

RECOMMENDATION FOR COUNCIL ACTION**City Council Meeting Date**

March 22, 2018

Posting Language

Approve issuance of a rebate to TX Apartment 33 Management LLC, for performing energy efficiency improvements at Villas Del Sol located at 1711 and 1647 Rutland Drive, in an amount not to exceed \$132,881.92. (District 4)

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy.

For More Information:

Jeff Vice, Director, Local Government Relations (512) 322-6087; Denise Kuehn, Director, Energy Efficiency Services (512) 322-6138.

Council Committee, Boards and Commission Action:

To be reviewed by the Resource Management Commission on February 20, 2018 and by the Electric Utility Commission on February 26, 2018.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to TX Apartment 33 Management LLC, in an amount not to exceed \$132,881.92, for energy efficiency measures at Villas Del Sol located at 1711 and 1647 Rutland Drive, in Council District 4.

At Villas Del Sol, the average rent for a studio unit is \$754, a one-bedroom unit is \$856, and a two-bedroom unit is \$1,044. This property is a HUD Section 8 property and is income restricted to Income Level B (total household income is more than 51% but less than 60% of the area median income) and Income Level C (total household income is more than 61% but less than 80% of the area median income). The area median family income for Travis County is \$77,800 (FY 2016, City of Austin Neighborhood Housing and Community Development Office).

This multifamily housing property is listed in the 14th Edition of the Guide to Affordable Housing in the Greater Austin Area published by The Austin Tenants' Council, and therefore, meets criteria to receive rebate funds from Austin Energy's Multifamily Weatherization Assistance Rebate budget. The property consists of 16 buildings and 294 apartment units, with a total of 197,248 square feet of conditioned space. Energy efficiency measures at this property include attic insulation and LED lamps. The estimated cost of the project is \$132,881.92. The rebate will cover 100% of the total cost. 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 Austin Energy's Multifamily Weatherization Assistance Rebate Program guidelines and the Energy Conservation Audit and Disclosure (ECAD) Ordinance. The rebate program is one element of Austin Energy's comprehensive Resource, Generation and Climate

Protection Plan to realize 1,000 MW of energy efficiency and demand response by 2027. It 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 577,526 kWh per year, represent a major benefit to the local environment. This project is estimated to prevent the production of the following air emissions annually: 309.1 metric tons of Carbon Dioxide (CO₂), 0.137 metric tons of Nitrogen Oxides (NO_x), and 0.347 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 694,247 vehicle miles traveled, the removal of 59 cars from our roadways, or the planting of 7,944 trees or 397 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Villas Del Sol

Community Name	Villas Del Sol				
Customer Name	TX Apartment 33 Mgmt LLC				
Property Address	1647 and 1711 Rutland Drive, Austin, TX 78758				
Year Built	1978, 1982				
Average Rent per Floor Plan	Studio \$754; 1 BR \$856, 2 BR \$1,044				
Number of Rentable Units¹	294				
Housing Type²	HUD Section 8, Income Levels B & C (Total household income is more than 51% but less than 80% of the area median income.)				
Air Conditioner Tonnage	Not applicable for measures performed				
Water Heater Type	Electric				
On Repeat Offender List?³	No				
Electric Utilization Intensity for this property	13.76 kWh/sq ft, 10.94 kWh/sq ft				
Average Electric Utilization Intensity for cohort⁴	11.17 for properties built before 1985 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	Exempt—Duct seal remediation completed July 2017				
Total Measure Costs					
	\$132,881.92				
Total Rebate – Not to Exceed					
	\$132,881.92				
% of Total Measure Costs					
	100%				
Rebate per Unit					
	\$451.98				
Scope of Work					
Add R-27 insulation to 99,774 square feet of attic over conditioned space.					
Replace 5,945 – 60 watt incandescent lamps with a like number of 9 watt LED lamps					
Project Annual Savings at 100% Occupancy⁶					
Kilowatts (kW) Saved – Estimated	145				
Dollars per kW– Estimated	\$916.62				
Kilowatt-hours (kWh) Saved – Estimated	542,788				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$17.77				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Attic Insulation	\$114,690	146.1	318,479	\$785.12	\$111.99
LED Lamps	\$18,192	29.3	259,047	\$620	\$91.09
Measures Performed - Last 10 Years at this property		Completion Date		Rebate Amount	
Duct Seal and Water Saving Devices		July 2017		\$107,553	

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.

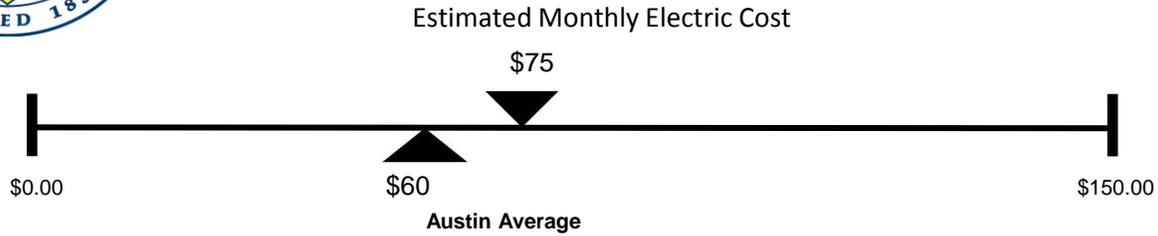
⁷ Calculation based on 11 cents per kWh.



Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2017



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):** **657**

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 753 kWh

For details, visit the web site
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:

1647 Rutland Dr Austin, TX 78758

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than <u>15%</u>	10 %
Attic or Roof	Between R22-R30	R - 12
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: 1978 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 1st Choice Energy
NUMBER OF UNITS: 126 DATE OF ENERGY AUDIT: 02/14/11 DATE OF DISCLOSURE NOTICE: 1/31/2018

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

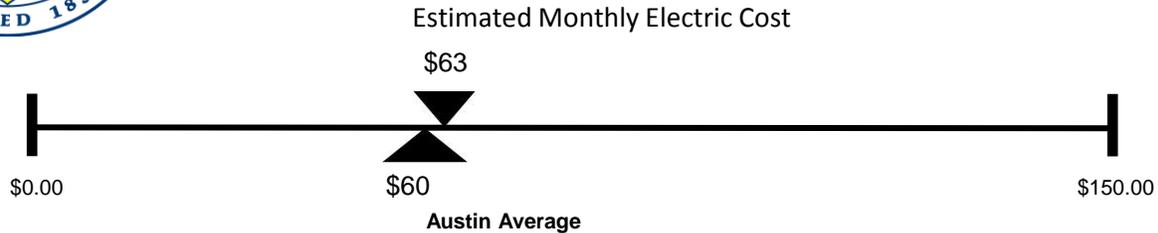
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Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2017



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):** **691**

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 629 kWh

For details, visit the web site
austinenergy.com/go/ECAD,
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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:

1711 Rutland Drive Austin, TX 78758

STREET ADDRESS

ENERGY EFFICIENCY MEASURES EVALUATED

AUSTIN ENERGY RECOMMENDS (AVERAGED)

AUDIT RESULTS (AVERAGED)

Air Duct System	Less Than 15%	10 %
Attic or Roof	Between R22-R30	R - 12
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: 1982 ENERGY UTILITIES: Electric ENERGY AUDIT CONDUCTED BY: 1st Choice Energy
NUMBER OF UNITS: 168 DATE OF ENERGY AUDIT: 02/14/11 DATE OF DISCLOSURE NOTICE: 1/31/2018

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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