

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

November 9, 2017

Posting Language

Approve issuance of a rebate to CL Arrangement LP, for performing energy efficiency improvements at the Array Apartments located at 2000 Burton Drive, in an amount not to exceed \$184,667. (District 3)

Fiscal Note

Funding is available in the Fiscal Year 2017-2018 Operating Budget of Austin Energy. A fiscal note is not required.

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 Electric Utility Commission on October 16, 2017 and by the Resource Management Commission on October 17, 2017.

Additional Backup Information

Austin Energy requests authorization to issue a rebate to CL Arrangement LP, in an amount not to exceed \$184,667, for energy efficiency measures at the Array Apartments. This multi-family complex is located at 2000 Burton Drive in Council District 3.

The property is comprised of 41 buildings and 370 apartment units, with a total of 327,750 square feet of conditioned space. The average rent for a one-bedroom unit is \$949, a two-bedroom unit is \$1,254, and a three-bedroom unit is \$1,599. However, residents at this property may be eligible to receive housing vouchers through the Housing Authority of the City of Austin.

The energy efficiency measures at this property include: duct sealing, LED lighting, and water-saving devices. The estimated total cost of the project is \$184,667; the rebate will cover 100% of the total cost. 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 made in accordance with Austin Energy's Multifamily Weatherization 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 1000 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 1,102,152 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: 589.9 metric tons of Carbon Dioxide (CO₂), 0.262 metric tons of Nitrogen Oxides (NO_x), and 0.662 metric tons of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 1,324,903 vehicle miles traveled, the removal of 113 cars from our roadways, or the planting of 15,160 trees or 758 acres of forest in Austin's parks.



MULTIFAMILY REBATE FACT SHEET

Array Apartments

Community Name	Array Apartments				
Customer Name	Roscoe Properties				
Property Address	2000 Burton Drive, Austin 78741				
Year Built	1972				
Average Rent per Floor Plan ¹	1br/1ba \$899-\$999; 2br/1ba \$1,165; 2br/2ba \$1,249-\$1,349; 3br/2ba \$1,599				
Number of Rentable Units ²	370				
Housing Type	Market rate and subsidized				
Air Conditioner Tonnage	2.2 average tonnage				
Water Heater Type	Electric				
On Code Department's Repeat Offender List? ³	No				
Electric Utilization Intensity for this property	10.78 kWh/sq ft				
Average Electric Utilization Intensity for cohort ⁴	11.17 kWh/sq ft for properties built before 1985 with electric heat				
Energy Conservation Audit and Disclosure (ECAD) status ⁵	Compliant				
Total Measure Costs	\$184,667				
Total Rebate – Not to Exceed	\$184,667				
% of Total Measure Costs	100%				
Rebate per Unit	\$499				
Scope of Work					
370 Furred Down Duct Seal Configurations 7,090 LED Fixtures 1,240 Water Saving Devices					
Project Annual Savings at 100% Occupancy ⁶					
Kilowatts (kW) Saved – Estimated	360.7				
Dollars per kW– Estimated	\$512				
Kilowatt-hours (kWh) Saved – Estimated	1,102,152				
Monthly Savings Per Customer - Estimated ⁷					
Dollar savings	\$27.31				
Scope of Work					
Measure	Rebate Amount	kW Saved – Estimated	kWh Saved – Estimated	\$/kW	Average annual dollar savings per customer
Duct Seal	\$155,279	310.6	628,959	\$500	\$187
LED Lighting	\$21,695	34.7	307,778	\$625	\$92
Water Saving Devices	\$7,693	15.4	165,415	\$500	\$49
Measures Performed - Last 10 Years at this property		Completion Date		Rebate Amount	
None					

¹ Eligible residents may receive vouchers through the Housing Authority of the City of Austin (HACA) and pay rent based on their income.

² Energy Conservation Audit and Disclosure (ECAD) 2016 Energy Guide for prospective residents lists total number of units and may include space not rented, e.g., office space, model units, maintenance shops, etc.

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.