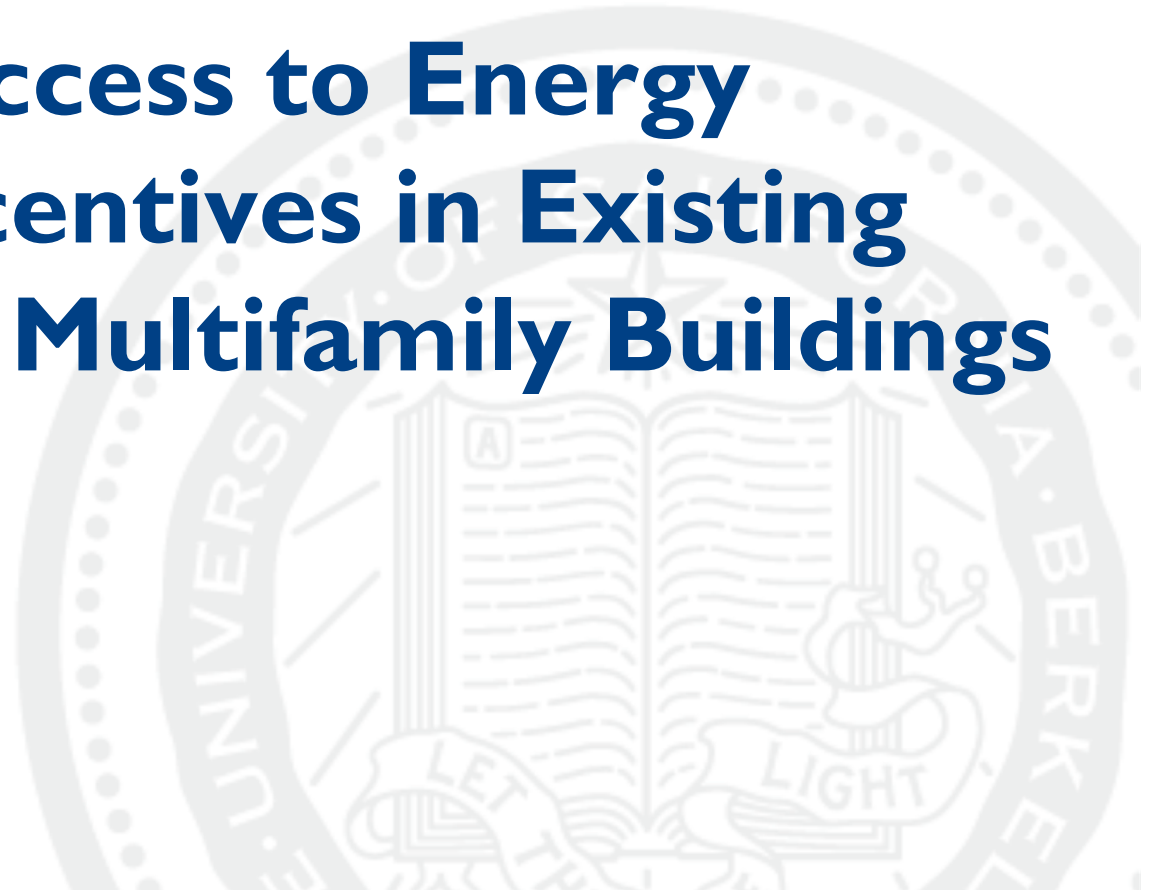


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Center for Law, Energy & the Environment (CLEE)

Increasing Access to Energy Efficiency Incentives in Existing Low-Income Multifamily Buildings

July 30, 2019



Stakeholder Process

- UC Berkeley School of Law convened over 30 policy, industry, and advocacy stakeholders
- Stakeholder group identified top barriers to accessing state efficiency incentive programs for low-income, multifamily properties
- Solutions included:
 - Forming a one-stop shop program administrator
 - Enabling financing innovations like pay-as-you-save
 - Creating a statewide energy and financing database

Statewide One-Stop Shop

- **MCE Case Study**
 - Four- and 12-unit naturally occurring affordable properties in San Rafael and Richmond
 - One-stop shop could replicate LIFT and MF Energy Savings Program's technical assistance and access to incentives
 - **Wakeland Housing & Community Development Case Study**
 - 58-unit deed restricted property in San Diego
 - One-stop shop could help address conflict between LIWP timeline and TCAC timeline
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One-Stop Shop: Examples

- **Energy Trust of Oregon**
 - Comprehensive guidebook of incentives offered by ratepayer-funded (3% utility surcharge) nonprofit
- **Massachusetts LEAN Program**
 - Single point of contact across all utilities and regions
- **New York Multifamily Performance Program**
 - State energy research and development agency runs program directly

Statewide Energy, Financing, Property Database

- **MG Properties Group Case Study**
 - 250-unit property with 50 Section 8 units and 200 market-rate units
 - Renegotiation of 40-year ground lease with City occasioned refinancing with Fannie Mae Green Rewards Loan: unique trigger point
 - Comprehensive database of energy, financing, rehabilitation needs could help incentive programs coordinate with less well situated owner/developers to maximize opportunities