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Recommendation for Council Action				
Austin City Council	Item ID	54119	Agenda Number	
Meeting Date:	1/28/2016		Department:	Austin Energy
Subject				
<p>Approve issuance of a rebate to NRE Zone LLC, for performing energy efficiency improvements at The Zone Apartments located at 4700 East Riverside Drive, in an amount not to exceed \$72,945 (District 3).</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2015-2016 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>There is no unanticipated fiscal impact. A fiscal note is not required.</p>				
Purchasing Language:				
Prior Council Action:				
For More Information:	Jeff Vice, Director, Local Government Issues (512) 322-6450; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.			
Council Committee, Boards and Commission Action:	January 19, 2016 – To be reviewed by the Resource Management Commission. January 25, 2016 – To be reviewed by the Electric Utility Commission.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to NRE Zone LLC, in an amount not to exceed \$72,945, for an energy efficiency measure completed at The Zone Apartments located at 4700 East Riverside Dr., in Council District 3.</p> <p>The property comprises 13 buildings and 252 apartment units, with a total of 244,968 square feet of conditioned space. The average rent for the one bedroom units ranges from \$960 to \$980 and the two bedroom units ranges from \$1,360 to \$1,380, depending on amenities. The energy efficiency measure to be completed at this property is duct sealing. The estimated total cost of the project is \$90,619; the rebate will cover approximately 80% of the total cost.</p> <p>These improvements are in accordance with Austin Energy's Multifamily Rebate Program. This program is one of the elements of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan, to realize 700 MW of energy efficiency and 200 MW of demand response by 2025. The original plan, approved by City Council in April 2010 and updated in December 2014, is designed in part to reduce local air pollution through energy conservation,</p>				

reduce peak demand, reduce the need to purchase additional generation and assist customers in reducing electric consumption.

The avoided kilowatt hours (kWh) estimated at 408,757 kWh per year represents a major benefit to the local environment. This project is estimated to prevent the production of the following air pollutants: 245.4 metric tons of Carbon Dioxide (CO<sub>2</sub>), 0.171 metric tons of Nitrogen Oxides (NO<sub>x</sub>), and 0.155 metric tons of Sulfur Dioxide (SO<sub>2</sub>). The project savings is equivalent to an estimated 551,079 vehicle miles traveled, the removal of 47.0 cars from our roadways, or the planting of 6,306 trees or 315 acres of forest in Austin's parks.

## PROJECT FACT SHEET – The Zone Apartments/NRE Zone LLC

Property Name	The Zone Apartments		
Customer Name	NRE Zone LLC		
Property Address	4700 East Riverside Dr., Austin, TX 78741		
Average Rent:	1BR \$960 to \$980 / 2BR \$1,360 to \$1,380		
Number of Units	252	Contractor	Leelynn Energy Solutions
Housing Type:	Market Rate	Total Measure Costs	\$90,619
FY 2015 Average Median Family Income <sup>1</sup>	\$76,800	Total Rebate – Not to Exceed	\$72,945
Average Income for 78741	\$30,871	% of Total Measure Costs	80%
ECAD Status	In Compliance	Rebate per Unit	\$289

PROJECT ANNUAL SAVINGS AT 100% OCCUPANCY		SCOPE OF WORK
kW Saved – Estimated	181	Duct Sealing – Furrdown (99%) and Up-flow (1%)
\$/kW – Estimated	\$400	
kWh Saved – Estimated	408,757	

MONTHLY SAVINGS PER CUSTOMER - ESTIMATED	
Dollar Savings per Residential Customer from efficiency improvements	\$14.86 <sup>2</sup>

Measures Performed in last 10 Years at The Zone Apartments	Completion Date	Rebate Amount
None		

Multifamily Program Averages for Duct Seal – Previous 1 Year Participation					
Measure	Avg\$/kW	% of project cost paid	Avg kWh per project	Avg # of Units per Project	Avg annual dollar savings per customer
Duct Seal	\$583	89%	121,951	126	\$96

<sup>1</sup> For a four person household in Austin. Source 2015 HOME Program Income Limits by Household Size. City of Austin, Neighborhood Housing and Community Development Office

<sup>2</sup> Calculation based on 0.11 cents per kWh