



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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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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THE SAN FRANCISCO FOUNDATION

The Community Foundation of the Bay Area

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**.

GREEN Legislation Put On Hold: Effort Shifts to California Public Utilities Commission

Earlier this year, the California Housing Partnership Corporation (CHPC) sponsored [AB 1124](#), which would make the following changes to the \$300 million per year rate-payer funded Low Income Energy Efficiency program, also known as the [Energy Savings Assistance Program \(ESAP\)](#):

1. Make heating and hot water systems eligible for assistance, reversing a 2007 California Public Utilities Commission (CPUC) decision that denies equal benefits to low-income renters in multifamily buildings.
2. Make buildings listed on the [U.S. Department of Energy's \(DOE\) list of Weatherization Assistance Program \(WAP\) eligible properties](#) categorically eligible for ESAP assistance.
3. Require ESAP programs serving low-income multifamily rental apartment buildings to use a whole building approach; provide a single point of entry for accessing funds; and eliminate barriers to accessing the ESAP program for owners of low-income multifamily rental apartment buildings.

These essential goals were developed over the past year through our work with the many stakeholders in our [Green Energy Retrofit Network \(GREEN\)](#).

What Happened?

After a dramatic debate between low income rental housing and tenant supporters and energy provider and utility opponents that was capped by several amendments, AB 1124 passed from the Assembly Utilities and Commerce Committee with a strong bipartisan vote (11:2) on May 4th. In addition to Assemblymember Skinner's skillful leadership, witness presentations organized by CHPC with critical assistance from Satellite Housing, Sacramento Mutual Housing and East Bay Housing Organizations (EBHO) set the tenor of the hearing.

Low-income renter, Francine Williams, made the opening statement. She pointed out that she is being denied equal access to energy retrofit services and savings currently restricted to single-family residents. Enterprise Community Partner's Bay Area Program Director, Maryann Leshin, highlighted the tremendous potential for cost effective savings from heating and hot water retrofits in rental housing that GREEN partners have documented through recent energy audits following the latest approved protocols. Finally, Mercy Housing's Chris Glaudel made it clear that mission-driven housing owners like his organization cannot afford to make these types of capital-intensive energy efficiency improvements without assistance.

After its passage out of Utilities and Commerce, AB 1124 was referred to the Assembly Appropriations Committee. However, just before the bill was to be considered by the Appropriations Committee on May 18th, Assemblymember Skinner opted to make AB 1124 a "two-year" bill. Her decision followed conversations with Assemblymember Fuentes, Chair of the Appropriations Committee, and newly appointed CPUC Commissioner Mike Florio. Both of them expressed concerns that the bill would circumscribe the CPUC's newly opened proceeding covering the same issues addressed in the bill.

Ms. Skinner's decision gives GREEN stakeholders an opportunity to engage CPUC staff and other stakeholders on these issues through the CPUC's administrative proceeding to reauthorize the ESAP Program for the 2012-2014 cycle. That process began on May 16 with the utilities' submissions of ESAP applications to the CPUC. CHPC and GREEN stakeholders are currently reviewing these applications and will soon file comments requesting program changes that carry out GREEN's three primary goals described above. The ESAP application/reauthorization process is expected to end with a final decision by the CPUC Commission in December.

Upon the conclusion of the ESAP proceeding, Assemblymember Skinner has indicated she will review the outcome of the process and determine whether the 2012-2014 ESA program adequately addresses the concerns raised in AB 1124. If not, starting in January 2012, Assemblymember Skinner would continue to advance AB 1124 through the legislative process.

Many thanks to all who contributed to AB 1124's initial success. Over 50 organizations were listed supporters of the bill, representing a wide array of perspectives including those of tenants, low-income advocates, affordable housing, local governments, and others. Our efforts continue and we will keep you updated about the CPUC's administrative process.

What Comes Next?

CHPC and other GREEN participants will join the ESAP proceeding with the goal of changing the utility company applications consistent with the goals state above. If you would like to join our efforts and also become a party to ESAP the proceedings, please contact Ross Nakasone at makasone@chpc.net.

GREEN's Key ESAP Goals:

- Make central systems (including heating and domestic hot water) eligible measures for multifamily rental apartment buildings;
- Conform EASP with recently published U.S. Department of Energy best practices by 1) Creating building-level eligibility, 2) Including WAP eligible buildings as a categorically eligible, and 3) Expanding the definition of tenant benefit;
- Establish a workforce development program focused on retrofitting multifamily buildings;
- Expand outreach efforts to include multifamily buildings.