

RESOLUTION NO.

WHEREAS, Austin Energy currently offers cash rebates up to 90 percent, or \$200,000 for multi-family properties to make energy efficiency improvements;

WHEREAS, customers who live in apartments that receive energy efficiency improvements through an Austin Energy multi-family rebate program should benefit from reduced utility costs and should not be subject to rent increases because of the energy efficiency improvements;

WHEREAS, federal and some state guidelines for low-income weatherization assistance programs in many cases prohibit rent increases for reasonable periods of time after upgrades;

WHEREAS, on December 13, 2012, the City Council passed Resolution 20121213-068 directing the City Manager to develop a policy that would require multi-family energy efficiency rebate recipients to limit rent increases for a reasonable period, unless the increase is demonstrably related to matters other than the energy efficiency work performed;

WHEREAS, the Electric Utility Commission and the Resource Management Commission expressed concern that implementing this policy could discourage participation in Austin Energy's multi-family rebate program;

WHEREAS, Austin Energy does not now collect a broad enough spectrum of data to assess whether energy efficiency rebates affect rental rates;

WHEREAS, participants in the Energy Efficiency Community Stakeholder Meeting on February 9, 2013 identified a need to focus on addressing the energy efficiency needs of low- to moderate-income residential customers; and

WHEREAS, additional data would also help Austin Energy to better identify the populations now served by the program and to develop strategies for reaching other segments of the multifamily market that could benefit from participation; and

WHEREAS, additional information will demonstrate to property owners the extent to which energy efficiency programs can reduce bills and could thus aid Austin Energy in its marketing efforts; **NOW, THEREFORE,**

BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF AUSTIN

That the City Manager is directed to collect the following data on properties receiving rebates at or above \$50,000 from Austin Energy's Multi-Family Rebate Program including:

- 1) Location of multi-family units, description of work completed, total cost of upgrades, and owner's share of costs*
- 2) Average rent at the time of application to rebate program, one year after work is completed, and two years after work is completed;
- 3) Range of rental rates at time of application and one year after work is completed, and two years after work is completed;
- 4) If rental rates increased, to what the owner attributes those increases;
- 5) Whether electric bills are paid by tenants or by the complex;
- 6) If participation is in response to Energy Conservation and Disclosure ordinance;
- 7) Average monthly electric bill before and after energy efficiency upgrades;
- 8) Number of units and bedroom mix in multifamily complex; and
- 9) Data showing how rental increases (if any) compare to the consumer price index.

*Austin Energy currently collects this information from program participants.

BE IT FURTHER RESOLVED:

That the City Manager is directed to begin collecting this information from participants beginning June 1, 2013, and to provide an update on the process to the Electric Utility Commission, the Community Development Commission, and the City Council by December 1, 2013, and to provide the data requested above in a report to the same three bodies by June 1, 2014.

ADOPTED: _____, 2013

ATTEST: _____

Jannette S. Goodall
City Clerk