

Recommendation for Council Action

Council Meeting Date: March 28, 2019

Posting Language

Approve issuance of a rebate to Waters at Bluff Springs LLC, for performing energy efficiency improvements at the Waters at Bluff Springs Apartments, located at 7707 South IH-35, in an amount not to exceed \$187,829.

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 Waters at Bluff Springs LLC, in an amount not to exceed \$187,829, for energy efficiency measures at the Waters at Bluff Springs Apartments, located at 7707 South IH-35, in Council District 2. This property consists of 300 apartment units as documented in ApartmentTrends.com. The average rent for a one-bedroom unit is \$869, a two-bedroom unit is \$1,068, and a three-bedroom unit is \$1,419.

The efficiency measures to be implemented at the Waters at Bluff Springs include lighting, solar screens, and duct remediation. The estimated total cost of the project is \$187,829. The rebate will cover 100% of the total cost. This property is recognized by the IRS as a 501(c)(3) not-for-profit provider of low-income housing. 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 709,610 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: 380 metric tons of Carbon Dioxide (CO₂), 0.2 metric tons of Nitrogen Oxides (NO_x), and 0.4 metric ton of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 853,025 vehicle miles traveled, the removal of 73 cars from our roadways, or the planting of 9,760 trees or 488 acres of forest in Austin's parks.