

# Reducing City of Long Beach GHG Emission

Green Education Inc. & Stellar Sustainable  
Consulting



# Background & Experience

- RePower LA Coalition Member – since 2011.
- Green Education Inc. President & Advisor since 2012.
- Sr. Program Manager-Green Real Estate since 2012
- Completed 100's of workshops, community meetings & training sessions to educate residents, elected officials and the real estate community about benefits of EE and value of mortgage programs.

# Background & Experience

- N.A.R. Green Resource Council
- Green Realtor Trainer and Mentor
- Coalition Member: SB 535 – Energy & Affordable Housing/Sustainable Communities
- Founder of largest Earth Day event in SoCal: Green Prize Festival
- Chair at Building Healthy Communities (TCE) Neighborhood Workgroup; member: Environmental Health/Green Zones Workgroup



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# SB 350 Goals

## Clean Energy & Pollution Reduction Act

- Reduce California's GHG emission to 40% below 1990 level by 2030.
- Reduce California's GHG emission to 80% below 1990 level by 2050.
- Increase access to energy efficiency and weatherization projects for low income families.
- Ensure that the 16 largest publicly owned utility companies meet their GHG emission target by 2050 while maintaining reasonable customer rates and reliable electric service.



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# SB 350 Barriers

- Access to solar photovoltaic energy generation
- Access to renewable energy by low income families
- Access to energy efficiency and weatherization investments including those in disadvantaged communities
- Increase access to energy efficiency and weatherization investments

# Homeownership



All homeowners and homebuyers including first time homebuyers can have access to financial resources to help pay for energy efficient repairs and weatherization projects.



# Case Study – Walnut, CA

## 2012 Investor Flip

Purchase Price	\$340,000
Appraised Value	\$465,000
Energy Efficient Upgrade	\$21,000
Cosmetic Repairs	\$25,005
<b>Sold in 5 days</b>	<b>\$485,000</b>

### Scope of Work:

- HVAC System
- Duct Re-design
- Attic Insulation
- Exterior Wall Insulation
- High Efficiency Water Heater



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# Case Study – South Gate Home

## Purchase 2015

Purchase Price	\$410,000
Appraised After Repair Value - EEM	\$520,000
Allowable EEM Amount	\$26,000
EUC Rebate	\$8,500

Equity from day 1	\$110,000
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### Scope of Work:

- HVAC System
- Duct Re-design
- Attic Insulation
- Exterior Wall Insulation
- High Efficiency Water Heater
- Pool Pump



# Low Income Barrier

Single Family Home Sold in Wilmington, CA

Fixer Upper

Sold: March 24, 2015

Selling Price: \$240,000



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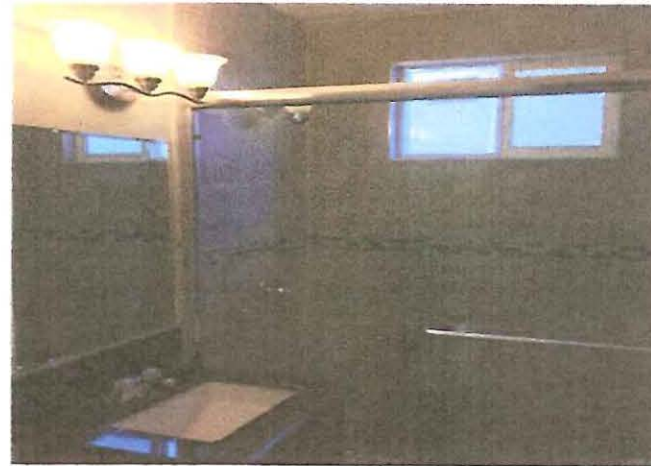
# Low Income Barrier

After Renovation/Repair:

Sold: September 21, 2015

**Price: \$364,888**

**WITHOUT ENERGY EFFICIENCY  
IMPROVEMENTS!!!**



# Potential Impact

Number of homes sold – January to December 2016

Los Angeles County: 54,000 Approximately  
City of Long Beach: 3,000 Approximately



# Potential Impact

Assuming that 20% of new homeowners achieved an overall 25% energy efficiency improvement.

Scope of work:

- Heating and/or cooling system
- Duct work
- Air Sealing
- Insulation

Approximately 1.884 metric tons of CO<sub>2</sub>e reduction from the savings per home.



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# Potential Impact

20% of 54,000 = 20,347 metric tons of CO<sub>2</sub>e.

Equivalent to 4,300 passenger cars off the road for a year...or the annual electrical use of 3,006 homes.

20% of 3,000 = 1,130 metric tons of CO<sub>2</sub>e.

Equivalent to 240 passenger cars off the road for a year...or the annual electrical use of 119 homes.

By improving EE of every building and home, we can achieve our 2030, 2040 and 2050 goals.



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# Energy Efficient Mortgage

All homebuyers and homeowners interested in refinancing are automatically pre-approved for additional 5%-15% of their approved loan to do energy efficient repairs without adding to their debt to income ratio (DTI).



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# Benefits

- Long Beach meets GHG reduction goals
- Energy use decreases...healthier homes, less illness, more jobs, green economy, model neighborhoods.
- Poster City for California

# Additional questions?

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