





<div style="text-align: center;"> A U S T I N C I T Y C O U N C I L AGENDA </div> <div style="display: flex; justify-content: space-around;">     </div>				
Recommendation for Council Action				
Austin City Council	Item ID	71915	Agenda Number	
Meeting Date:	6/22/2017		Department:	Austin Energy
Subject				
Approve issuance of a rebate to Matt Albrecht, for performing energy efficiency improvements at the Avalon Palms Apartments located at 9001 and 9300 Northgate Blvd., in an amount not to exceed \$121,849 (District 4).				
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				
<p>Austin Energy requests authorization to issue a rebate to owner Matt Albrecht, in an amount not to exceed \$121,849, for energy efficient measures at the Avalon Palms Apartments located at 9001 and 9300 Northgate Blvd., in Council District 4.</p> <p>The property is comprised of 10 buildings and 352 apartment units, with a total of 289,120 square feet of conditioned space. The average rent for a studio unit is \$700, a one-bedroom unit is \$785, and a two-bedroom unit is \$999. However, residents at this property are eligible for federally funded vouchers; therefore actual rents are based on income. The energy efficiency and water saving measures proposed at this property include duct sealing, solar screens, LED lighting, kitchen and bathroom faucet aerates and low-flow showerheads. The estimated total cost of the project is \$121,849; 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 will be made in accordance with the Energy Conservation Audit and Disclosure (ECAD) ordinance.</p>				

This program is one element of Austin Energy's comprehensive Resource, Generation and Climate Protection Plan to realize 700 megawatts (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 737,115 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following emissions annually: 394.5 metric tons of Carbon Dioxide, 0.175 metric tons of Nitrogen Oxides, and 0.442 metric tons of Sulfur Dioxide. The project savings is equivalent to an estimated 886,090 vehicle miles traveled, the removal of 76 cars from our roadways, or the planting of 10,139 trees or 507 acres of forest in Austin's parks.



FACT SHEET: ENERGY EFFICIENCY REBATE (MULTI-FAMILY)

Community Name	Avalon Palms				
Customer Name	Matt Albrecht, Owner				
Property Address	9001 & 9300 Northgate Blvd, 78758				
Year Built	1973				
Average Rent per Floor Plan	Studio \$700, 1 BR \$785, 2 BR \$999 (Austin Investor Interests; 2017)				
Number of Rentable Units¹	352				
Housing Type²	Section 8				
Air Conditioner Tonnage	1.99 average tonnage (344, 2-ton; 8, 1.5-ton)				
Water Heater Type	Electric				
On Repeat Offender List?³	No				
Electric Utilization Intensity for this property	11.33 kWh/sq ft				
Average Electric Utilization Intensity for cohort⁴	11.17 kWh/sq ft for properties built before 1985 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	Compliant				
Total Measure Costs	\$121,849				
Total Rebate – Not to Exceed	\$121,849				
% of Total Measure Costs	100%				
Rebate per Unit	\$346.15				
Scope of Work⁶					
352 up-flow duct seal configurations 8810 sq ft solar screens 6110 LED lamps 352 kitchen aerators 524 bathroom aerators 524 low-flow showerheads					
Estimated Project Annual Savings at 100% Occupancy					
Kilowatts (kW) Saved	226				
Dollars per kW	\$538				
Kilowatt-hours (kWh) Saved	737,115				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$18.11				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$67,096	134.2	271,772	\$500	\$80.12
Water Saving Devices	\$9,304	18.6	200,062	\$500	\$58.98
Solar Screens	\$26,753	43.7	33,068	\$612	\$9.75
LED Lighting	\$18,697	29.9	265,236	\$625	\$78.19
Measures Performed - Last 10 Years at this property			Completion Date	Rebate Amount	
None					

¹ 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.

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

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

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

⁵ 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.

⁶ 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.

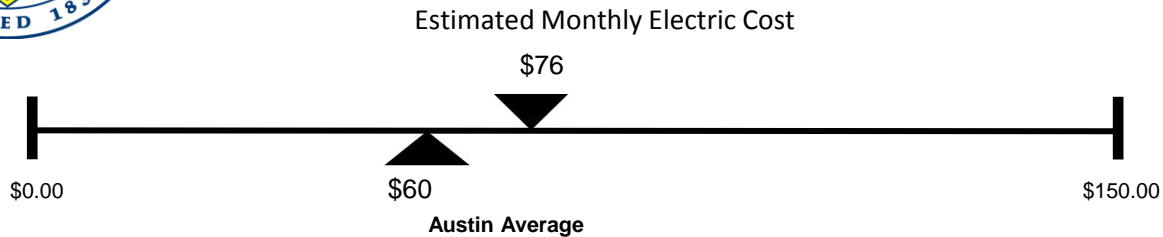
⁷ Calculation based on 11 cents per kWh.



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:** All Electric
- **Year Built:** Before 1985
- **Average apt size (sqft):** 803

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 759 kWh

For details, visit the web site
Austinenenergy.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:

9001 Northgate Blvd Austin, TX 78758

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 10%	26 %
Attic or Roof	Between R22-R30	R - 19
Solar Screens or Window Film	On all East, South, and West Windows	Complete

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

CONSTRUCTION YEAR: 1973 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: Greenberg Energy Services, LLC
NUMBER OF UNITS: 151 DATE OF ENERGY AUDIT: 05/12/11 DATE OF DISCLOSURE NOTICE: 6/5/2017

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

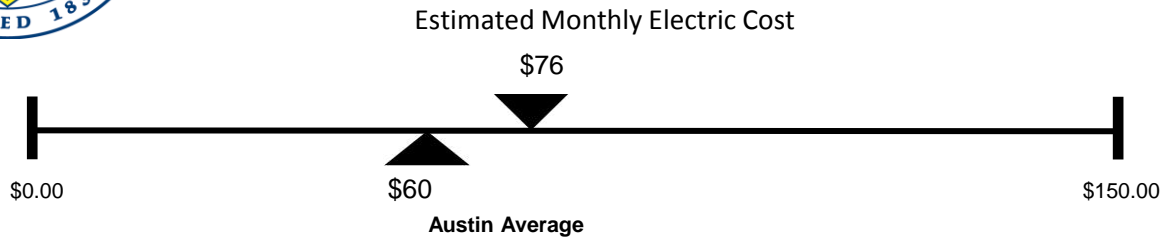
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Austin City Code Chapter 6-7, Energy Conservation

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