

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	71947	<b>Agenda Number</b>	
---------------------	----------------	-------	----------------------	--

<b>Meeting Date:</b>	6/22/2017	<b>Department:</b>	Austin Energy
----------------------	-----------	--------------------	---------------

**Subject**

Approve issuance of a rebate to Silver Tree Residential, LLC, for performing energy efficiency improvements at the Travis Park Apartments located at 1100 E. Oltorf St., in an amount not to exceed \$124,333 (District 9).

**Amount and Source of Funding**

Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

**Fiscal Note**

A fiscal note is not required.

**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 June 19, 2017 and by the Resource Management Commission on June 20, 2017.

**MBE / WBE:**

**Related Items:**

**Additional Backup Information**

Austin Energy requests authorization to issue a rebate to Silver Tree Residential, LLC, in an amount not to exceed \$124,333, for energy efficient measures at the Travis Park Apartments located at 1101 E. Oltorf St., in Council District 9.

The property is comprised of 22 buildings and 199 apartment units, with a total of 168,363 square feet of conditioned space. The average rent for a one-bedroom unit is \$1,106, a two-bedroom unit is \$1,365, and a three-bedroom unit is \$1,850. However, residents at this property are eligible for federally funded vouchers; therefore, actual rents are based on income. The energy measures proposed at this property are duct sealing, solar screens, and LED lighting. The estimated total cost of the project is \$124,333; the rebate will cover 100% of the total cost. This rebate is funded by Austin Energy’s Multifamily Weatherization Assistance Program. While similar to the standard Multifamily Rebate Program, the rebates are larger for low income housing and are customized for each measure, based on historical savings and cost data. These improvements are made in accordance with the Energy Conservation Audit and Disclosure (ECAD) ordinance.

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 reducing electric consumption.

The avoided kilowatt-hours (kWh), estimated at 406,301 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 217.5 metric tons of Carbon Dioxide, 0.097 metric tons of Nitrogen Oxides, and 0.244 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 488,416 vehicle miles traveled, the removal of 42 cars from our roadways, or the planting of 5,589 trees or 279 acres of forest in Austin's parks.



## FACT SHEET: ENERGY EFFICIENCY REBATE (MULTIFAMILY)

<b>Community Name</b>	Travis Park				
<b>Customer Name</b>	Silver Tree Residential, LLC				
<b>Property Address</b>	1100 E. Oltorf, Austin, 78704				
<b>Year Built</b>	1968				
<b>Average Rent per Floor Plan</b>	1 BR \$1,106, 2 BR \$1,365, 3 BR 1,850 (Section 8 Housing; 2017)				
<b>Number of Rentable Units<sup>1</sup></b>	199				
<b>Housing Type<sup>2</sup></b>	Section 8				
<b>Air Conditioner Tonnage</b>	2 average tonnage (232, 2-ton units)				
<b>Water Heater Type</b>	Gas				
<b>On Repeat Offender List?<sup>3</sup></b>	No				
<b>Electric Utilization Intensity for this property</b>	10.99 kWh/sq ft				
<b>Average Electric Utilization Intensity for cohort<sup>4</sup></b>	8.33 kWh/sq ft for properties built before 1985 with gas heat				
<b>Energy Conservation Audit and Disclosure (ECAD) status<sup>5</sup></b>	Compliant				
<b>Total Measure Costs</b>					
	\$124,333				
<b>Total Rebate – Not to Exceed</b>					
	\$124,333				
<b>% of Total Measure Costs</b>					
	100%				
<b>Rebate per Unit</b>					
	\$624.79				
<b>Scope of Work<sup>6</sup></b>					
232 furr-down duct seal configurations					
7996 sq ft of solar screens					
3629 LED lamps					
<b>Estimated Project Annual Savings at 100% Occupancy</b>					
<b>Kilowatts (kW) Saved</b>	235				
<b>Dollars per kW</b>	\$529				
<b>Kilowatt-hours (kWh) Saved</b>	406,301				
<b>Monthly Savings Per Customer - Estimated<sup>7</sup></b>					
<b>Dollar savings</b>	\$17.66				
<b>Scope of Work</b>					
<b>Measure</b>	<b>Rebate Amount</b>	<b>kW Saved – Estimated</b>	<b>kWh Saved – Estimated</b>	<b>\$/kW</b>	<b>Average annual dollar savings per customer</b>
Duct Seal	\$88,950	177.9	174,323	\$500	\$90.91
Solar Screens	\$24,27	39.6	74,442	\$612	\$38.82
LED Lighting	\$11,105	17.8	157,536	\$625	\$82.15
<b>Measures Performed - Last 10 Years at this property</b>					
<b>Completion Date</b>		<b>Rebate Amount</b>			
None					

<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> Owner agrees to comply with TITLE 6. ENVIRONMENTAL CONTROL AND CONSERVATION. CHAPTER 6-7. ENERGY CONSERVATION CODE prior to the issuance of the rebate check.

<sup>6</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.

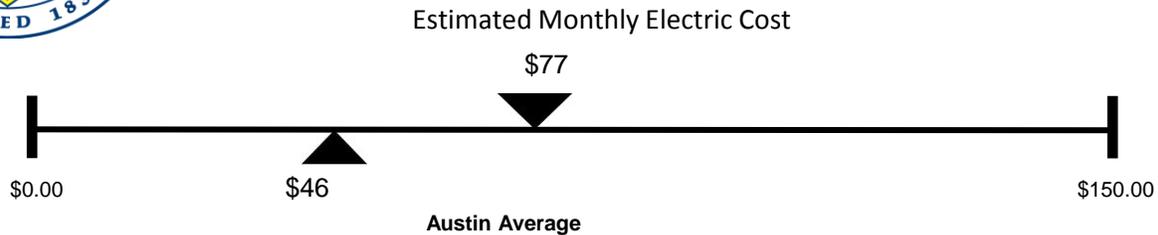
<sup>7</sup> Calculation based on 11 cents per kWh.



# Austin City Code Chapter 6-7, Energy Conservation

## ENERGY GUIDE FOR PROSPECTIVE TENANTS

# 2016



### THIS PROPERTY

The graph above represents the range of electric costs for Austin properties of a similar type to this one.

This property is:

- Heating\Cooling: **Gas & Electric**
- Year Built: **Before 1985**
- Average apt size (sqft): **846**

Cost Information:

- Is based on this facility's average size apartment,
- Based on a cost of \$0.10 per kWh, and
- Is updated annually.

### ESTIMATED MONTHLY ELECTRIC USE **775** kWh

For details, visit the web site  
[Austinenergy.com/go/ECAD](http://Austinenergy.com/go/ECAD),  
 Call 482-5278 or see QR Code:



### YOUR BILL

Your actual bill will depend on many factors:

- Weather (bills are higher in extreme heat or cold – especially if electric heat is used),
- Thermostat settings,
- Number of occupants,
- Lifestyle habits,
- Size and location of unit (upper floors and south and west facing units are generally warmer),
- Energy efficiency measures in place, and
- Age and type of heating/cooling equipment.

### ENERGY AUDIT RESULTS FOR THIS PROPERTY:

1100 E Oltorf St Austin, TX 78704

STREET ADDRESS

#### ENERGY EFFICIENCY MEASURES EVALUATED

#### AUSTIN ENERGY RECOMMENDS (AVERAGED)

#### AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	47 %
Attic or Roof	Between R22-R30	R - 1
Solar Screens or Window Film	On all East, South, and West Windows	Needed

*"Average" values are calculated from results obtained from multiple buildings and systems.*

CONSTRUCTION YEAR: 1968 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 1st Choice Energy  
 NUMBER OF UNITS: 199 DATE OF ENERGY AUDIT: 04/19/11 DATE OF DISCLOSURE NOTICE: 6/2/2017

I acknowledge that I have been given the opportunity to review the results of this multi-family property's Energy audit conducted in accordance with Austin City Code, Chapter 6-7.

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Owner's Representative

\_\_\_\_\_  
Signature/Date

285278