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ET Summit Fall 2018

COMMERCIAL + RESIDENTIAL BUILDINGS

Working with Affordable Housing to Help Low Income Residents

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LINC HOUSING



LINC Housing (www.linchousing.org)

LINC Housing has a 34-year history of creating [communities](#) for thousands of families and seniors throughout California. LINC is committed to building and preserving housing that is affordable, [environmentally sustainable](#), and a catalyst for community improvement. And through our [LINC Cares](#) program, we're also providing life-enhancing services that improve the quality of life for our residents.

LINC's Mission:

LINC Housing builds communities and strengthens neighborhoods for people underserved by the marketplace.



What affordable housing looks like:

Mosaic Gardens at Willowbrook



Mosaic Gardens at Westlake



What is Affordable Housing?

- Typical Income Restrictions
50% AMI (Area Median Income)
 - Household of 1 \$33,950
 - Household of 2 \$38,800
 - Household of 3 \$43,650
 - Household of 4 \$48,450
 - Household of 5 \$52,350
 - Household of 6 \$56,250
- Typical Income Restrictions
30% AMI Level
 - Household of 1 \$20,370
 - Household of 2 \$23,280
 - Household of 3 \$26,190
 - Household of 4 \$29,070
 - Household of 5 \$31,410
 - Household of 6 \$33,750

Tenant Concerns

Tenants are often disabled, families with children or teens, seniors.

Their Concerns are:

- Money for Food
- Money for School
- Money for Phones
- Money for Illness/Health Care
- Money for Transportation to Work or School
- Money for Electric Bill is last

Mosaic Gardens at Pomona



Mosaic Gardens at Pomona



The Overall Unit Mix is:

- 15 one bedrooms
- 16 two bedrooms
- 15 three bedrooms
- Total 46 Apartments for 45 Low Income Households and 1 Manager Unit

This Includes 23 Homeless Apartments

- 15 One Bedrooms
- 6 Two Bedrooms
- 2 Three Bedrooms

How to Finance the Energy Improvements?

Typical affordable housing financing is from:

- Tax credits – a per unit maximum
- Loans – that are paid back from tenant rents
- Funding from Cities, Counties, State, Federal Governments – also per unit

This finances the basic building and some ET upgrades.
2018 LEED silver is usually attainable with existing funding.

The full level of ET upgrades are usually beyond our budget.

AHSC Funding

“Affordable Housing and Sustainable Communities” from the State of California
(also called “Cap and Trade funding”)

- Included in the government funding sources
- Comes from the State of California as part of their greenhouse gas emissions reduction program
- Based on research that low income people will drive less if they live near transportation resources
- Is used to fund “transportation infrastructure improvements”
- Note, not really ET

Use of the CUAC – Pluses and Minuses

(California Utilities Allowance Calculator)

For solar PV, we have 2 options for how to deliver the benefits of the PV.

1. For the common area bill.

- The buildings do have tight operating budgets. These are not market rate buildings with lots of cash flow.

2. For tenants – who struggle to pay the bill.

- It's not always good to use CUAC - some CUACs are higher than the published UA
- Some tenants are already paying a reduced electric bill and so a CUAC can make a tenant pay more than they normally would.

Lessons Learned at Pomona and More Info Needed

- Tenants do not know what has been installed in their apartments.
- They understand that the building is more quiet and there is insulation.
- They are still struggling with electric bills.
- They still need training on how to operate the thermostat.
- Tenant training will need to be ongoing.
- Our community room is very important – can be used during hot days, can be used during emergencies.

Lessons Learned at Pomona and More Info Needed

- I would like to know how close are we are to ZNE
- What did each feature do – to get us closer to ZNE
- Which features are most cost effective – to get us closer to ZNE – how to handle 2020 – 2030 building code changes
- What is the ideal thermostat programming for the area (month to month) – something easy for me to share with residents
- What is the expected electric bill for a typical tenant if they are following the above
- Data is flowing now – but we do not have a full year of data yet and the battery is only just now being installed.

Thank you very much to Edison for your help on this building! We couldn't have done all this without you.

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