

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

March 22, 2018

Posting Language:

Approve issuance of a rebate to Pleasant Valley Villas Housing LP, for performing energy efficiency improvements at Rosemont at Oak Valley, located at 2800 Collins Creek Drive and 2501 S. Pleasant Valley Road, in an amount not to exceed \$130,011.55. (District 3)

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 Pleasant Valley Villas Housing LP, in an amount not to exceed \$130,011.55, for energy efficiency measures at Rosemont at Oak Valley located at 2800 Collins Creek Drive and 2501 S. Pleasant Valley Road, in Council District 3. This property consists of over 80 buildings, including fourplexes and larger apartment buildings, and extends east of Collins Creek Drive across S. Pleasant Valley Road.

At Rosemont at Oak Valley, the average rent for a two-bedroom unit is \$759, a three-bedroom unit is \$821, and a four-bedroom unit is \$841. This property is income restricted to income Level A (total household income is 50% or less of the area median income) and income Level B (total household income is more than 51% but less than 60% 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). In addition, this property participates in the Housing Tax Credit Program and the Austin Housing Finance Corporation Bond Program.

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 82 buildings and 280 apartment units, with a total of 319,000 square feet of conditioned space. Energy efficiency measures at this property include attic insulation and LED lamps. The estimated cost of the project is \$130,011.55 and the rebate will cover 100% of the 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 377,291 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: 201.9 metric tons of Carbon Dioxide (CO₂), 0.090 metric tons of Nitrogen Oxides (NO_x), and 0.226 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 453,543 vehicle miles traveled, the removal of 39 cars from our roadways, or the planting of 5,190 trees or 259 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Rosemont at Oak Valley

Community Name	Rosemont at Oak Valley				
Customer Name	Pleasant Valley Villas Housing LP				
Property Address	2800 Collins Creek Drive and 2501 South Pleasant Valley, Austin, TX 78741				
Year Built	2003				
Average Rent per Floor Plan	2BR \$759; 3BR \$821; 4 BR \$841				
Number of Rentable Units¹	280				
Housing Type²	Low Income Housing; Housing Tax Credit Program; AHFC Bond Program; Income Levels A & B				
Air Conditioner Tonnage	Not applicable for measures performed				
Water Heater Type	Natural Gas				
On Repeat Offender List?³	No				
Electric Utilization Intensity for this property	5.81 kWh/sq ft for 2800 Collins Creek Drive, and 9.66 kWh/sq ft for 2501 South Pleasant Valley Road				
Average Electric Utilization Intensity for cohort⁴	8.29 kWh/sq ft for properties built after 2001 with gas heat				
Energy Conservation Audit and Disclosure (ECAD) status⁵	Exempt—Duct work remediation completed March 2017				
Total Measure Costs					
	\$130,011.55				
Total Rebate – Not to Exceed					
	\$130,011.55				
% of Total Measure Costs					
	100%				
Rebate per Unit					
	\$464.33				
Scope of Work					
Add R-26 insulation to 97,056 square feet of attic over conditioned space.					
Replace 6,028 - 60 watt incandescent lamps with a like number of 9 watt LED lamps					
Project Annual Savings at 100% Occupancy⁶					
Kilowatts (kW) Saved – Estimated	142				
Dollars per kW– Estimated	\$915.37				
Kilowatt-hours (kWh) Saved – Estimated	354,597				
Monthly Savings Per Customer - Estimated⁷					
Dollar savings	\$11.61				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Attic Insulation	\$111,566	142.1	114,627	\$785.12	\$96.98
LED Lamps	\$18,446	29.8	262,664	\$620	\$42.32
Measures Performed - Last 10 Years at this property			Completion Date	Rebate Amount	
Duct Seal and Solar Screens			March 2017	\$281,259	
Compact Fluorescent Lamps installed			October 2018	\$28,220	

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

Estimated Monthly Electric Cost



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: **After 2001**
- Average apt size (sqft): **1142**

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 878 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:

2800 Collins Creek Austin, TX 78741

STREET ADDRESS

ENERGY EFFICIENCY
MEASURES
EVALUATED

AUSTIN ENERGY
RECOMMENDS
(AVERAGED)

AUDIT RESULTS
(AVERAGED)

HIGH C H
F9GI @G
(AVERAGED)

Air Duct System	Less Than 15%	55 %	6 %
Attic or Roof	Between R22-R30	R - 18	
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: 2003 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers
NUMBER OF UNITS: 170 DATE OF ENERGY AUDIT: 10/11/16 DATE OF DISCLOSURE NOTICE: 2/8/2018

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

551652 - (551638 - 551719)

The Multi-family Weatherization Assistance Program issued rebates for Duct Remediation & Sealing in March 2017. Test out Results indicate post inspection testing done on 2/24/2017.

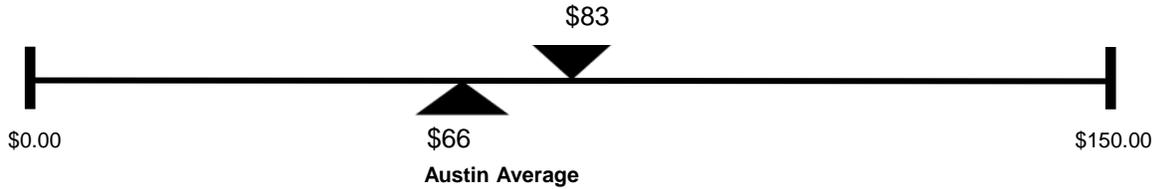


Austin City Code Chapter 6-7, Energy Conservation

ENERGY GUIDE FOR PROSPECTIVE TENANTS

2017

Estimated Monthly Electric Cost



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: **After 2001**
- Average apt size (sqft): **1036**

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 835 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:

2501 S PLEASANT VALLEY RD Austin, TX 78741

STREET ADDRESS

ENERGY EFFICIENCY
MEASURES
EVALUATED

AUSTIN ENERGY
RECOMMENDS
(AVERAGED)

AUDIT RESULTS
(AVERAGED)

Air Duct System	Less Than <u>15%</u>	5.6 %
Attic or Roof	Between R22-R30	R - 18
Solar Screens or Window Film	On all East, South, and West Windows	Complete

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CONSTRUCTION YEAR: 2003 ENERGY UTILITIES: Gas and Electric ENERGY AUDIT CONDUCTED BY: 360 Energy Savers
NUMBER OF UNITS: 110 DATE OF ENERGY AUDIT: 10/11/16 DATE OF DISCLOSURE NOTICE: 2/8/2018

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Signature/Date

Owner's Representative

Signature/Date

551691