



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

# SUPPORTING REGIONAL RECOVERY THROUGH CLEAN ENERGY RESOURCES

---

California Housing Partnership | [chpc.net](http://chpc.net)

# Presenters

## **Michael Claproth**

- Sustainable Housing Program Associate
- [mclaproth@chpc.net](mailto:mclaproth@chpc.net)

## **Rachael Diaz**

- Sustainable Housing Program Associate
- [rdiaz@chpc.net](mailto:rdiaz@chpc.net)

## **Luis Espinoza – Self-Help Enterprises**

- Project Manager
- [luis@selfhelpenterprises.org](mailto:luis@selfhelpenterprises.org)



# AGENDA

1. Introductions and Welcome
2. The Need for Community Recovery
3. Clean Energy Programs as a Tool for Recovery
  - Low-Income Weatherization Program (LIWP)
  - Solar on Multifamily Affordable Housing (SOMAH)
  - Clean Energy Program Offerings from PG&E
4. Additional Clean Energy Resources & Upcoming Trainings
5. Q & A



# The Partnership's Mission

The California Housing Partnership creates and preserves affordable and sustainable homes for Californians with low incomes by providing expert financial and policy solutions to nonprofit and public partners.

→ [chpc.net](http://chpc.net)

→ [@CHPCnews](https://twitter.com/CHPCnews)



**75,000**



*Affordable homes  
created/preserved*

**30,000**



*People trained by  
our staff*

**\$25B**



*In public & private  
financing leveraged*

# Self-Help Enterprises

Self-Help Enterprises has a long history of integrating healthy, sustainable development practices to create healthier, energy-efficient environments for community residents.



→ [Selfhelpenterprises.org](https://selfhelpenterprises.org)





**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

Clean Energy Resources for Community Recovery

---

# The Need for Community Recovery



# Poverty and Pollution in the Valley



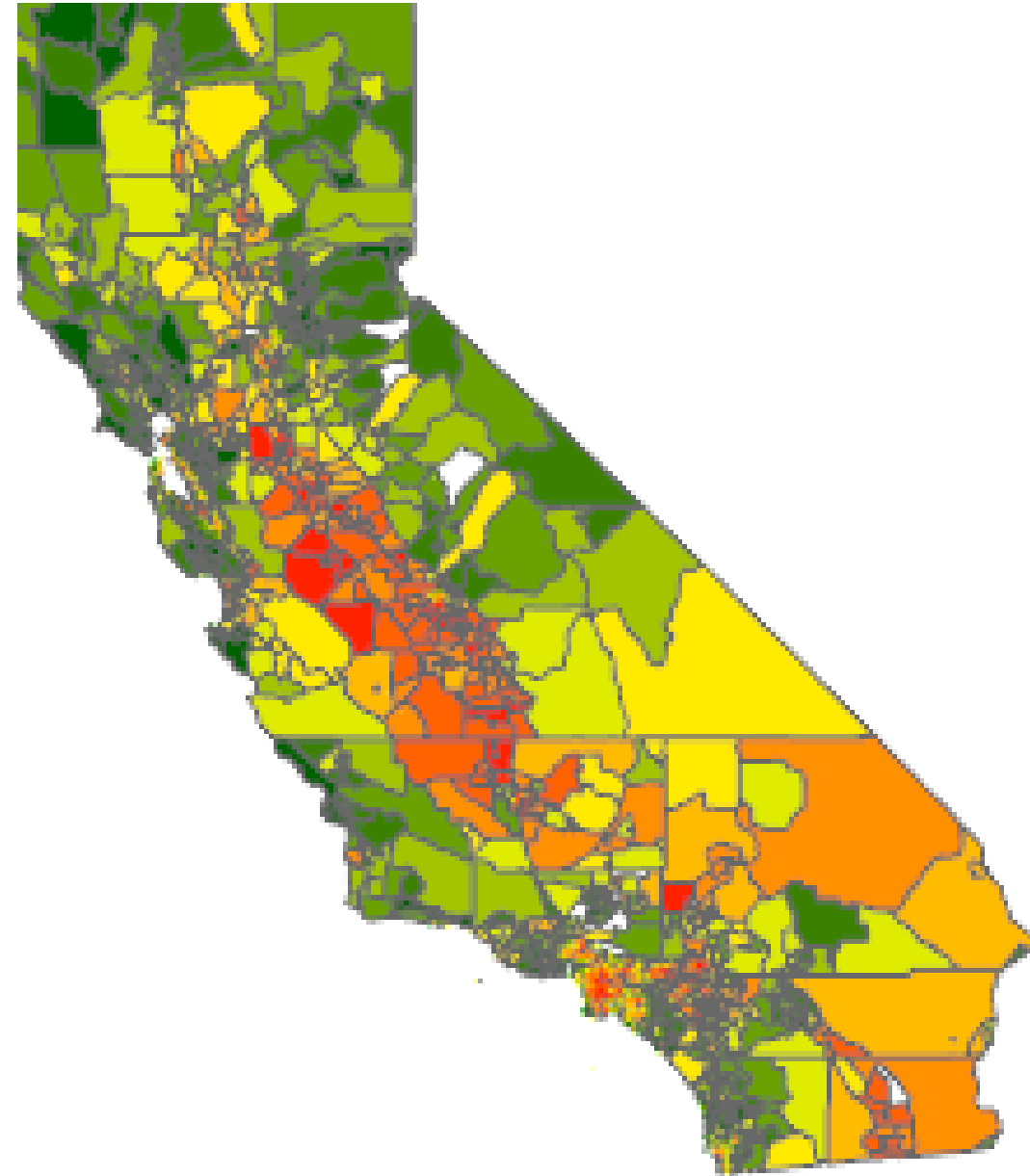
# Energy Burdens

BUSINESS

## California utility customers \$1.25 billion behind on bills



Data compiled the California Public Utilities Commission of the state's major power companies show 3.3 million customers behind on their bills, totaling \$1.25 billion. (Rob Nikolewski/The San Diego Union-Tribune)





# Energy Burden for Black and Latinx Households

- Median energy burden for **Black households is 43% higher** than White households
- Median energy burden for **Latinx households is 20% higher** than White households
- **<18% of Latinx households, 17% of Black households** live in one of the top 10% most polluted California communities
- Energy insecurity now impacts **1 in 4 California utility customers**

# COVID19 - Health and Financial Hardships

- Low-income families report difficulties paying rent and utilities
- Economic fallout has compounded existing energy and financial burdens for Black and Latinx households
- COVID19 has exacerbated health disparities in low-income and communities of color
- Communities with increased exposure to pollution are at higher risk of co-morbidities for COVID19



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

Clean Energy Resources for Community Recovery

---

# Clean Energy Programs as a Tool for Recovery



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

Clean Energy Resources for Community Recovery

---

# Low-Income Weatherization Program for Multifamily (LIWP)



LOW INCOME  
WEATHERIZATION  
PROGRAM

# LIWP Program Overview

- Whole building energy efficiency, solar thermal, and solar PV for multifamily properties under a single program
- All measures that result in GHG reductions are eligible
- Energy efficiency incentives (including solar thermal) are based on amount of GHG reductions, includes electrification
- Free, comprehensive technical assistance

## LIWP Program Eligibility

- Multifamily properties with 5 units or more
- Located in a CalEPA Disadvantaged Community (DAC) - limited amount of funding for properties outside of DACs
- At least 66% of tenants with incomes at or below 80% AMI
- Able to achieve minimum modeled energy savings >15%
- Incentives cannot exceed net project costs
- Funding carveouts for farmworker housing and housing for people experiencing homelessness

# LIWP 2021 Impact Report Snapshot

- **Statewide impact:** Over 12,000 low-income households will be served by LIWP
- **Low-income resident benefits:** Residents save an average of 30% on energy bills, <72% of solar PV installed directly reduces resident utility bills
- **Deep GHG reductions:** LIWP properties reduced overall energy usage by an average of 44%
- **Climate resilience & equity:** 89% of program funds have been invested in DACs
- **Building Decarbonization:** 68% of LIWP properties received heat pumps, which can electrify over 90% of hot water energy use in homes.
- **Housing for people experiencing homelessness:** At least \$2M of program funds committed to serving people experiencing homelessness
- **Affordable Housing Preservation:** By drastically reducing operating costs, LIWP helps replenish operating reserves

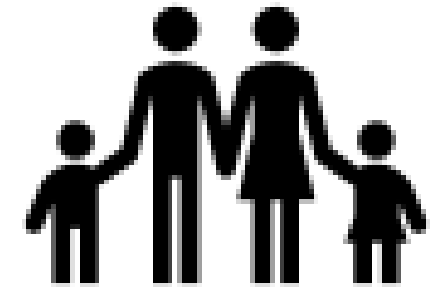


# LIWP's Tenant Benefits and Protections

**LIWP overcomes the challenges of split incentives between property owners and tenants to provide key financial benefits to low-income households.**

Additional LIWP tenant benefits and protections include:

- Program design goes above and beyond to protect tenants from displacement
- Replacing aging combustion appliances, reducing risk of carbon monoxide poisoning
- Reduce allergens and improve indoor air quality through duct sealing measures
- Decarb measures help reduce pollution burdens in DACs



# LIWP – List of Eligible EE and Renewable Measures

Measure Category	Measure Type	
<b>Building Shell</b>	Cool roof Roof insulation Attic insulation Wall insulation Floor insulation	Window/sliding door replacement Window coatings Window shading Air sealing
<b>Heating and Cooling</b>	Heating system replacement Cooling system replacement Fan replacement Pump replacement	Duct insulation HVAC system controls Energy Management Systems
<b>Water Heating</b>	Water heater/boiler replacement Variable speed pumps Recirculation controls	Pool, spa pumps and equipment Low flow fixtures (kitchen/bath) Pipe insulation
<b>Lighting and Appliances</b>	Indoor, outdoor, parking lot, and garage	Refrigerators, Dishwashers, washer & dryers
<b>Renewable Energy</b>	Solar hot water systems (thermal)	Solar photovoltaic

# LIWP Resources

## Get started!

- To submit an interest form online visit: [camultifamilyenergyefficiency.org](https://camultifamilyenergyefficiency.org)
- To learn more about LIWP or to schedule an interest call, contact Michael Claproth at [mclaproth@chpc.net](mailto:mclaproth@chpc.net)



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

Clean Energy Resources for Community Recovery

---

# Solar on Multifamily Affordable Housing (SOMAH)



**SOMAH**

# SOMAH Program Overview

- Provides solar access for tenants of qualifying affordable housing
- Annual budget of up to \$100M through 2030
- Budget is allocated by IOUs from GHG auction proceeds
- Solar financial benefits to reduce tenant energy cost burden and owner operating costs
- One-stop-shop program model

## SOMAH Program Eligibility

- Existing deed-restricted buildings with at least 5 units
- Regulatory agreement with at least 10 years remaining on term
- 80% of residents must have incomes at or below 60% AMI, or located in a DAC
- Individually metered units where tenants pay electricity bills
- Virtual Net Energy Metering (VNEM)
- Customer of an Investor Owned Utility (IOU) or Community Choice Aggregator (CCA)

# SOMAH Tenant Benefits

SOMAH tenant benefits and protections include:

- **At least 51%** of the system's electric output must offset tenant load
- Tenants of qualifying SOMAH projects can apply to gain solar experience
- Project costs cannot be passed on to tenants over time to diminish the savings they receive from solar credits





# SOMAH Program's COVID-19 Response

- SOMAH PA issued surveys to understand financial impacts and delays to project timelines
- Launched a [Progress Payment Pathway](#)
- Created COVID19 taskforce and webpage for resources and updates – [calsomah.org/COVID19](https://calsomah.org/COVID19)
- Issuing as-needed application extensions for application corrections
- Energy Efficiency Compliance Milestone Postponement Request Process
  - Energy Auditors may have limitations or restrictions for onsite and in-units audits
  - Property owner may have more limited availability for document signatures
  - Request EECM postponement, if needed, no later than original EECM due date
  - All EECM requirements remain intact

# SOMAH Program Technical Assistance

There are two options to receive Technical Assistance:

- **Upfront Technical Assistance (Track A)** is property owners who are trying to understand the solar potential for their site, and the associated costs and benefits of moving forward with a SOMAH project.
- **Standard Technical Assistance (Track A & B)** is for property owners and contractors who need assistance with energy efficiency, general project management, and construction support.

# SOMAH Upfront Technical Assistance (Track A)

Upfront TA services may include:

- Solar feasibility report
- Coordination with EE and complementary programs in your area
- Financing assistance (ownership/lease/PPA)
- Assistance integrating solar in LIHTC scope
- Assistance with utility allowance questions
- Competitive contractor bidding via Online Bidding Tool
- Establishing system allocations (common v. tenant)

# SOMAH Application Tracks

**Track A:** Upfront Technical Assistance selected – 21 months



**Track B:** Upfront Technical Assistance **NOT** selected – 18 months



# Applying for Upfront TA

Submitting an Upfront TA application is simple and requires a few documents:

- Property regulatory agreement or HAP contract
- List of tenant addresses
- Cover Sheet for Multifamily Low-Income Housing
- Letter of Authorization to Receive Customer Information

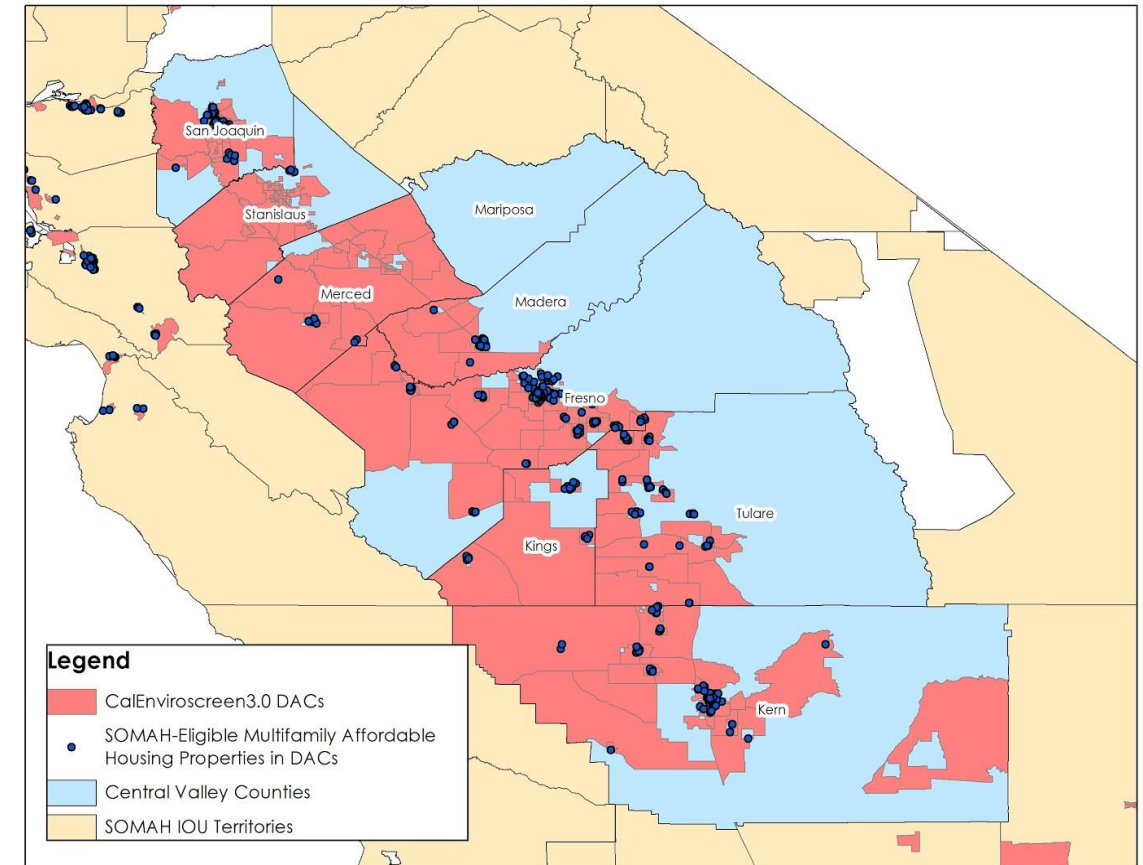
For more application information, visit [CaISOMAH.org/apply](https://CaISOMAH.org/apply)

# Central Valley as a priority region

Prioritizing DACs is key to SOMAH's tenet of centering equity and environmental justice in the solar industry.

The Central Valley region has the highest concentration of DAC properties throughout the state with approximately **72% of all eligible properties in the region located within DACs.**

SOMAH-Eligible Properties in DACs: Central Valley Region





# SOMAH - Current Funding Update

Utility	Available Budget	Waitlist Status
<b>PG&amp;E</b>	\$76,160,661	No Waitlist
<b>SCE</b>	\$147,857,639	No Waitlist
<b>SDG&amp;E</b>	\$25,802,514	No Waitlist
<b>PacifiCorp</b>	\$3,806,819	No Waitlist
<b>Liberty Utilities</b>	\$948,545	No Waitlist

SOMAH funding status updated weekly at [CalSOMAH.org/waitlist](https://CalSOMAH.org/waitlist)

# SOMAH Incentive Step Down

- Current SOMAH incentive rates are as follows:

ITC	LIHTC	Tenant	Common
		2020-2021	2020-2021
No	No	\$3.04	\$1.04
Yes	No	\$2.14	\$0.76
No	Yes	\$2.14	\$0.76
Yes	Yes	\$1.52	\$0.57

# SOMAH Resources

## Get started!

- Contact Rachael Diaz at [rdiaz@chpc.net](mailto:rdiaz@chpc.net) to set up an interest call
- Visit [CalSOMAH.org](https://CalSOMAH.org) for [email signup](#) to receive program news and updates
- Submit an [Upfront Technical Assistance](#) request form



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

# PG&E RESOURCES

---



# PG&E Single Point of Contact

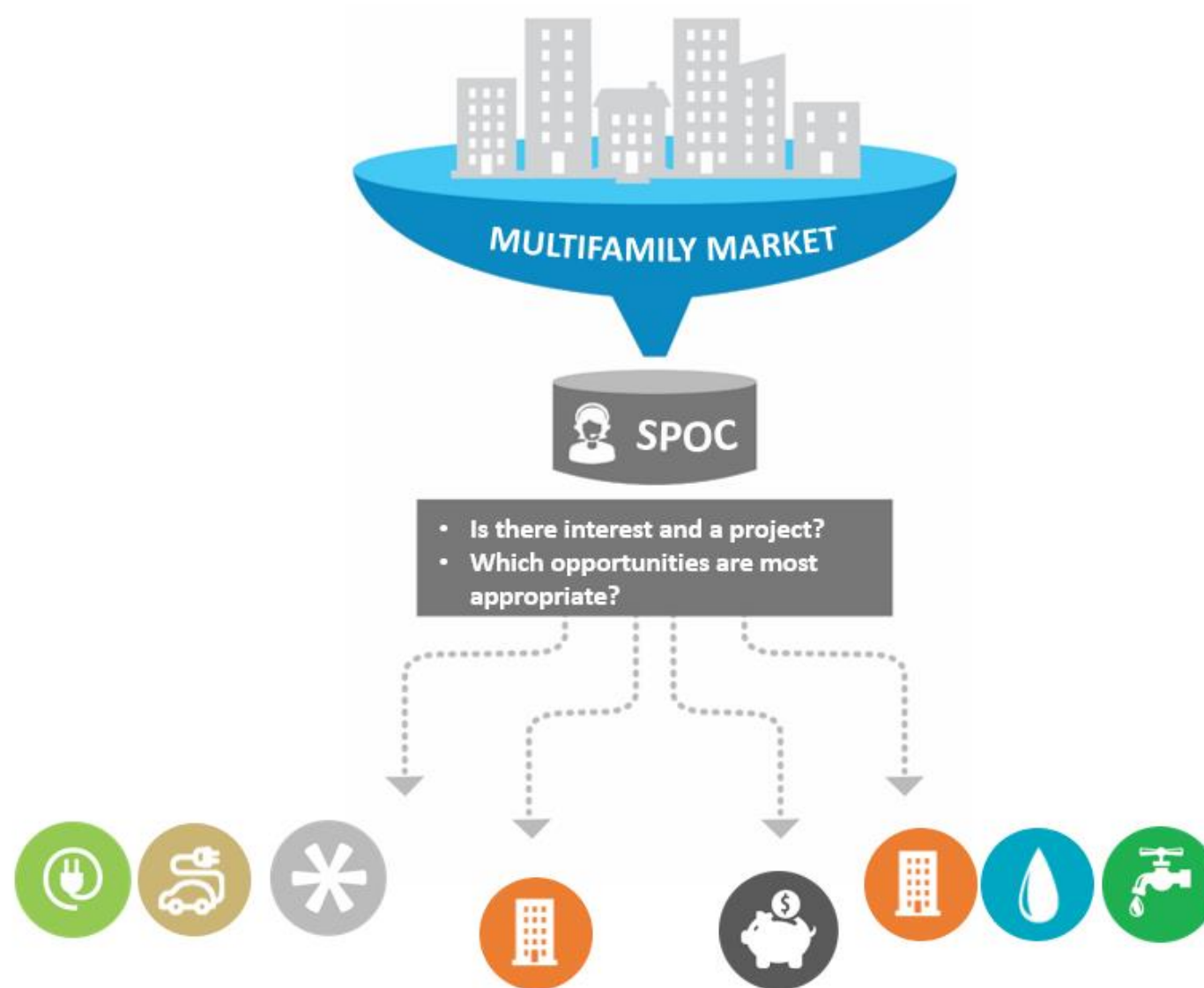
## Multifamily Owner Consulting and Referrals

**INTEGRATED**

**[RESILIENT]**

**SUSTAINABLE**

# The SPOC Service





# Program Opportunities



## Financing



### PG&E Zero-Interest Loan Program (On Bill Financing)

Finance your energy efficiency projects with 0% loans up to \$250,000 per application. Loan repayment is made through your PG&E bill.



### Affordable Multifamily Financing

Multifamily properties with at least 50% of units are income-restricted can apply for financing for 100% of project costs for energy efficiency upgrades.

This program is offered by the California Hub for Energy Efficiency Financing.



### Small Business Financing

Small businesses and nonprofits can apply for financing up to 100% of project costs for energy efficiency upgrades.

This program is offered by the California Hub for Energy Efficiency Financing.



### Property Assessed Clean Energy

Property owners can finance the up-front cost of energy improvements with assessments attached to the property rather than the individual.

## EV & Renewables



### PG&E Self Generation Incentive Program

Get rebates for new, qualifying generation equipment like fuel cells, wind turbines, and much more.



### Solar on Multifamily Affordable Housing

Qualifying affordable multifamily properties can receive incentives for PV solar installation on their properties.

This program is offered by the California Public Utilities Commission.



### Electric Vehicle Programs

Contact SPOC today to learn about electric vehicle program opportunities in your area.

## Whole Building Programs



### PG&E Multifamily Energy Savings Program

Improve your whole property with incentives for windows, lighting, appliances, water heating, HVAC, and insulation.



### PG&E Energy Savings Assistance

Qualified low-income customers can receive funding for up to 100% of project cost for energy-saving building improvements in-unit or common areas.



### CSD Low Income Weatherization Program

Receive incentives to install energy, water efficiency, and solar upgrades in low-income multifamily properties in disadvantaged communities.

This program is offered by the California Department of Community Services & Development.



### Bay Area Multifamily Building Enhancements Program

Get incentives and no-cost energy consulting for energy and water efficiency upgrades at multifamily properties in the Bay Area.

This program is offered by the Bay Area Regional Energy Network.

# How Do We Make Referrals?



	MESP	BAMBE	LIWP	ESA In Unit / CAM
<b>Program Type</b>	Retrofit	Retrofit	Retrofit	Retrofit
<b>Measured covered</b>	DHW equipment, HVAC equipment, pool/spa equipment, pool cover, pool pumps	HVAC upgrades, domestic hot water upgrades, roof and wall insulation, windows, lighting, washing machines	Building envelope, HVAC, DHW, appliances, solar hot water, solar photovoltaics, and lighting	Building envelope, central and water heating, common area appliances and laundry, common area and hallway lighting
<b>Incentive Range</b>	Free direct install measures and rebates for energy saving equipment	\$750 per dwelling unit & free energy consulting	30-80% of energy efficiency measures and 50-100% of PV installation, solar hot water heaters measures	Free direct install measures
<b>Additional Service</b>	Free property assessments and technical support	Financial assistance and free energy consulting	Free property assessments, design assistance, and contractor coordination	Technical assistance and program coordination
<b>Timeline</b>	Funding available through 2021	Funding available through 2021	Currently on waitlist	- In Unit funding available through 2021 - CAM currently on waitlist
<b>Contact</b>	Matt Smizer <a href="mailto:mismizer@trccompanies.com">mismizer@trccompanies.com</a>	<a href="mailto:multifamily@bayren.org">multifamily@bayren.org</a>	Nonprofit Properties: <a href="mailto:nonprofit@liwp-lmf.org">nonprofit@liwp-lmf.org</a> For Profit Properties: <a href="mailto:forprofit@liwp-lmf.org">forprofit@liwp-lmf.org</a>	<a href="mailto:multifamilypoc@trccompanies.com">multifamilypoc@trccompanies.com</a>
<b>Website</b>	<a href="#">MESP Website</a>	<a href="#">BAMBE Website</a>	<a href="#">LIWP Website</a>	<a href="#">ESA Website</a>



# How Do We Make Referrals?



	OBF	ABF	SBF	PACE
<b>Program Type</b>	Financing – Commercial	Financing – Affordable MF	Financing – Small Business	Financing – Commercial & Residential
<b>Measured covered</b>	Energy efficiency upgrades in master-metered buildings	Energy efficiency measures and non energy measures such as permits, code related cost, lifts, and other install costs	Energy efficiency measures and non energy measures such as permits, code related cost, lifts, and other install costs	Up-front cost for energy and renewable energy improvements
<b>Eligibility</b>	PG&E customer for at 24 months with good payment history that is upgrading energy efficiency measures	Must receive service from an IOU. Affordable MF projects with 5+ units and at least 50% of units restricted to households of low to moderate income (80-120% AMI)	Must receive service from an IOU. 100 employees or fewer, or according to SBA standards (NAICS code 531110) of \$30mm/year or less in annual revenue.	Based on the amount of equity in the home, mortgage payment history, and ability to repay PACE assessment
<b>Financing Offering</b>	0% interest loans ranging from \$5,000-\$2,000,000	Energy-saving measures and non-energy measures can be covered by up to 30% of the credit-enhanced financing	Energy-saving measures and non-energy measures can be covered by up to 30% of the credit-enhanced financing	3.49% / 4.01% APR, no upfront fees, repayment terms up to 30 years
<b>Website</b>	<a href="#">OBF Website</a>	<a href="#">AMF website</a>	<a href="#">SBF website</a>	<a href="#">PACE Website</a>

# How Do We Make Referrals?



	SGIP	SOMAH	EV Charge Programs
<b>Program Type</b>	Retrofit & New Construction	Retrofit	Retrofit & New Construction
<b>Measured covered</b>	Wind, battery storage, waste heat to power, biogas, pressure reduction turbines, fuel cells, internal combustion engines, microturbines, gas turbines	Solar PV	Electric vehicle chargers
<b>Incentive Range</b>	Initial incentives between \$.20-\$.80/Wh with a max incentive of \$1.00Wh for most technologies	Incentives are fixed, upfront, capacity-based	Contact SPOC to learn about current offerings
<b>Timeline</b>	Incentives decrease as funding pools are subscribed.	Funding is first come first served	Contact SPOC to learn about current offerings
<b>Website</b>	<a href="#">SGIP Website</a>	<a href="#">SOMAH Website</a>	<a href="#">SPOC Website</a>

# Contact Us



Mike Maroney, Program Oversight

Allison Wittwer, Program Manager

- Email: [multifamilySPOC@TRCcompanies.com](mailto:multifamilySPOC@TRCcompanies.com)
- Phone: 866-352-7457
- Website: [www.pgemultifamily.com](http://www.pgemultifamily.com)



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

Clean Energy Resources for Community Recovery

---

# Additional Clean Energy Resources & Upcoming Trainings

# REPORT: Affordable Housing Building Decarbonization Summit

In late 2020, the Partnership hosted the first **Affordable Housing Building Decarbonization Summit** to understand the opportunities and challenges of building decarbonization policies and programs across California that impact multifamily affordable housing. Read the full report: [chpc.net/resources](https://chpc.net/resources)

Keep an eye out for an invitation to the Partnership's **2nd Building Decarbonization Summit** in Fall 2021



Prioritizing California's Affordable Housing in the Transition Towards Equitable Building Decarbonization



MARCH 2021

chpc.net

# Upcoming trainings: Solar 101 Institute

The **Solar 101 Institute** will consist of two one-and-a-half hour sessions focused on the strategy and logistics of solar photovoltaics (PV) on multifamily apartment buildings.

## Part I

**Intro to Solar PV for Multifamily** will focus on the basics of solar PV and break down important considerations for the predevelopment, installation, and post-installation phases.

- **Date:** Tuesday, May 4, 2021
- **Register:** [bit.ly/solar101-1](https://bit.ly/solar101-1)

## Part II

**Solar Resources for Multifamily Affordable Housing** will provide an overview of the landscape of solar funding and resources for multifamily affordable housing in California.

- **Date :** Tuesday, May 11, 2021
- **Register:** [bit.ly/Solar101-2](https://bit.ly/Solar101-2)



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

# QUESTIONS?

---



**California  
Housing  
Partnership**

*California's Experts on Affordable  
Housing Finance, Advocacy & Policy*

# THANK YOU!

---

Questions?

Email [mclaproth@chpc.net](mailto:mclaproth@chpc.net)