

Recommendation for Council Action

Council Meeting Date: March 28, 2019

Posting Language

Approve issuance of a rebate to Arbor Properties for performing energy efficiency improvements at the Metropolis Apartments located at 2200 S. Pleasant Valley Rd., in an amount not to exceed \$152,409.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 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:

March 11, 2019 – To be reviewed by the Electric Utility Commission. March 19, 2019 – To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests authorization to issue a rebate to Arbor Properties, in an amount not to exceed \$152,409, for energy efficiency measures at the Metropolis Apartments, located at 2200 S. Pleasant Valley Rd. in Council District 3. This property consists of 308 apartment units as documented in ApartmentTrends.com. The average rent for a one-bedroom unit is \$929, a two-bedroom unit is \$1,189, and a three-bedroom unit is \$1,364.

The efficiency measures to be implemented at the Metropolis Apartments include solar screens and duct remediation. The estimated total cost of the project is \$152,409, and the rebate will cover 100% of the total cost. This property is listed in the 2018 Austin Tenants Council “Guide to Affordable Housing in the Greater Austin Area.” 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 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 the comprehensive Austin Energy Resource, Generation and Climate Protection Plan to realize 900 megawatts of energy efficiency and demand response by 2025. It is designed to support energy conservation, reduce peak demand, and the need to purchase additional generation.

The avoided kilowatt-hours (kWh), estimated at 345,384 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: 185 metric tons of Carbon Dioxide (CO₂), 0.1 metric tons of Nitrogen Oxides (NO_x), and 0.2 metric ton of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 415,188 vehicle miles traveled, the removal of 35 cars from our roadways, or the planting of 4,751 trees or 238 acres of forest in Austin’s parks.