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California Energy Commission Kick-Off Workshop

California Building Energy Performance Strategy Report:
Ensuring Equity in Building Performance Policies
July 31, 2024

Presenter: Tom White, Director of Building Performance &
Sustainability
Eden Housing, Inc.



Our Mission

Eden Housing creates and sustains high-quality affordable housing communities that advance equity and opportunity for all.

Changing our world, one corner at a time!





- 12,700 Affordable Homes
 - 22,000 Low-income Residents
 - Multiple Building Types, Climates
 - Low, Mid, High Rise
 - Urban Infill, Garden Style
 - Central and Distributed Energy Use
 - 6 Megawatts Onsite PV/85 Arrays
 - Mixed-fuel & All-Electric
 - New and Rehabbed
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Building Performance Metrics

- Reduced Utility Costs = Improved Net Operating Income
- Efficiency of Energy & Water-Using Assets
- Renewable Energy Performance
- Resident Energy Burden/Thermal Comfort
- Energy Use Intensity & CO2 emissions



Benchmark Data Management

- AB 802 Whole Building aggregate energy benchmarking
- EPA Energy Star Portfolio Manager
- Energy Usage/Cost/EUI/GHG Data
- Prioritizing building upgrades and incentives
- Better data = better decisions



Challenges to Reducing Energy Use & GHGs

- Tenant activity
- Cost of retrofits, rehabs, renewables, AC
- Electrical capacity (line side and load)
- Physical space constraints
- Local/Federal barriers to building mods
- Utility allowances > less rent

▶ Not in Owner's Control ◀



Benchmarking Support and Resources

- Automate sharing of utility data with CEC to achieve high compliance rates
- Acquire accurate building energy data with Utility and HUD \$+technical assistance support
- Improve utility support for tracking renewable energy exports
- Support incentives for Energy Design Modeling
- GHG reduction incentives + TCAC tax-credit allocations/CDLAC tax-exempt bond points





Questions?

Thank You!

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