



Green Rental Home Energy Efficiency Network

*An alliance of nonprofit organizations
dedicated to the sustainability of California's affordable rental homes*

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GREEN PARTICIPANTS

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Build it Green
CA Debt Limit Allocation Committee
CA Energy Commission
CA Housing Partnership Corporation
CA Public Utilities Commission
Central Coast Energy Services
East Bay Alliance for a Sustainable
Economy
East Bay Asian Local Development
Corporation
Eden Housing
Enterprise Community Partners
Global Green
Green For All
Heschong Mahone Group
HUD Energy & Climate Operations
Low Income Investment Fund
Mercy Housing
Mid-Peninsula Housing Coalition
Natural Resources Defense Council
New America Foundation
Non-Profit Housing Association of Northern
California
Oakland Housing Authority
The San Diego Housing Federation
San Francisco Foundation
San Francisco Housing Authority
San Francisco Mayor's Office of Housing
San Mateo County Department of Housing
Sacramento Municipal Utilities District
Sacramento Mutual Housing Association
Sheet Metal Workers' Union, No. 104
Southern California Association of Nonprofit
Housing
StopWaste.org
Strategic Energy Innovations
US Department of Energy
Sutter County Housing Authority
Western Center on Law and Poverty

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GREEN Working to Ensure \$1 billion in Energy Efficiency Funds to Better Serve Multifamily Housing

Leading a small task force of [GREEN](#) participants, CHPC is working to ensure that the [Energy Savings Assistance](#) (ESA) Program better serves low income multifamily tenants. The ESA Program is a \$1 billion, three-year program that provides energy efficiency improvements to low income Californians. In mid-May 2011, the four major investor owned utilities (IOUs), Pacific Gas & Electric, Southern California Edison, Southern California Gas and San Diego Gas & Electric, detailed their plans to deliver their respective shares of the \$1 billion in energy efficiency services to low income Californians between 2012 and 2014. **Unfortunately, the applications say little about how they would serve low income tenants in multifamily housing.**

The ESA Program (also called the Low-Income Energy Efficiency (LIEE) Program), as currently designed, underserves low income multifamily tenants. **While 43 percent of low income Californians live in multifamily housing, only 24 percent of those served by the ESA Program between 2007 and 2010 lived in multifamily housing.** In addition, multifamily tenants served by the ESA Program generally do not receive equivalent services due to the program's prohibition on retrofitting heating, cooling, hot water systems, and common areas, which are collectively the greatest opportunities for energy savings in multifamily rental buildings.

In response, CHPC has formally called for a number of changes to the ESA Program. Two of the key changes are the use of a whole-building approach and a streamlined eligibility process. The ESA Program should include multifamily building heating, cooling, and hot water systems, as well as common area and other energy efficiency improvements, to enable a true performance-based whole-building approach for multifamily housing. This widely supported approach would help identify a cost-effective package of measures tailored to a multifamily building's specific characteristics and needs, thereby maximizing energy savings to tenants while minimizing greenhouse gas emissions. CHPC also recommends establishing categorical eligibility based on the U.S. Department of Energy (DOE) list of buildings eligible for the Weatherization Assistance Program (WAP). The current unit-by-unit eligibility process is inefficient and administratively burdensome, especially for buildings where tenants routinely report their income. Using the DOE list of WAP-eligible buildings would ease barriers to enrollment for low income multifamily tenants by making those buildings and units categorically eligible for the ESA Program.

CHPC's Recommendations:

To better serve low-income multifamily tenants, the ESA Program should:

1. Use a performance-based, whole-building approach that includes heating and hot water systems as well as common area energy efficiency improvements in multifamily buildings;
2. Make it easier to enroll in ESAP by establishing both building- and unit-level eligibility based on the DOE WAP list of income-qualified buildings;
3. Create a single point of contact that can help participants leverage ESA services with a utility's other energy efficiency programs; and
4. Increase the number of multifamily households participating in the ESA Program by target more outreach and education targeted at low-income multifamily buildings and tenants.

The ESA proceeding is expected to conclude in November or December 2011. [CHPC's response](#) can be found on the CPUC website.

CHPC plans to join other organizations calling for workshops/hearings specifically on how the program serves multifamily tenants. If your organization has had prior experience (either good or bad) accessing the ESA Program, please let us know. Your experiences can help shape this program to better serve multifamily rental housing. Contact Ross Nakasone, Sustainable Housing Policy Coordinator at 415-433-6804 x310 or rnakasone@chpc.net.

HOW DO I GET INVOLVED?

GREEN is a collaborative effort by stakeholders to make energy retrofit funding available to federally assisted low-income rental apartments that serve our state's lowest income residents. To learn more, please contact our Sustainable Housing Policy Coordinator, **Ross Nakasone at 415-433-6804 x310.**