

## San Francisco Energy Efficiency Coordinating Committee

### Energy Efficiency and Multifamily Affordable Housing

San Francisco has more than 200 multifamily affordable housing (MAH) sites providing over 20,000 units of affordable housing to the City's poor.<sup>1</sup> MAHs in San Francisco continue to be underserved and have significant unrealized benefits with regards to energy efficiency. MAHs in San Francisco face barriers that make it difficult for energy efficiency measures to be adopted:

- There is the challenge of split incentives, where tenants pay utility bills and property owners are the ones responsible for capital improvements to the building.
- There is also a challenge with financing capital improvements for energy efficiency measures because the savings are often difficult to capture to help repay the loans.

Implementing energy efficiency at MAH sites will help both the building owner and residents save money on utility bills, improve comfort and quality of life, and promote resilient housing for low-income families. Mission Housing Development Corporation has actively pursued a variety of different strategies to make these improvements and overcome the aforementioned barriers. Partnering with stakeholders such as the Association for Energy Affordability (AEA) and SF Environment (SFE) Mission Housing Development Corporation has completed several energy efficiency projects in recent years. Here are some examples:

#### **The Juan Pifarre Apartments, 2012**



Juan Pifarre Apartments

Under participation of a pilot program implemented by the Mayor's Office of Housing and the Weatherization Assistance Program, Mission Housing Development Corporation was able to access \$964,011 of local and federal assistance to make comprehensive energy efficiency upgrades at the Juan Pifarre Apartments, a Mission Housing Multifamily Apartment building. The Association for Energy Affordability (AEA) was originally hired to complete investment grade energy audits on Mission Housing buildings. Once the audits were completed, AEA worked with Mission Housing Development Corporation's dedicated project manager for the project and the city of San Francisco to develop a detailed scope of work on the buildings. The final scope of work included both in-depth upgrades of large mechanical equipment and controls to high efficiency, but also the installation of showerheads and aerators and upgraded lighting. Additionally, the scope included a focus on upgrading air quality which involved the replacement of bathroom exhaust fans and dryer exhaust systems. Once the scope of work was identified, Mission Housing Project Manager, AEA, and the contractor worked together to ensure that the installed scope of work delivered the expected results. **The projected site energy savings at the building ranged from 10-28%.**

#### **The Esperanza and Colosimo Apartments, 2014 - 2015**



Apartamentos de la Esperanza



Colosimo Apartments

MHDC commenced the total renovation of the Esperanza and Colosimo Apartments in 2014. Specifically, the Esperanza houses thirty-nine (39) residential units of senior housing that was originally built in 1976. Constructed in 1982 on a Mission District in-fill site, the Colosimo Apartments provide eleven (11) spacious and affordable apartments for very low-income families. Maximizing land parcels that are unattractive to many private developers serves an important function for the mixed residential/commercial neighborhood.

Starting in 2014 MHDC worked with Basis Architecture, AEA, and Nibbi Brothers General Contractors to develop and implement a comprehensive rehabilitation of both projects that completed in 2015.

Residents were relocated and their furnishings put in storage as construction crews moved from floor to floor of each building. Units were fully modernized with new appliances, LED lighting, new bathrooms and kitchens, durable and low-emitting flooring, high efficiency dual pane windows and improved mechanical ventilation. Common area upgrades were also installed, including LED lighting, high-efficiency combination heating and domestic hot water boilers and insulation.

As part of the project, MHDC also worked closely with San Francisco Department of the Environment (SFE) which implements the SF BayREN Multifamily Building Enhancement Program. Ray Manion, SFE project manager, was able to secure a \$37,500 rebate for the two projects which helped maintain aggressive energy savings goals by using high quality, higher efficiency equipment.

Finally, in addition to the efficiency, durability, and indoor air quality benefits, Mission Housing wanted to go above and beyond code and funding requirements at the project, and wanted to hold the project

to achieving a high standard. To this end they worked with AEA to third party verify and certify the projects under the GreenPoint Rated certification program. Third party verification of all construction materials and practices is required to accomplish a GreenPoint Rating. Esperanza Apartments achieved a 100-point rating and Colosimo Apartments achieved a 93-point rating which equate to a Silver category Green Point Rated project.



### **Betel Apartments 2015 - 2016**

The Betel Apartments houses fifty (50) residential units of affordable multifamily housing that was originally built in 1976. Starting in 2015 MHDC worked with Hamilton + Aitken Architects, AEA, and Nibbi Brothers General Contractors to develop and implement a comprehensive rehabilitation of both projects that completed in 2016.

Residents were relocated and their furnishings put in storage as construction crews moved from floor to floor of each building. Units were fully modernized with new appliances, LED lighting, new bathrooms and kitchens, modern heating systems, durable and low-emitting flooring, water saving plumbing fixtures, and improved mechanical ventilation. Common area upgrades were also installed, including LED lighting, high-efficiency combination heating and domestic hot water boilers and a new solar hot water system.

Similar to the Esperanza and Colosimo Apartments, MHDC worked closely with Ray, SFE project manager, to secure a \$37,500 rebate for the projects. Again, the rebate helped with the purchase of higher quality, higher efficiency equipment to achieve aggressive energy saving goals.

Finally, in addition to the efficiency, durability, and indoor air quality benefits, Mission Housing wanted to go above and beyond code and funding requirements at the project, and wanted to hold the project to achieving a high standard. To this end they worked with AEA to third party verify and certify the project under the GreenPoint Rated certification program. Third party verification of all construction materials and practices is required to accomplish a GreenPoint Rating. The project is projected to achieve 96 points which earns a Silver category designation.

## Recommendations

The following are recommendations to promote energy efficiency in Multifamily Affordable Housing:

- California Public Utilities Commission should allow local governments throughout the State of California to lower the threshold for the Energy Savings and Assistance Program (ESAP) qualification, as well as to streamline access to the program through ownership instead of between residents and the ESAP.
- Energy efficiency programs for low-income residents are segmented among various third party agencies including PG&E and the San Francisco Economic Opportunity Council (EOC). The Committee recommends that SF PUC and SF Department of the Environment conduct a feasibility study and establish a unified approach to programming for low-income residents. This would have the potential to create better service, provide proper oversight and ensure that future dollars from grants and cap-and-trade are equitably distributed.
- Introduce an ordinance establishing benchmarking for multifamily buildings, with over 20,000-sq-ft Like the Existing Commercial Building Benchmarking Ordinance, large multifamily sites should be benchmarked in order to provide an effective way to track energy use, identify potential energy wastes, motivate progress toward the City's Climate Action Plan building energy goals, and more importantly, improve resident services and quality of life.