



# Cost-Saving Resources for Energy Efficient Rentals

## Berkeley Property Owners Association

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# What I'll Cover

- Who are StopWaste and BayREN?
- Behind your energy bill: what's changing?
- Why upgrade your rental property?
- Programs and Resources
  - BayREN Home + program (1-4 units)
  - BayREN Multifamily Program (5+ units)
  - Additional resources from local partners
- Q&A

# Who is StopWaste?



- Countywide public agency with 17 member agencies representing Alameda County, its 14 cities, and 2 sanitary districts
- Outreach & education for residents and businesses
- Key Programs:
  - Enforce Mandatory Commercial Recycling & Composting Law
  - Food Waste Reduction and Home Gardening
  - Household Hazardous Waste
  - K-12 Environmental Education
  - Green Buildings & Energy Council
  - Support Member Agency Staff
  - ...and more!



# The Bay Area Regional Energy Network (BayREN)

*BayREN is a highly effective and trusted group of local governments that deliver targeted, integrated, and regional-scale climate solutions focused on energy, water, and resilience.*

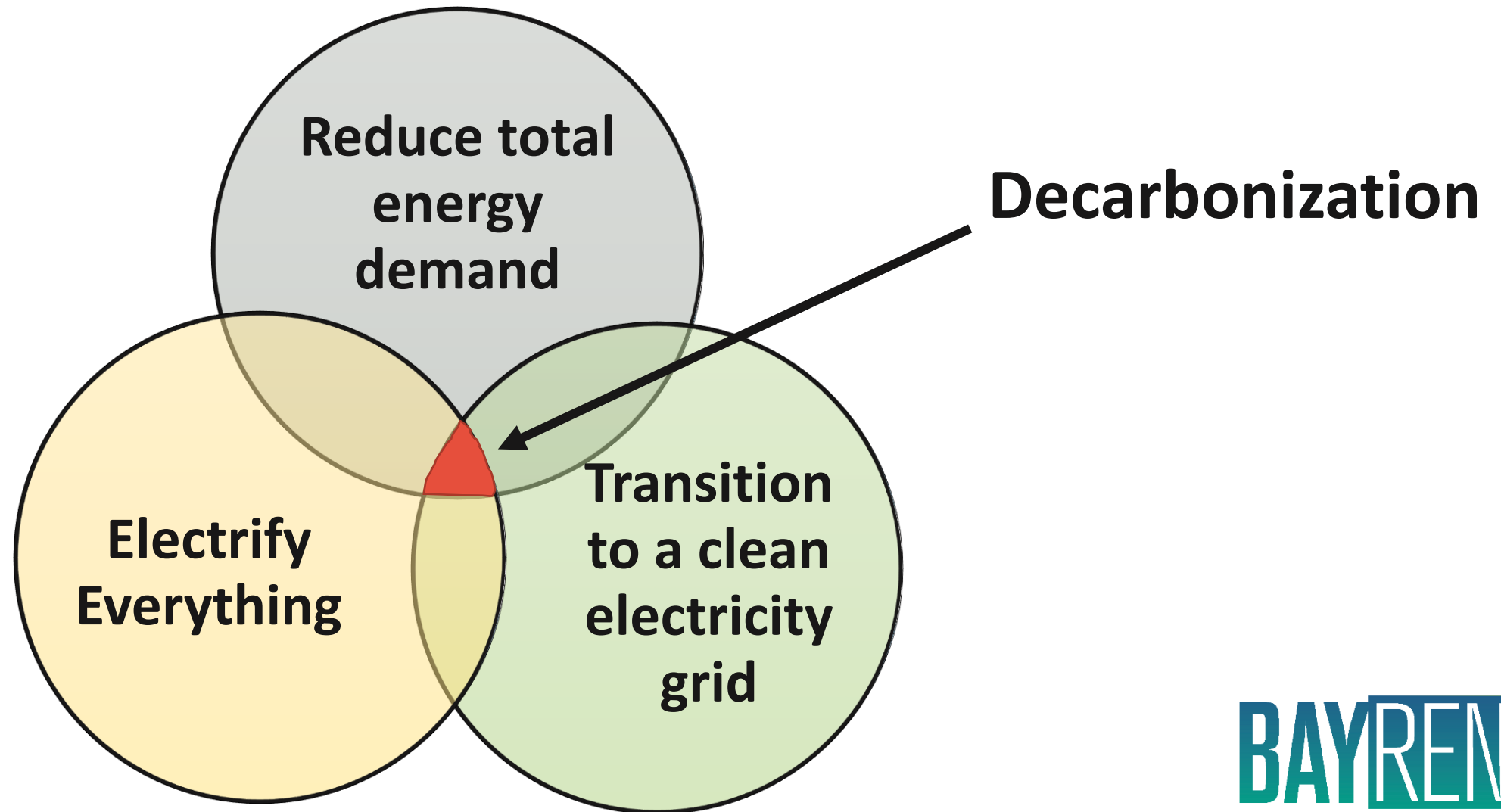


# The Changing Energy Market

What does this mean for you in the short- and long-term?



# Getting to a Zero Emissions Energy Sector



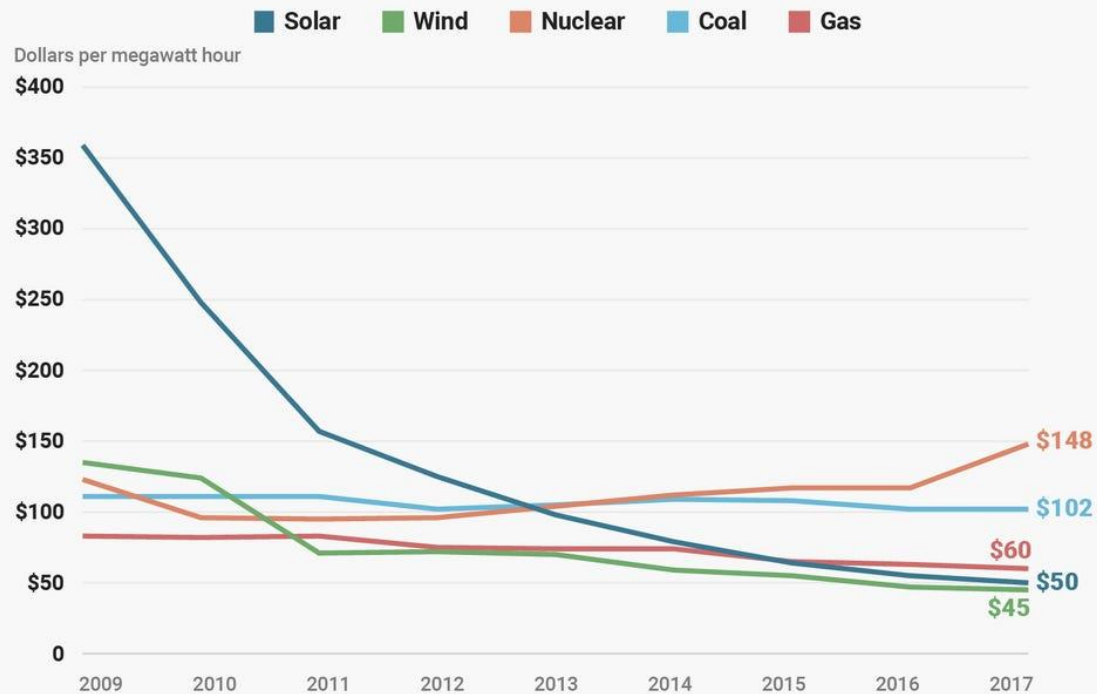
# Clean Energy Mandates

- CA: 50% renewable electricity by 2025
- 100% “zero-carbon” by 2045



# Rise of Renewables

## The average cost of energy in North America

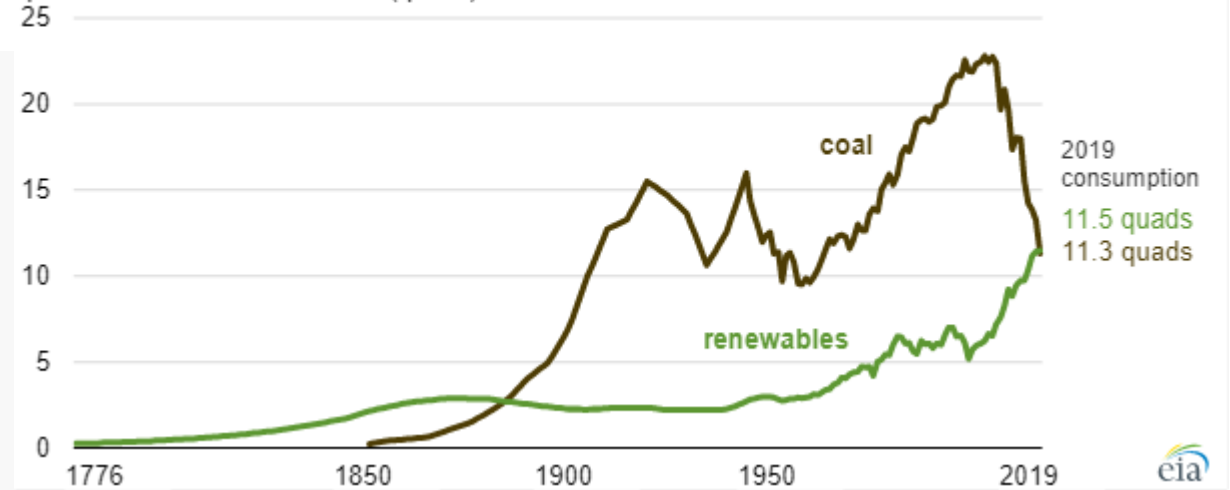


Source: Lazard leveled cost of energy analysis

BUSINESS INSIDER

## U.S. coal and renewable energy consumption (1776-2019)

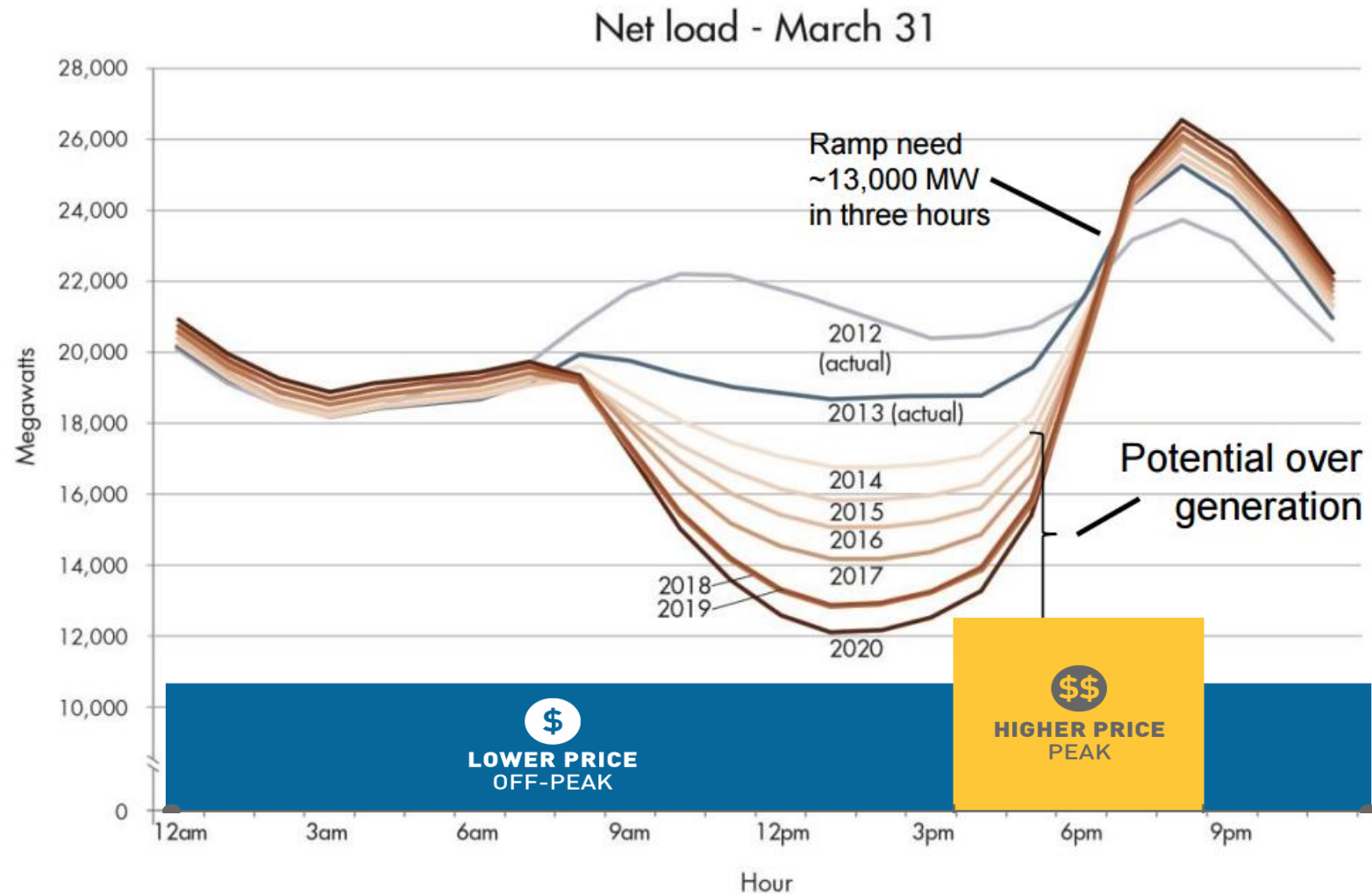
quadrillion British thermal units (quads)



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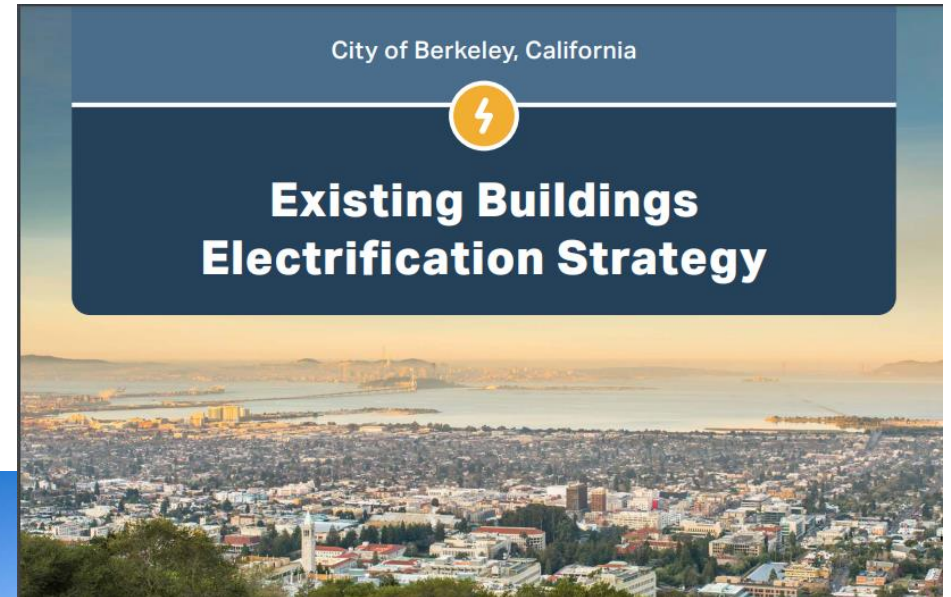
# “The Duck Curve” and Time-of-Use Rates



Sources: U.S. Department of Energy and PG&E

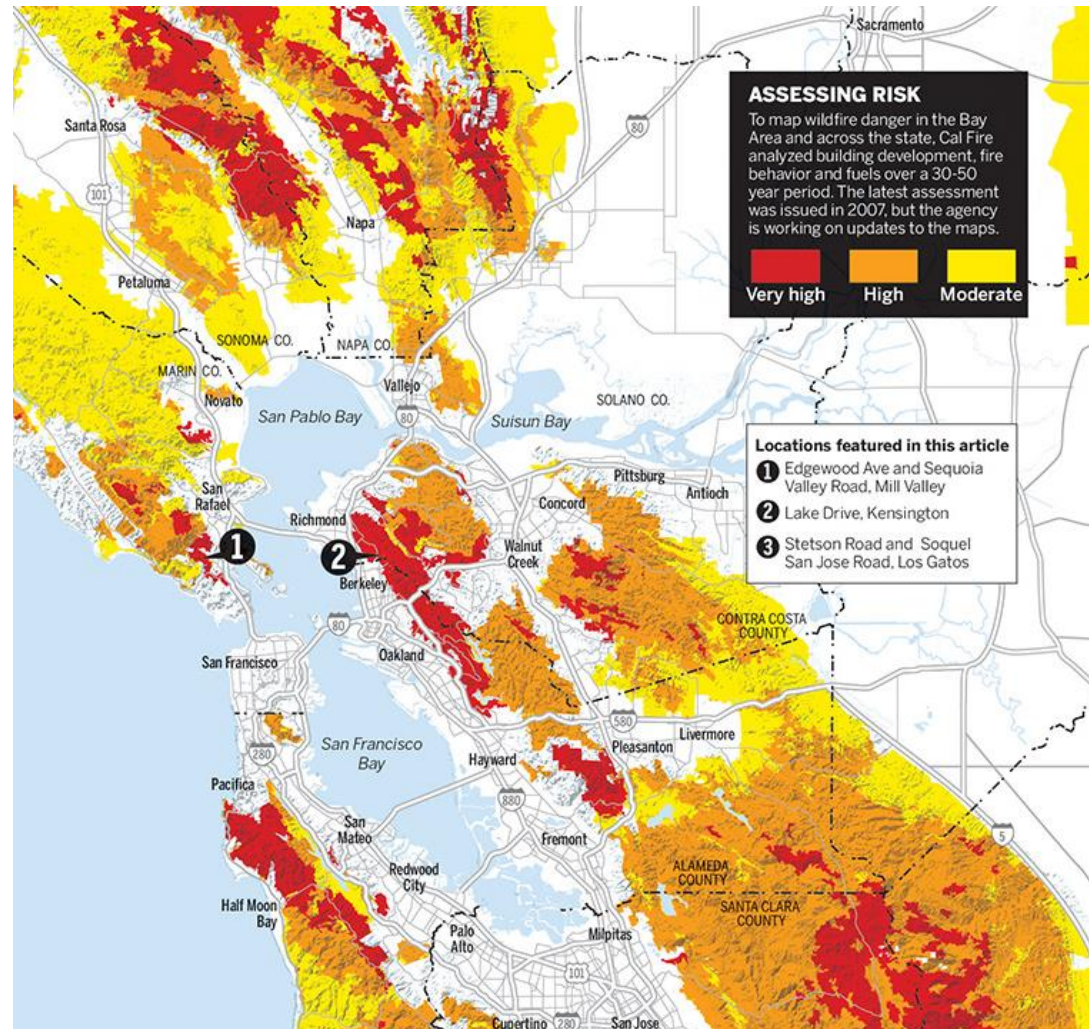
# Building Codes

- In 2019, Berkeley became first city in the nation to prohibit natural gas infrastructure in ***new construction***:
  - Many other cities around the state have since passed similar policies
- City of Berkeley recently released its draft “Existing Buildings Electrification Strategy”
  - Goal: full electrification of Berkeley’s building stock by 2045



# Need for Resilience

- Public Safety Power Shutoff (PSPS) events
- Poor air quality due to wildfire smoke
- Extreme heat
- “The Big One”
- Other unforeseen disasters



# What Does This Mean?

- Mandatory Time of Use (TOU) Rates
- Gas likely to become more expensive relative to electricity
- Greater demand for on-site generation + storage (solar panels + battery)



ohmconnect  
[www.ohmconnect.com/](http://www.ohmconnect.com/)



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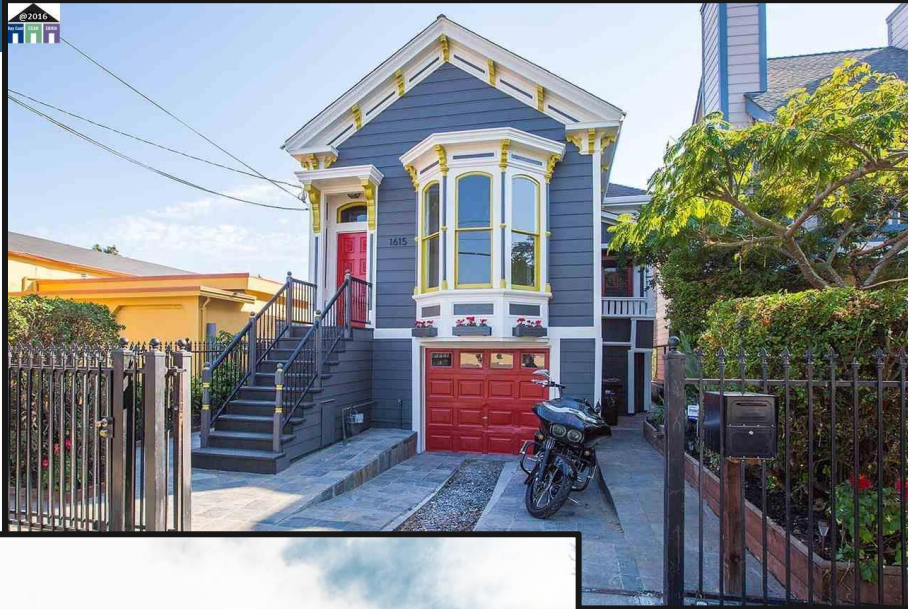
# Why Upgrade?

Energy efficiency improvements help **you, your tenants, and the planet**

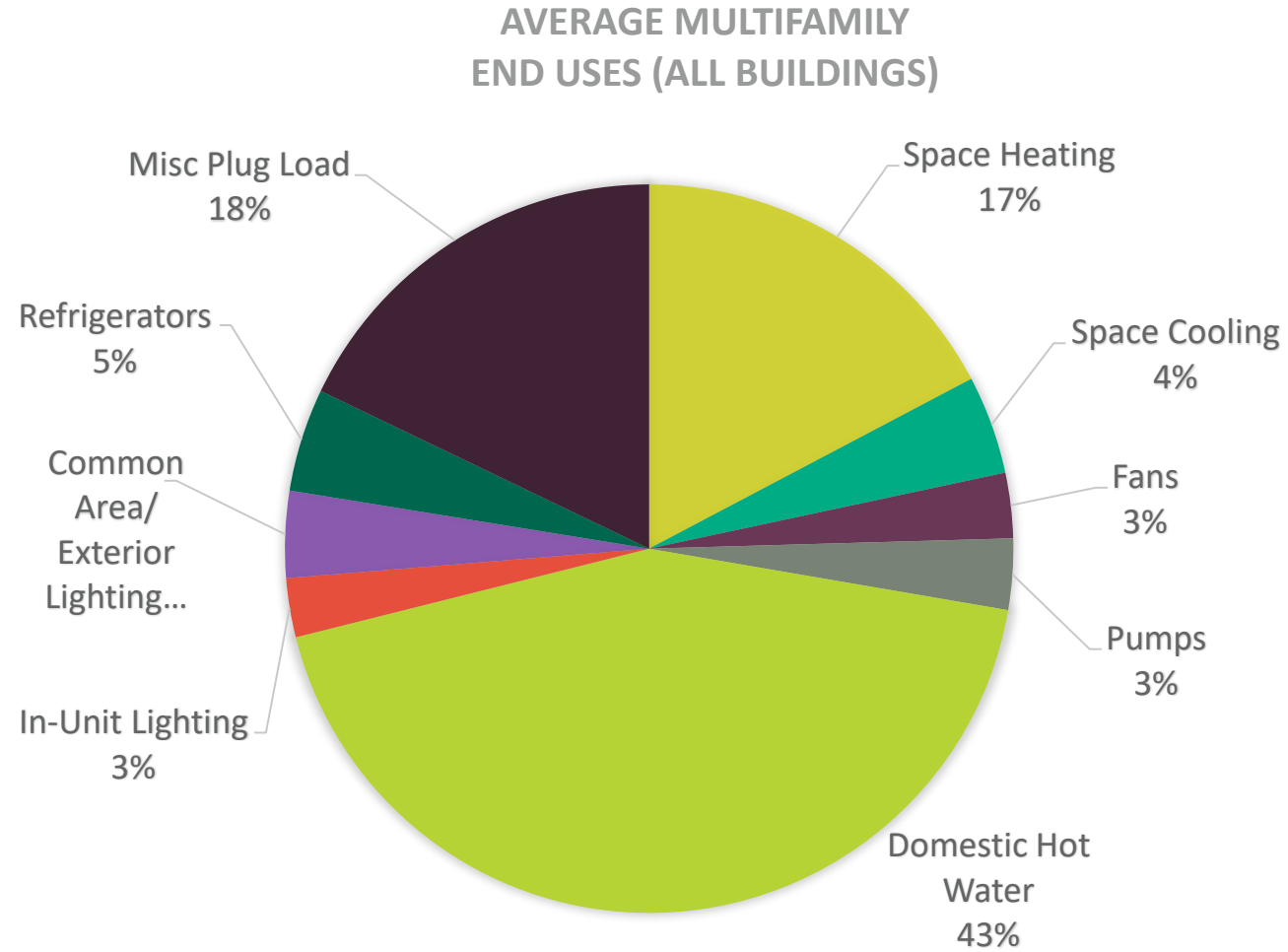


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# Every Home is Unique



# Multifamily Building Energy Use By Type



# Examples of Building Issues

High Energy Bill

Old & Inefficient  
Furnace or A/C

Drafty Rooms &  
Temperature  
Swings

Pest infestations



Moisture &  
Condensation

Exposed Wiring

Excessive Dust

Unsafe Chemicals



# Benefits of Energy Efficiency Retrofits

## Your Bottom Line

- Save on utility bills for central systems, common areas
- Reduce equipment downtime



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## Tenant satisfaction

- Increased comfort, reduce ambient noise
- Improved safety
- Increase systems reliability
- Improved indoor air quality/health



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## Future external factors

- Rising energy and water costs
- Mandatory requirements
- Increase the value of your property



# What do we offer?

Simple ways to a healthier,  
more efficient and  
comfortable home



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# Overview of Programs

	Single Family (Home+)	Multifamily (BAMBE)
Typical eligibility	1-4 unit single-family detached homes	5+ unit multifamily properties
Rebate amount	Up to \$5,000	\$750 per unit (no max amount)
Scope of Work	“a la carte”: pick and choose individual measures, rebate will vary based on scope of work	“bundled”: must install 3 or more measures and achieve at least 15% savings to receive the flat rebate amount
Contractor choice	Must use a Home+ Participating Contractor	Can use any contractor
Resident approval	Can receive rebates for each unit, but need approval from every resident	Property manager can oversee entire process, no need for resident sign-off
Free Consultations	Home Energy Advisor optional	Technical Assistance required
Getting Started	Contact Home Energy Advisor or Participating Contractor <a href="http://bayrenresidential.org">bayrenresidential.org</a>	Submit an online interest form at <a href="http://www.bayren.org/eligibility">www.bayren.org/eligibility</a>



# BayREN Home+ Program

- **Eligibility:** Must be a PG&E customer and own 1-4 unit home built before 2016
- Up to \$5,000 in rebates for energy efficiency upgrades
  - Includes weatherization & building shell measures, heating and cooling systems, water heaters, induction cooktops and other consumer appliances
- No-cost Home Energy Advisor service
- Network of trained participating contractors
- Learn more and find contractors at [www.bayren.org/how-get-started/single-family-homeowners](http://www.bayren.org/how-get-started/single-family-homeowners)



# Home Energy Advisor

- Free, unbiased advice for completing your Home Upgrade
- Technical and programmatic experts
- Assistance finding a Participating Contractor
- Referrals to complementary programs

(866) 878-6008  
[advisor@bayren.org](mailto:advisor@bayren.org)  
[www.bayren.org/energy-advisor](http://www.bayren.org/energy-advisor)

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# Home+: Participating Contractors

Specially trained in building performance

Handle all the paperwork

Safety testing required

Quality control checks

Those not meeting program guidelines and best practices are removed

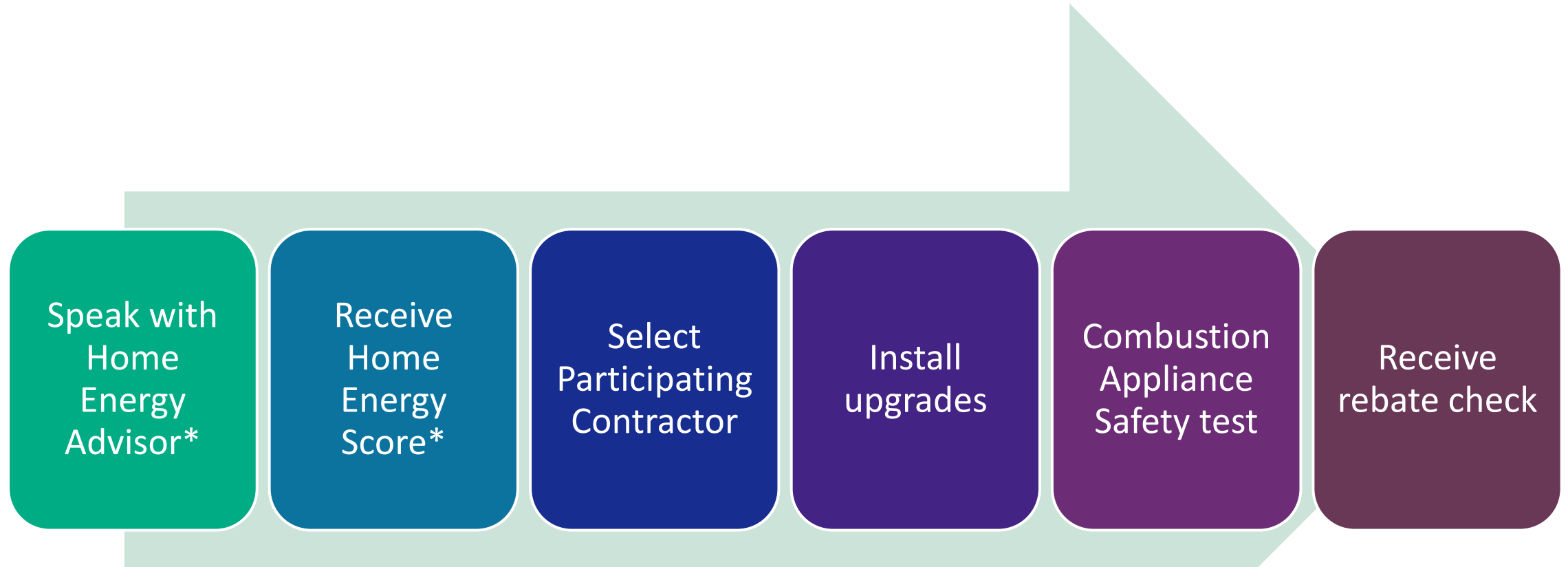
Vetted through program requirements

Find a participating contractor:  
[www.bayren.org/find-contractor](http://www.bayren.org/find-contractor)





# Home+: Sample Project – Process



*\*Optional*

# Home+ Rebates: O&M and Building Shell

<b>Operations and Maintenance Measures</b>	
Smart Thermostat (must be listed on the ENERGY STAR qualified product list for Smart Communicating Thermostat)	\$150
Duct sealing $\leq$ 10% total leakage (Ducts or Furnace/Air Handler/FAU located in garage disqualify this measure)	\$200
Duct Replacement $\leq$ 5% total leakage	\$800
<b>Building Shell Measures</b>	
Attic insulation $\geq$ R-44 (includes attic air sealing)	\$0.75 / ft <sup>2</sup> (not to exceed \$1,000 per home)
Wall insulation $\geq$ R-13 (2x4 framing) or $\geq$ R-19 (2x6 framing)	\$0.70 / ft <sup>2</sup> (not to exceed \$1,000 per home)
Combine attic with exterior wall insulation (measures must be completed simultaneously)	\$500
Building air sealing $\geq$ 30% total leakage reduction (must be combined with another measure, otherwise requires blower door test-in and test-out to qualify as a standalone building shell measure)	\$150

# Home+ Rebates: HVAC and Water Heating

<b>Heating and Cooling Measures</b>		
High efficiency central gas furnace $\geq$ 95% AFUE w/ Variable Speed Motor (must replace existing central gas furnace)		\$300
High efficiency split central air conditioner $\geq$ 17 SEER High efficiency packaged central air conditioner $\geq$ 16 SEER (must replace entire load associated with existing central AC)		\$800
High efficiency heat pump $\geq$ 17 SEER (must replace entire load associated with electric heating system or heat pump or for electrification must replace existing central natural gas furnace and air conditioner with ducted direct exchange (non mini-split) heat pump or replace wall/floor furnace with a ductless mini-split heat pump.) ⚡		\$1,000
<b>Water Heating Measures</b>		
High efficiency storage gas water heater medium usage $\geq$ 0.64 UEF, high usage $\geq$ 0.68 UEF Instantaneous water heater $\geq$ 0.87 UEF (must replace existing gas storage water heater)		\$400
Heat pump water heater ⚡		\$1,000
<b>Storage Capacity (GAL)</b>	<b>Minimum UEF required</b>	
>45 to $\leq$ 55	$\geq$ 3.1	
>55 to $\leq$ 75	$\geq$ 3.34	
>75	$\geq$ 3.43	

# Home+ Rebates: Miscellaneous

<b>Bonus Rebates</b>	
Combine one or more Building Shell measures with a Heating or Cooling measure (measures must be completed simultaneously)	\$500
Downsize heating and/or cooling system compared to existing system (requires a minimum 12 kBTU or 1 ton <i>input</i> reduction)	\$100
Combustion Appliance Safety (CAS) test-out (CAS test-out required for all measures. Not available as a standalone rebate. Only one per service address)	\$150
<b>Electrification Appliance Measures</b>	
*Induction electric range (no hybrid) or cooktop (must replace existing natural gas range or cooktop) ⚡	\$300
*Heat pump clothes dryer $\geq 4.50$ Combined Energy Factor (CEF) (must replace existing natural gas clothes dryer and listed as ENERGY STAR Efficient heat pump clothes dryer. ⚡	\$300

# Bay Area Multifamily Building Enhancements (BAMBE) Program

- **Eligibility:** Residential properties in the Bay Area with 5+ units
  - Priority given to affordable properties and underrepresented property types
- **No-Cost Technical Assistance**
  - Energy & water usage analysis, site visits, scope development
  - One-stop-shop to connect with other incentives, resources, and financing
- **Cash Rebates**
  - \$750 per unit calculated for whole building\*
  - Additional incentives through the Clean Heating Pathway
  - Choose your own contractors
- **Learn more:** [www.bayren.org/multifamily](http://www.bayren.org/multifamily)

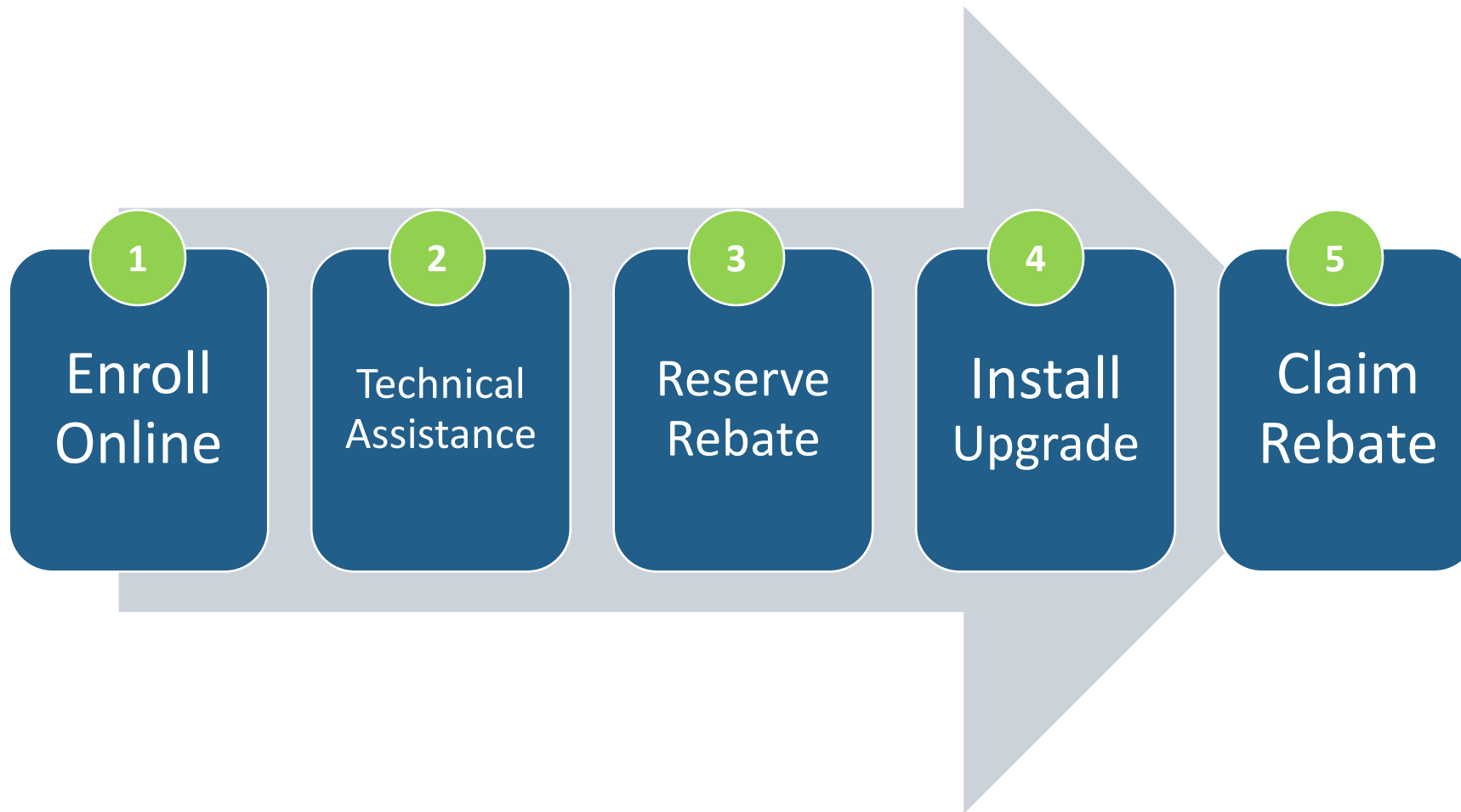


# BAMBE: Eligible Projects

Eligible Measures	Ineligible Measures
<ul style="list-style-type: none"><li>• HVAC and water heating upgrades</li><li>• Building envelope</li><li>• Interior and exterior lighting</li><li>• In-unit or common area appliances</li><li>• Pool equipment</li><li>• ... and more!</li></ul>	<ul style="list-style-type: none"><li>• Solar PV and/or battery storage</li><li>• Landscaping</li><li>• Green building materials</li><li>• EV Charging infrastructure</li></ul>

- To receive the rebate, properties must install 3-4 unique measures that achieve combined modeled property-wide energy savings of at least 10-15%
- Projects must include at least 2 “core” measures
  - Fixed systems with significant long-term savings such as efficient water heaters, windows, or insulation
  - In-unit upgrades that provide a direct benefit to tenants

# BAMBE: 5 Simple Steps



# BAMBE: Interest Form



Local Governments Empowering Our Communities

Residents

Multifamily

Workforce

Business

Government

About

## Multifamily Property Owner Interest Form

Please complete the following information to learn more about the program and get in contact with a BayREN representative.

First Name	<input type="text"/>	*
Last Name	<input type="text"/>	*
Property Contact Type:	<input type="text" value="--None--"/>	
Company	<input type="text"/>	
Email	<input type="text"/>	*
Phone	<input type="text"/>	*
Property Name:	<input type="text"/>	
Project Street Address:	<input type="text"/>	*
Project City:	<input type="text"/>	*
Project County:	<input type="text" value="--None--"/>	*
Project Zip Code:	<input type="text"/>	*
# of Total Units at Property:	<input type="text"/>	*
# of Multifamily Buildings on Property:	<input type="text"/>	
# of Building Stories:	<input type="text"/>	
Year Built:	<input type="text"/>	

Enroll Online Today:

[www.bayren.org/eligibility](http://www.bayren.org/eligibility)





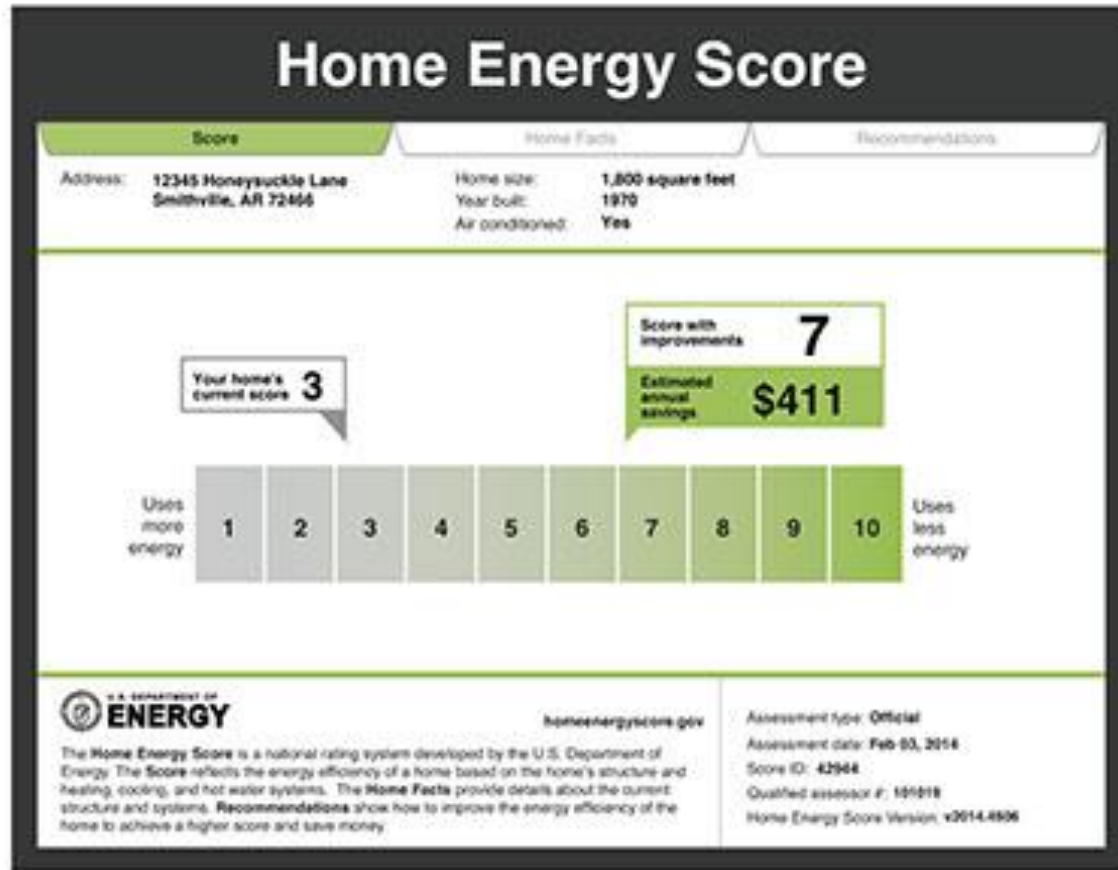
# Which Program is Right for Me?

My property has:	Enroll in Home+ if...	Enroll in BAMBE if...
Multiple Buildings, each with <5 units	Savings are limited to one building or individual units	Savings are shared between all units
Between 2-4 units	The scope of work would result in either greater rebate amount OR under 15% energy savings	The scope of work includes measures not included in Home+ and would generate >15% energy savings
5+ units, but I am only upgrading one unit	The savings are largely contained to that unit	The upgrade generates savings to all units
Individually-owned units (i.e. condos)	A resident is pursuing upgrades to their own unit	There are major shared systems AND each unit's owner or the HOA board has granted approval

# Additional Resources



# Home Energy Score



## Score includes

- Scale of 1 to 10
- Home Facts
- Recommendations

Required at time of listing  
for Berkeley properties

[www.bayren.org/hes](http://www.bayren.org/hes)

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# Financing Options



## LIHEAP & LIWP

Assistance with energy bills  
and home upgrades for low-  
income families

APPROVED  
LENDER



REEL: Residential  
Energy Efficiency  
Loan Program

## REEL

Low fixed rates.  
Longer loan terms.  
No home equity needed.  
No fees.



## PACE

Longer loan terms  
One annual payment.  
Payment transfers at sale.  
Can finance solar.



## MORTGAGE PRODUCTS

Home Equity Line of Credit,  
Energy Efficient Mortgages,  
and Rehab Loans.

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# EBCE Resilient Home Program

## Residential solar + battery backup

- Connect interested customers with a vetted solar installer (SunRun) for preferred pricing
- Available for single- and multifamily homes
- \$1,250 incentive for single-family homeowners to share power when demand is high
  - Incentive for multifamily property owners will vary based on system size

[ebce.org/resilient-home](https://ebce.org/resilient-home)



**Power through life's disruptions.**

New solar + home battery backup incentive available in Alameda County.

**ebce** Resilient Home

**EAST BAY COMMUNITY ENERGY**

# Bay Area SunShares



Bay Area SunShares provides **discounts and education on solar + storage**, in partnership with pre-vetted local solar installers!

- **15%** discount on solar installations
- **10%** discount on home battery storage

Sign up at [www.bayareasunshares.org](http://www.bayareasunshares.org) between **Sept. 1st - Nov. 30th**

- Want to learn more? Attend a SunShares Webinar this fall!



# Additional Solar Programs

- **GRID Alternatives - Energy for All Program**

- Low-to-no cost solar installations for income-qualified homeowners and affordable multifamily properties
- Learn more and sign up at [www.energyforallprogram.org/](http://www.energyforallprogram.org/)

- **Solar on Multifamily Affordable Housing (SOMAH) Program**

- Substantial incentives and financing for affordable properties
- Learn more at <https://calsomah.org/#>

# Questions?

Reach me at [chunter@stopwaste.org](mailto:chunter@stopwaste.org) or (510) 891-6567