



Recommendation for Action

File #: 19-2936, **Agenda Item #:** 3.

9/19/2019

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 \$120,900.

Lead Department

Austin Energy

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Operating Budget of Austin Energy.

Prior Council Action:

March 28, 2019 - Approved rebate for energy efficient improvements at the Metropolis Apartments, Item 3.

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:

September 9, 2019 - To be reviewed by the Electric Utility Commission.

September 17, 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 \$120,900, 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. This property is listed in the 2018 Austin Tenants' Council "Guide to Affordable Housing in the Greater Austin Area."

The energy efficiency measures for this project include smart thermostats and heating, ventilation, and air conditioning (HVAC) system tune-ups. The estimated total cost of the project is \$120,900 and the rebate will cover 100% of the total cost. This is the second energy efficient rebate project for the property this year. The first rebate was approved on March 28, 2019 in the amount of \$148,383 for duct work and solar screens. The combined total of both rebates is \$269,283 and is under the \$300,000 annual cap included in the multifamily rebate program.

This rebate is funded by Austin Energy's Multifamily Income Qualified Rebate 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 Income Qualified 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 (MW) 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 288,154 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: 154 metric tons of Carbon Dioxide (CO₂), 0.1 metric tons of Nitrogen Oxides (NO_x), and 0.2 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 346,391 vehicle miles traveled, the removal of 30 cars from our roadways, or the planting of 3,963 trees or 198 acres of forest in Austin's parks.