


<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L  <b>AGENDA</b> </div> 				
Recommendation for Council Action				
Austin City Council		Item ID		Agenda Number
Meeting Date:	June 8, 2017		Department:	Austin Energy
Subject				
<p>Approve issuance of a rebate to TX Apartment 33 Management LLC, for performing energy efficiency improvements at the Villas Del Sol Apartments located at 1711 and 1647 Rutland Drive, in an amount not to exceed \$107,553 (District 4).</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>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:	To be reviewed by the Electric Utility Commission on May 15, 2017 and the Resource Management Commission on May 16, 2017.			
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>Austin Energy requests authorization to issue a rebate to TX Apartment 33 Management LLC, in an amount not to exceed \$107,553, for energy efficient measures at the Villas Del Sol Apartments located at 1711 and 1647 Rutland Drive, in Council District 4.</p> <p>The property is comprised of 16 buildings and 294 apartment units, with a total of 197,248 square feet of conditioned space. The average rent for a studio unit is \$754, a one-bedroom unit is \$856, and a two-bedroom unit is \$1,044. The energy and water efficiency measures proposed at this property are duct sealing and water-saving devices. The estimated total cost of the project is \$107,553; the rebate will cover 100% of the total cost. These improvements will be made in accordance with Austin Energy's Multifamily Rebate guidelines.</p> <p>This program is one element 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, reduce peak demand, reduce the need to purchase additional generation, and assist customers in</p>				

reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 529,474 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 283 metric tons of Carbon Dioxide, 0.126 metric tons of Nitrogen Oxides, and 0.318 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 636,483 vehicle miles traveled, the removal of 54 cars from our roadways, or the planting of 7,283 trees or 364 acres of forest in Austin's parks.



## FACT SHEET: ENERGY EFFICIENCY REBATE (MULTI-FAMILY)

Community Name		Villas Del Sol			
Customer Name		TX Apartment 33 Mgmt LLC			
Property Address		1711 and 1647 Rutland Drive			
Year Built		1978, 1982			
Average Rent per Floor Plan		Studio \$754; 1 BR \$856, 2 BR \$1,044 (Austin Investor Interests; 2017)			
Number of Rentable Units <sup>1</sup>		294			
Housing Type <sup>2</sup>		Market Rate			
On Repeat Offender List?		No <sup>3</sup>			
Electric Utilization Intensity for this property		12.11			
Average Electric Utilization Intensity for cohort <sup>4</sup>		11.17 for properties built before 1985 with electric heat			
Energy Conservation Audit and Disclosure (ECAD) status		Compliant. Audits conducted for both addresses on 2-14-2011.			
Total Measure Costs		\$107,553			
Total Rebate – Not to Exceed		\$107,553			
% of Total Measure Costs		100%			
Rebate per Unit		\$366			
Scope of Work <sup>5</sup>					
288 units to receive duct sealing of electric uncased fan coils (furred-down), add water-saving devices					
Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved – Estimated		215.11			
Dollars per kW– Estimated		\$500			
Kilowatt-hours (kWh) Saved – Estimated		529,474			
Monthly Savings Per Customer - Estimated <sup>6</sup>					
Dollar savings		\$16.51			
Measures Performed - Last 10 Years at this property		Completion Date		Rebate Amount	
Solar Screens installed		June 2016		\$13,419	
Multifamily Program Averages for Duct Seal from October 2015 - October 2016					
Measure	Average dollars per kW	Percent of project cost paid	Average kWh per project	Average number of units per Project	Average annual dollar savings per customer
Duct Seal	\$415	82%	262,000	213	\$135

<sup>1</sup> Energy Conservation Audit and Disclosure 2016 Energy Guide for Prospective residents lists the total number of units in the property; this may include units that are not rentable such as office spaces, model units, maintenance shops, etc.

<sup>2</sup> Per "Guide to Affordable Housing" published by The Austin Tenants' Council. Includes income requirements and restrictions.

<sup>3</sup> <http://www.austintexas.gov/department/repeat-offender-program>

<sup>4</sup> Cohort Type is determined by the year the property is built and the heating type (either gas or electric).

<sup>5</sup> Energy (kWh) and dollars (\$) saved per project varies by both the size of the project and the type of heating. Projects with electric heat generally have higher savings than projects with gas heat.

<sup>6</sup> Calculation based on 11 cents per kWh.