



Recommendation for Action

File #: 19-2210, **Agenda Item #:** 4.

6/19/2019

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 \$99,500.

Lead Department

Austin Energy

Fiscal Note

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

Prior Council Action:

March 28, 2019 - Approved rebate to Waters at Bluff Springs LLC for energy efficiency improvements at the Waters at Bluff Springs Apartments for up to \$187,829.

For More Information:

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Council Committee, Boards and Commission Action:

June 10, 2019 - To be reviewed by the Electric Utility Commission.

June 18, 2019 - To be reviewed by the Resource Management Commission.

Additional Backup Information:

Austin Energy requests approval to issue a rebate to Waters at Bluff Springs LLC, in an amount not to exceed \$99,500, 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. 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. This property is recognized by the IRS as a 501(c)(3) not-for-profit provider of low-income housing.

On March 28, 2019, Council approved issuance of a rebate to The Waters at Bluff Springs LLC to implement energy efficiency measures at the same property. The measures included lighting, solar screens and duct remediation for a cost of \$187,829. In May 2019, Austin Energy introduced new and enhanced energy efficiency rebate offerings for which the property has applied. The combined total of the previously approved and proposed rebates do not exceed the \$300,000 annual cap.

The proposed measures to be implemented at the Waters at Bluff Springs Apartments include installation of Energy Star Power Partner eligible smart thermostats and tune-ups for the heating, ventilation and air conditioning (HVAC) systems. The estimated total cost of the project is \$99,500 and the rebate will cover 100% of the cost. It is funded by Austin Energy's Multifamily Income Qualified 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 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 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 205,623 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: 110 metric tons of Carbon Dioxide (CO₂), 0.05 metric tons of Nitrogen Oxides (NO_x), and 0.12 metric ton of Sulfur Dioxide (SO₂). The project savings is equivalent to an estimated 247,180 vehicle miles traveled, the removal of 21 cars from our roadways, or the planting of 2,828 trees or 141 acres of forest in Austin's parks.