

Appendix 15

**Green Building and
Energy Efficiency Incentives**

GREEN BUILDING AND ENERGY EFFICIENCY INCENTIVES

New Construction and Substantial Rehabilitation Projects

As part of this NOFA, the Public Agencies are providing an incentive for applicants to develop a more energy efficient project. The Energy Efficiency Incentive loan and bonus scoring points are meant to support the development of innovative and high performance affordable housing projects. As part of the requirements for these incentives, applicants must demonstrate that they have investigated and pursued additional sources of funds from a third party. These funds can be acquired from various sources, such as the State of California or a local utility provider, provided the project is designed to achieve certain standards of energy efficiency (the standards and requirements vary for each program). To qualify for the Energy Efficiency Incentive, NOFA applicants must apply for grants, loans, rebates or other funding mechanisms, and provide evidence in their NOFA application that they have either acquired the funding, or are in the process of acquiring the funding, as of the application submittal to the Public Agencies.

All Projects

As a way to assist applicants through the process of finding additional sources of funds, the Public Agencies are providing the following list of programs as a source of information. By no means is this list of programs exhaustive. Applicants are encouraged to apply to the programs listed below, as well as any other program that incentivizes energy efficiency in affordable multifamily residential projects.

Grants			
Program Name	Green Communities Planning and Construction Grant	Green Communities Charrette Grant	Green Communities Sustainability Training Grant
Sponsor	Enterprise Communities Partners	Enterprise Communities Partners	Enterprise Communities Partners
Geography Applicable	National	National	National
Grant Amount	\$20,000 to \$75,000	Up to \$5,000	Up to \$5,000
Narrative	Covers planning and construction expenses including additional costs of architectural work, engineering, site surveys and costs associated with items such as a more efficient HVAC system, green materials and energy efficient appliance.	Assist housing developers with integrating green building systems in their developments and engage in a serious discussion of green design possibilities. Enterprise will award planning grants to affordable housing developers to coordinate a green design charrette.	This grant program provides an opportunity to transfer the design knowledge that informed the planning and construction process to the residents, as well as operations and management staff. Funding is available to cover the design and distribution of an operations and maintenance.
Contact Name	Collin Rich	Collin Rich	Collin Rich
Contact Phone	(213) 787-8230	(213) 787-8230	(213) 787-8230
Website	http://www.greencommunitiesonline.org/tools/funding/grants/planning.asp	http://www.greencommunitiesonline.org/tools/funding/grants/charrette.asp	http://www.greencommunitiesonline.org/tools/funding/grants/sustainability/index.asp

Program Name	California Solar Initiative MASH Track 2 - Grant	Green Retrofit Program for Multifamily Housing - Grant
Sponsor	State of California	US Department of Housing and Urban Development
Geography Applicable	Southern California Edison Service Area	National
Grant Amount	Varies (Applicant Proposes Dollar/Watt Grant Amount)	Up to \$30,000
Narrative	The MASH Track 2 program is a competitive grant application process that can be applied to biannually in the first and third quarters. The project (either new construction or rehab) must demonstrate that it will provide a quantifiable "direct tenant benefit," which is defined as any operating cost savings from solar—including energy efficiency investments or upgrades— shared with tenants through recurring payments. This program is compatible with MASH Track 1. NOFA applicants must provide a copy of this application with submittal to the Public Agencies.	These funds are to be used for projects that include measures to promote energy efficiency and sustainability such as Energy Star appliances and products, insulation, windows, etc. These projects are to be administered by HUD OAHF. Funds may be applied for any time after June 15, 2009 until funds are distributed. Properties that apply for the GRP do not have to refinance, and properties that have already participated in the HUD OAHF Green Initiative or that are described in Section 516(a)(4) of MAHRA are not eligible.
Contact Name	MASH Program Administrator	US Dept. of Housing and Urban Development, Los Angeles Office
Contact Phone	(866) 584-7436	(213) 894-8000
Website	http://www.sce.com/solarleadership/gosolar/mash/	http://portal.hud.gov/portal/page/portal/RECOVERY/programs/GREEN

Loans			
Program Name	Green Communities Predevelopment Loan	Green Communities Acquisition Loan	Home Energy Upgrade Financing
Sponsor	Enterprise Foundation	Enterprise Foundation	Southern California Gas Co.
Geography Applicable	National	National	Southern California Gas Co. Service Area
Loan Amount	\$100,000 to \$300,000	Up to \$3 million	\$2,500 to \$20,000
Narrative	May be used to fund any or all of the following typical costs related to affordable housing development prior to closing construction financing: architectural, civil engineering and landscape design fees, electrical and mechanical engineering fees, interior design fees, surveys, environmental phase one and follow-up environmental impact studies, traffic studies, erosion control plans, zoning work, legal and title fees, appraisal fees, loan fees, application fees for debt, equity and subsidy financing and the costs of engaging a green design specialist.	May be used to fund any or all of the following typical costs related to the acquisition of land or buildings intended to be developed as affordable homeownership or rental housing: earnest money deposits or option payments, land or building acquisition costs, title, closing and legal costs related to acquisition closing.	For residential customers interested in making energy efficient improvements to existing homes. Customers can qualify for loans ranging from \$2,500 to \$20,000 to purchase and install energy-efficient upgrades. Terms range from one to ten years. Eligible technologies include: Water heaters, refrigerated air conditioners, evaporative coolers, double-paned windows, building and equipment insulation, roofing, spa/pool heaters, insulated plantation shutters, and permanently installed natural gas barbecues.
Contact Name	Noni Ramos	Noni Ramos	Home Energy Financing Program
Contact Phone	(415) 395-0956	(415) 395-0956	(800) 427-2200
Website	http://www.greencommunitiesonline.org/tools/funding/loans/predev.asp	http://www.greencommunitiesonline.org/tools/funding/loans/acquisition.asp	http://www.socalgas.com/residential/savemoney/refinancing.html

Loans (cont'd)

<p>Program Name Sponsor Geography Applicable Grant Amount</p>	<p>Low-Income Housing Tax Credit Renewable Energy Incentive California Tax Credit Allocation Committee State Up to 5% Basis Boost</p>	<p>Low-Income Housing Tax Credit Energy Efficiency Incentive California Tax Credit Allocation Committee State Up to 4% Basis Boost</p>	<p>Green Retrofit Program for Multifamily Housing - Loan US Department of Housing and Urban Development National Up to \$30,000</p>
<p>Narrative</p>	<p>Increase in Threshold Basis Limits to a maximum of five percent (5%), where distributive energy technologies such as microturbines and/or renewable energy sources such as solar will be implemented. To obtain this increase, an applicant must submit evidence of the cost of the system and the operating cost savings to be created through the use of the technology, throughout the time of the compliance period. Can be attained in addition to 4% boost described next.</p>	<p>A further four percent (4%) increase in the Threshold Basis Limits will be permitted for projects applying under Section 10325 or Section 10326 of these regulations that either (a) exceed Title 24 standards by at least 35 percent, or (b) include three out of ten energy efficiency/resource conservation/indoor air quality items. Can be attained in addition to previously mentioned 5% boost.</p>	<p>These funds are to be used for projects that include measures to promote energy efficiency and sustainability such as Energy Star appliances and products, insulation, windows, etc. These projects are to be administered by HUD OAHP. Funds may be applied for any time after June 15th, 2009 until funds are distributed. Properties that apply for the GRP do not have to refinance, and properties that have already participated in the HUD OAHP Green Initiative or that are described in Section 516(a)(4) of MAHRA are not eligible.</p>
<p>Contact Name Contact Phone Website</p>	<p>California Tax Credit Allocation Committee (916) 654-6340 http://www.treasurer.ca.gov/ctcac/programreg/20090708.pdf</p>	<p>California Tax Credit Allocation Committee (916) 654-6340 http://www.treasurer.ca.gov/ctcac/programreg/20090708.pdf</p>	<p>US Dept. of Housing and Urban Development, Los Angeles Office (213) 894-8000 http://portal.hud.gov/portal/page/portal/RECOVERY/programs/GREEN</p>

Rebates

<p>Program Name Sponsor Geography Applicable Rebate Amount</p>	<p>California Solar Initiative MASH Track 1 State of California Southern California Edison Service Area \$3.30/Watt in common areas and/or \$4.00/Watt in tenant areas</p>	<p>Solar Solutions Program City of Glendale Glendale Water and Power Service Area \$2.50/Watt to \$4.18/Watt</p>	<p>Residential Solar Power Incentive City of Los Angeles Los Angeles Department of Water and Power Service Area \$0.05/kWh to \$0.16/kWh</p>
<p>Narrative</p>	<p>The MASH Track 1 program is part of the California Solar Initiative (CSI). It is an open application that offers incentives for installing eligible photovoltaic (PV) systems. It is designed to subsidize PV systems in multifamily housing which will offset electricity loads and provide economic benefits for housing property owners and managers as well as building tenants. This program is compatible with MASH Track 2 and the Federal On-Site Renewables Tax Incentive. NOFA applicants must provide a copy of this application with submittal to the Public Agencies.</p>	<p>The rebate levels for 2009 are \$3.72 per watt (up to 50% of total costs) for the installation of a PV system of a size less than or equal to 30kW. Larger systems can receive a rebate of \$0.456 per kilowatt hour (kWh) of actual electric production for the first 5 years. Systems installed at qualified affordable housing projects are eligible to receive larger incentives. Systems must be sized to produce no more than 125% of the customer's past 12 months kWh consumption. The minimum installed cost for the customer after all grants, rebates, and a Glendale Water and Power (GWP) incentive is \$2.50/watt.</p>	<p>The Los Angeles Department of Water and Power (LADWP) incentive payment is based on the estimated performance of the solar system. Using "PVWatts Version 2," the annual kWh output is estimated and a formula is applied to give the customer a one time payment for 20 years of solar production.</p>
<p>Contact Name Contact Phone Website</p>	<p>MASH Program Administrator (866) 584-7436 http://www.sce.com/solarleadership/gosolar/mash/</p>	<p>Suzanne Daniels (818) 548-2750 http://www.glendalewaterandpower.com/save_money/solar/program.aspx</p>	<p>Bill Glauz, P.E. (213) 367-0410 http://www.ladwp.com/ladwp/cms/ladwp000787.jsp</p>

<p>Program Name Sponsor Geography Applicable Grant Amount</p>	<p>Pasadena Solar Initiative City of Pasadena Pasadena Water and Power Service Area \$2.60/Watt to \$3.15/Watt</p>	<p>Solar Partnership Program City of Azusa Azusa Light and Water Service Area \$2.80/Watt to \$4.00/Watt</p>	<p>Residential Energy Efficiency Rebate Program City of Los Angeles Los Angeles Department of Water and Power Service Area \$50 to \$300</p>
<p>Narrative</p>	<p>The rebate amount varies depending on the customer class installing the system and the system's size. Systems up to 50 kilowatts (kW) are eligible for the Expected Performance Based Buydown (EPBB) and can receive a one-time lump sum payment after installation and inspection approval based on the system's estimated AC energy output.</p>	<p>The rebate amount is determined by the ownership of the Renewable Energy Credits (REC) associated with the system. If the customer elects to retain ownership of the RECs, they will receive the lower rebate amount of \$2.80 per watt. The higher rebate amount of \$4.00 per watt is available to customers who give the RECs to Azusa Light & Water.</p>	<p>A variety of rebates for energy efficient equipment used in homes through the Consumer Rebate Program. Rebates are available for qualifying refrigerators, room air conditioners, windows, pool pumps and motors, central air conditioning systems, and clothes washers.</p>
<p>Contact Name Contact Phone Website</p>	<p>Irma Cid-Lujan (626) 744-4731 http://ww2.cityofpasadena.net/waterandpower/solar/</p>	<p>Paul Reid (626) 812-5154 http://www.ci.azusa.ca.us/index.aspx?nid=565</p>	<p>CRP Processing Center (800) 374-2224 http://www.ladwp.com/ladwp/cms/ladwp000478.jsp</p>

Rebates (cont'd)

<p>Program Name Sponsor Geography Applicable Grant Amount</p>	<p>AC Energy Efficiency Rebate Program City of Glendale Glendale Water and Power Service Area Up to 50% of Cost of Installation</p>	<p>Energy Efficiency Appliance Rebate Program City of Glendale Glendale Water and Power Service Area \$10 to \$275</p>	<p>Residential Energy Efficiency Rebate Program City of Pasadena Pasadena Water and Power Service Area \$20 to \$250</p>
<p>Narrative</p>	<p>GWP offers an incentive for landlords and building owners of multi-family residential rental units to replace inefficient air conditioning units with new ENERGY STAR® qualified units. All air conditioning units to be replaced must be in working condition. Window air conditioning units do not qualify.</p>	<p>GWP offers the Smart Home Energy and Water Saving Rebate Program that includes several incentives to its residential customers to improve the energy efficiency of their homes. Rebates are offered for a variety of appliances that meet required minimum efficiency levels. Rebate amounts vary according to equipment requirements, efficiency level, and location of purchase.</p>	<p>Pasadena Water and Power (PWP) offers rebates to its residential customers on a wide variety of energy efficient technologies, including: dishwashers, clothes washers, refrigerators, lighting fixtures, ceiling/attic/roof fans, central/room A/C heat pumps, programmable thermostat.</p>
<p>Contact Name Contact Phone Website</p>	<p>Glendale Water and Power (818) 548-3300 http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=CA94F&re=0&ee=1</p>	<p>Glendale Water and Power (866) 557-1411 http://www.glendalewaterandpower.com/save_money/residential/sh-ergy_saving_rebates.aspx</p>	<p>Customer Relations-Rebates (626) 744-4409 http://ww2.cityofpasadena.net/waterandpower/Rebates/default.asp</p>

<p>Program Name Sponsor Geography Applicable Grant Amount</p>	<p>Multi-Family Residential Rebate Program Southern California Gas Co. Southern California Gas Co. Service Area \$30 to \$1,500</p>	<p>Multifamily Energy Efficiency Rebate Program Southern California Edison Southern California Edison Service Area \$1 to \$100</p>	<p>Designed For Comfort Southern California Edison Southern California Edison/Southern California Gas Service Area \$500 per unit to \$1,500 per unit</p>
<p>Narrative</p>	<p>The Multifamily Rebate Program offers rebates for the installation of qualified energy-efficient products in apartment dwelling units and in the common areas of apartment and condominium complexes, and common areas of mobile home parks. Equipment must meet the efficiency standards provided on the website. A reservation is required for Boiler and Central Water Heater Control Products only, for other products, the customer can simply submit the application form with proper documentation after equipment purchase and installation.</p>	<p>The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.</p>	<p>Multifamily existing projects can qualify for cash incentives that will help pay for energy efficiency upgrades. The upgrades must result in a building that performs 20% better than the existing design in order to qualify for the cash incentives. The program also incentivizes the use of an energy consultant or HERS rater by offering additional funds. Note: new program is under development and will be introduced in January 2010.</p>
<p>Contact Name Contact Phone Website</p>	<p>Multifamily Rebate Program (888) 431-2226 http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=CA138F&re=0&ee=1</p>	<p>Energy Efficiency Hotline (800) 736-4777 http://www.sce.com/residential/rebates-savings/multifamily/multifamily-energy-efficiency.htm</p>	<p>Elizabeth McCollum (760) 436-7001 http://www.designedforcomfort.com/default.htm</p>

* The following tax incentives are for your information only, and if applied for, DO NOT qualify to meet the requirement set forth by the Energy Efficiency Incentive to investigate and pursue additional sources of funds from a third party.

Tax Incentives			
Program Name	Residential Energy Conservation Subsidy Exclusion	Property Tax Exclusion for Solar Energy Systems	Federal Tax Deductions for Commercial Buildings
Sponsor	US Internal Revenue Service	California Franchise Tax Board	US Internal Revenue Service
Geography Applicable	National	State	National
Incentive Amount	Varies	Up to 100% of PV System Value	Up to \$1.80/Square Foot
Narrative	According to Section 136 of the U.S. Code, energy conservation subsidies provided by public utilities, either directly or indirectly, are nontaxable: "Gross income shall not include the value of any subsidy provided (directly or indirectly) by a public utility to a customer for the purchase or installation of any energy conservation measure."	Section 73 of the California Revenue and Taxation Code allows a property tax exclusion for certain types of solar energy systems installed between January 1, 1999, and December 31, 2016. This section was amended in 2008 to include the construction of an active solar energy system incorporated by an owner-builder in the initial construction of a new building that the owner-builder does not intend to occupy or use.	A tax deduction of up to \$1.80 per square foot is available to owners or designers of new or existing commercial buildings that save at least 50% of the heating and cooling energy of a building that meets ASHRAE Standard 90.1-2001. Partial deductions of up to \$.60 per square foot can be taken for measures affecting any one of three building systems: the building envelope, lighting, or heating and cooling systems. These tax deductions are available for systems "placed in service" from January 1, 2006 through December 31, 2013.
Contact Name	IRS	Tax Specialist / BOE	IRS Los Angeles
Contact Phone	(800) 829-1040	(800) 400-7115	(213) 576-3009
Website	http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=US31F&re=1&ee=1	http://www.dsireusa.org/incentives/incentive.cfm?Incentive_Code=CA25F&re=1&ee=0	http://www.energystar.gov/index.cfm?c=tax_credits.tx_comm_building

Program Name	Federal On-Site Renewables Tax Incentive
Sponsor	US Internal Revenue Service
Geography Applicable	National
Grant Amount	Up to \$2,000 for Each System
Narrative	Business owners can take advantage of several onsite renewable generation incentives. The incentives apply to solar and wind systems placed in service from January 1, 2006 until December 31, 2016 and to geothermal heat pump systems placed in service from October 3, 2008 until December 31, 2016. The incentives are worth 30% of the installed cost of the system. The economic stimulus legislation also provides the option for businesses to take a grant from the U.S. Treasury Department during 2009 and 2010 in lieu of the investment tax credit. This program is compatible with MASH Track 1.
Contact Name	IRS Los Angeles
Contact Phone	(213) 576-3009
Website	http://energytaxincentives.org/business/renewables.php