” programs, throughout its service area. Many of these LGP’s involve contracts between PG&E and nonprofit organizations. The California Public Utilities Commission (CPUC) has expressed a desire that the IOUs work directly with local governments or quasi-government organizations.

The CPUC regulates the LGP process and has established funding levels for the three-year period 2010-12. The Yolo Energy Watch Program missed the window to be included in this allocation, but would apply through a separate and potentially expedited mechanism --- the Local Government Energy Assistance Resources (LGEAR) program – part of the 2010-12 program.

The purpose of LGP’s is to promote the energy goals of the California Long Term Strategic Plan (developed by the CPUC and organizations such as NRDC, TURN, etc.) including building capacity and expertise in local government and assisting local governments in acting as a catalyst for community energy efficiency.

ROLES AND RESPONSIBILITIES

In its skeletal form, the LGP consists of a contract between the utility and some other agency or organization, with the utility providing funding and personnel to implement a plan to achieve energy efficiency in municipal (including city, county, and school) buildings and facilities as well as in the community as a whole, and the local governments committing to implement the plan they develop.

PACIFIC GAS AND ELECTRIC

1. Contract with a governmental agency, a quasi-governmental agency (e.g. a Joint Powers Authority), or a nonprofit organization.
2. Dedicate funds (initial estimate of \$1-3 million, not including OTS programs). There is no guarantee for funding and the exact amount requested will depend on the plan developed in conjunction with PG&E and dollars available (other LGP's are also requesting funds).
3. Provide a Program Manager to oversee and coordinate the utility's role in the partnership and assist with strategic direction for the LGP.
4. Provide additional support which may include usage data, marketing and outreach efforts, and assistance in obtaining facility audits.

THE CONTRACTING AGENCY/LOCAL GOVERNMENTS

1. No direct monetary contribution is required.
2. Participation in some programs (primarily OTS) **may** require matching funds.
3. An LGP is intended to meet the goals of the California Long Term Strategic Plan to develop energy efficiency expertise and long-term sustainability in local governments, and for local governments to provide leadership in this area in the community. This includes adopting a long-term plan to establish and maintain energy efficiency in its jurisdiction. This will require dedication of some level of staff and other resources.
4. Identify a Steering Committee to work with PG&E to develop and implement an energy efficiency plan.
5. Identify a Program Administrator and Administrative Assistant (funded by LGP dollars).
6. Local governments join/support the LGP by resolution/MOU.
7. Identify a "Champion" (a person, the Steering Committee, or the Compact).
8. Commit to implementing the plan (this may involve staff time).
9. Monthly meetings (staff level) to discuss implementation.

10. Provide information for monthly and quarterly progress reports to PG&E and the CPUC respectively.

11. Work within the regulatory structure defined by the CPUC.

USE OF FUNDS

Funds are allocated into the following categories:

(A) Funds for the local government partner for program administration, marketing and implementation.

(B) Funds for program implementation through a PUC approved list of local third party contractors, and;

(C) Funds for PG&E for administration, incentives, and rebates.

HOW IS A LOCAL GOVERNMENT PARTNERSHIP FORMED?

The first step is to select the agency to enter into the contract with PG&E. Once the contracting agency is determined, PG&E and the contracting agency will work together to develop a plan and a budget to implement that plan.

PG&E provides a template for the elements of an application. The application will need to demonstrate that the program: is cost-effective, leverages other funds, results in real and sustained savings; involves people and jurisdictions with a record of successful implementation of energy or related programs; includes a commitment to increase energy efficiency of government facilities; and presents a comprehensive approach that targets multiple energy saving programs, including those that may have a longer payback.

The application process is led by the designated entity with the assistance of PG&E.

The plan is reviewed and approved by the LGP steering committee as a whole and each member jurisdiction before it is submitted by PG&E.

A contract is negotiated and signed upon plan approval.

THE LOCAL GOVERNMENT PARTNERSHIP ENERGY EFFICIENCY PLAN

The Plan in the aggregate must demonstrate that it meets energy efficiency and reduction targets. Individual components of the Plan may not result in energy savings (i.e. training) but, on balance, the Plan must result in increased energy efficiency.

PG&E will provide assistance in developing the Plan and applying for the funds, including developing and formatting data and other information into the form expected by the CPUC.

The Plan can include programs for community energy efficiency (residential, commercial, industrial, agricultural) as well as energy efficiency of governmental operations.

The Plan can include off-the-shelf” energy efficiency programs and these will not count against the overall LGP budget. PG&E can provide a 10-year record of energy efficiency programs implemented in each jurisdiction (county, city, school district).

PG&E has provided a 150-page document listing OTS programs, which is available for review and for developing the Plan.

The LGP process encourages “custom” programs tailored to meet specific local needs. For example, the Yolo Energy Watch may want to target assisted living centers for energy efficiency measures to provide seniors with protection against heat related stress. San Francisco has a program that targets non-English speaking dentist offices on or above the second floor of buildings.

Programs can be “direct install” where PG&E offers a “soup to nuts” process to obtain materials and have them installed using existing PG&E installers in our region, or a “direct delivery” process where work is done by the local government. The “direct install” uses a greater percentage of LGP funds.

The Plan can include energy audits for residential and commercial buildings, as well as programs to establish baseline energy use in government buildings and operations.

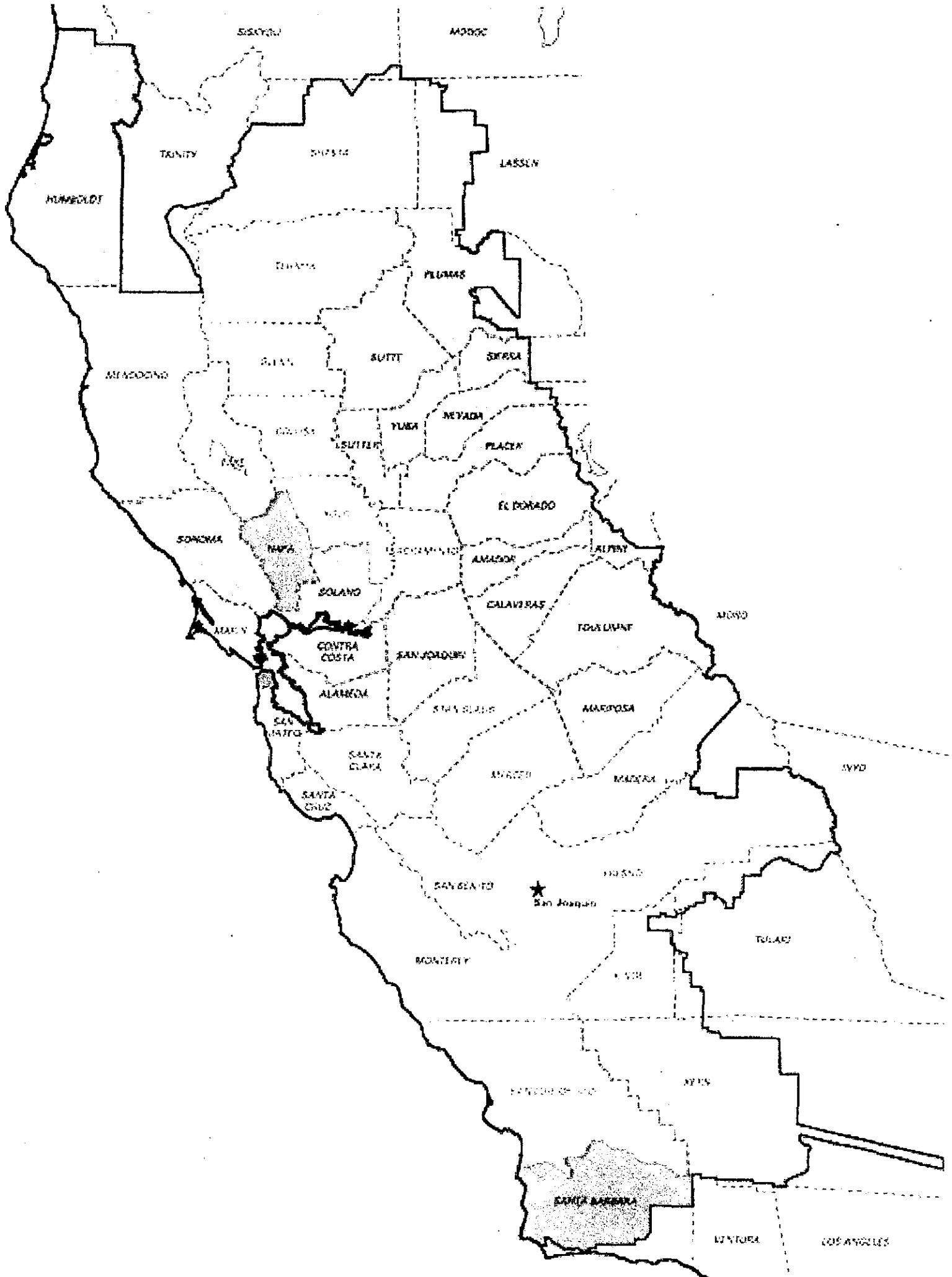
The LGP encourages staff training and education.

The LGP stresses the importance of incorporating long-term and sustainable energy efficiency into government buildings and operations through energy audits, reduction targets, and action plans.

The plan will require regular reporting and program accountability.

ALSO AVAILABLE ON REQUEST

1. Criteria for application for an Energy Watch Program
2. General and Specific Contract Conditions
3. California Long Term Strategic Plan
4. PG&E Energy Efficiency Program Catalogue
5. Itemization of programs already utilized by each jurisdiction



SISKIYOU

MODOC

TRINITY

SUTTER

LASSER

HUMBOLDT

TEHAMA

PLUMAS

MEADDOING

GLIEN

SUTTE

SUTTER

COLUSA

YUBA

NEVADA

PLACER

SONOMA

NAVA

SOLANO

AMADOR

ALPINE

MARIN

SOLANO

CALAVAS

MODOC

CONTRA COSTA

SAN JOAQUIN

COLUIMNE

ALAMEDA

SAN JOAQUIN

AMADOR

SAN MATEO

SANTA CLARA

SAN JOAQUIN

AMADOR

SANTA CRUZ

SAN JOAQUIN

AMADOR

MADERA

SIERRA

SAN JOAQUIN

★
San Joaquin

AMADOR

MONTREY

TULARE

SANTA BARBARA

VENTURA

SANTA BARBARA

VENTURA

LOS ANGELES

Legend for 2009 LGP Map

**City &
County**

- ★ City of San Joaquin
- East Bay
- Fresno
- Great Valley Center*
- Kern
- Madera
- Marin
- Mendocino
- Napa
- Redwood Coast
- San Francisco
- San Mateo
- San Joaquin
- San Luis Obispo
- Santa Barbara
- Sierra Nevada
- Silicon Valley
- Sonoma

Statewide

- △ California Community Colleges
- △ California Department of Corrections & Rehabilitation
- △ California Department of General Services
- △ University of California &

Legend for 2009 LGP Map

California
State
University

Association

 Association of
Monterey Bay
Area
Governments

* Great Valley Center provides services in portions of the following counties: Shasta, Tehama, Butte, Glenn, Colusa, Sutter, Yuba, Nevada, El Dorado, Placer, Yolo, Sacramento, Solano, Amador, Calaveras, Contra Costa, Alameda, San Joaquin, Tuolumne, Stanislaus, Merced, Mariposa, Madera, Fresno, San Benito, Kings, Tulare & Kern.