

Los Angeles County Energy Program
Energy-Efficiency Upgrades for Existing Homes



LA County Energy Program & City Participation Plan

4/16/2010



Short-Term Goals

- Create 1,600 home energy retrofit jobs
- Create 1,000 ancillary jobs
- Retrofit 15,000 homes (20% energy reduction)
- Reduce annual purchased energy by 150 BTUs (\$2 million a year)
- Reduce County's GHG emissions (by 20,000 tons eCO₂)



Long-Term Goals

- Retrofit 80% of buildings to achieve 30% Countywide energy reduction by 2015
- Support GHG reduction by 25% below 1990 levels by 2015
- Create a market shift to whole house performance



Program Elements

- Marketing and information to help property owners identify:
 - Energy efficiency retrofits
 - Certified contractors (BPI)
 - Bundled incentives (rebates, tax credits)
- Financing options (PACE)
- Quality Assurance

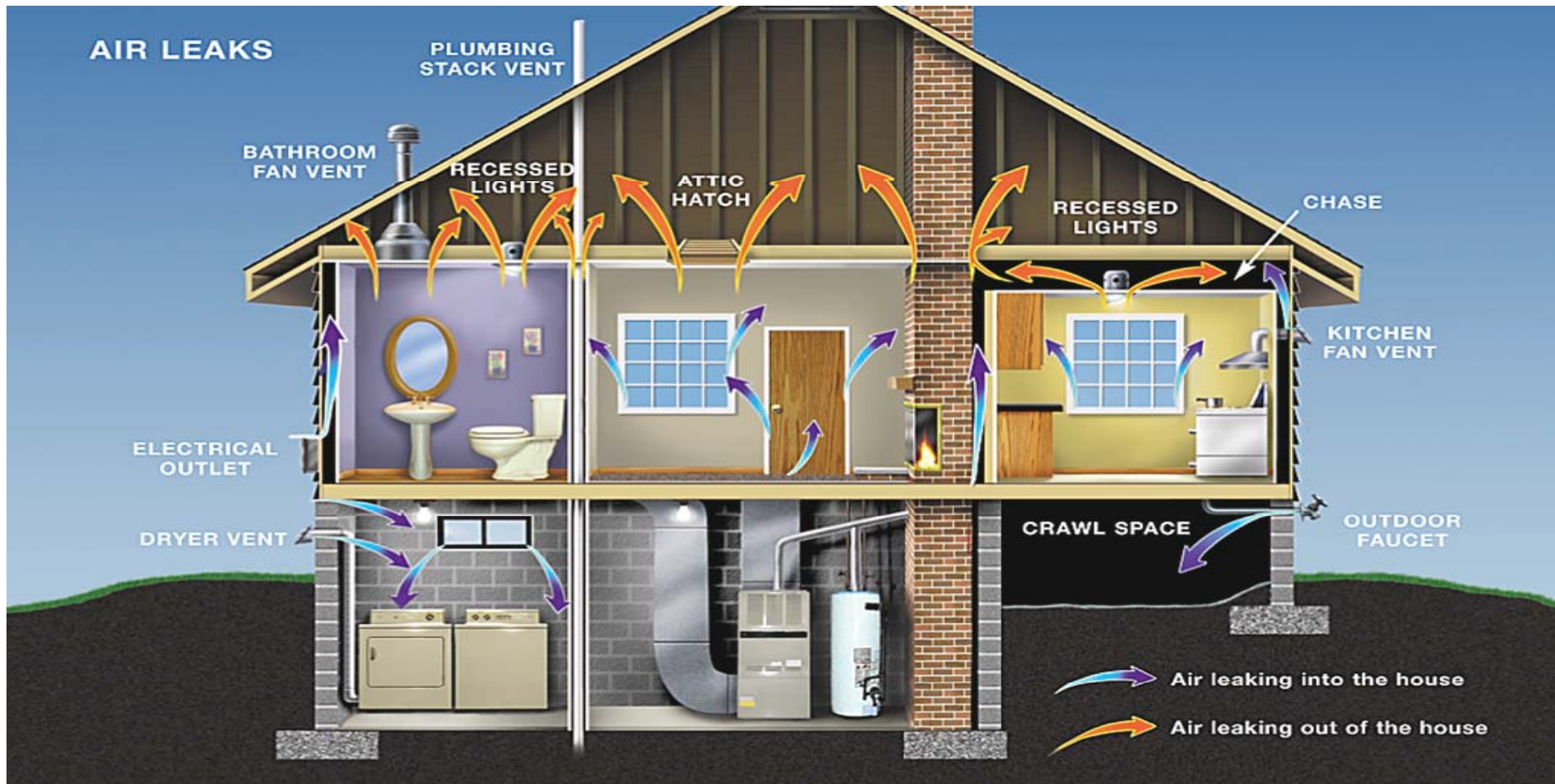


Market Barriers

- High upfront costs for homeowners to retrofit
- Lack of consumer knowledge about what to do
- Lack of workforce capacity to provide high quality retrofits



Whole House Performance





Options for Participation

BASIC

"Weatherization"

Required & optional
prescriptive measures

ADVANCED

"Home Performance with Energy Star"TM

Performance-based

OPTIONAL GREEN BUILDING MEASURES

RENEWABLES

"Reduce, then Produce"



Required Measures

Table 1. Required Single-Family Measures

MEASURE	PATHWAYS		PROGRAM ELIGIBILITY		
	BASIC	ADVANCED	PAGE	UTILITY	GREENPOINT RATED
Min. 20% improvement in whole building energy performance	X	X	X	X	X
Combustion appliance safety testing	X	X	X	X	X
Carbon monoxide sensor	X	X	X	X	X
Air sealing	X	Part of performance calculation	X	X	X
Attic insulation	X		X	X	X
Hot water system insulation	X		X	X	X

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Optional Measures

Table 2. Optional Single-Family Measures

CATEGORY	MEASURE	PROGRAM ELIGIBILITY		
		PACE	UTILITY	GREENPOINT RATED
Energy Efficiency	Programmable thermostat*	X	X	X
	Window replacement*	X	X	X
	HVAC replacement*	X	X	X
	Domestic hot water systems	X	X	X
	On-demand water circulation control pump	X	X	X
	Energy-efficient pool pumps and solar hot water pool heaters	X	X	
	Energy STAR bathroom fan vented to the outside	X	X	X
	Title 24-compliant lighting fixtures and/or Energy Star rated fixtures & controls	X	X	X
	Install energy efficient lighting (lamps, bulbs) and refrigerator		X	X
	Install energy/water efficient dishwasher and clothes washer		X	X
	Install smart power strips			
Renewable Energy	Solar PV	X	?	X
	Solar hot water	X	?	X
Water Efficiency	Fix plumbing leaks			X
	Install water efficient fixtures (toilet, sink, showers)	X	X	X
	Install high-efficiency irrigation systems	X	X	X
	Landscape improvements resulting in at least 30% less water use	?	X	X
Resource Conservation	Divert all cardboard, concrete, asphalt, and metals from retrofit process			X
	Insulation contains 75 % recycled content	X	X	X
Indoor Air Quality	Insulation is low-emitting	X	X	X
	Plywood, MDF, particleboard is low-emitting			X
	Test for radon in zip codes where radon is expected			X

*Part of performance calculation for advanced path



Homeowner Value Proposition

For a typical home to achieve 20-30% energy savings:

- Attic insulation
- Air sealing
- Hot water system insulation
- Plus, combustion appliance safety testing and carbon monoxide sensor
- Cost: \$5,000–\$10,000



Homeowner Value Proposition

Homes achieving 20% energy reduction will potentially receive:

- \$1,500 federal tax credit (to be replaced by Homestar program in 2011)
- \$1,000 - \$3,500 Utility rebate
- \$500 County rebate (unincorporated areas only)



Homeowner Value Proposition

Homes achieving 20% energy reduction will:

- Reduce utility bills (average of \$450/year)
- Improve building comfort
- Enhance indoor air quality
- Increase house value
- Reduce impact on environment



Three Payment Options

1. Pay contractor directly
2. Secure own financing
3. Use the PACE program



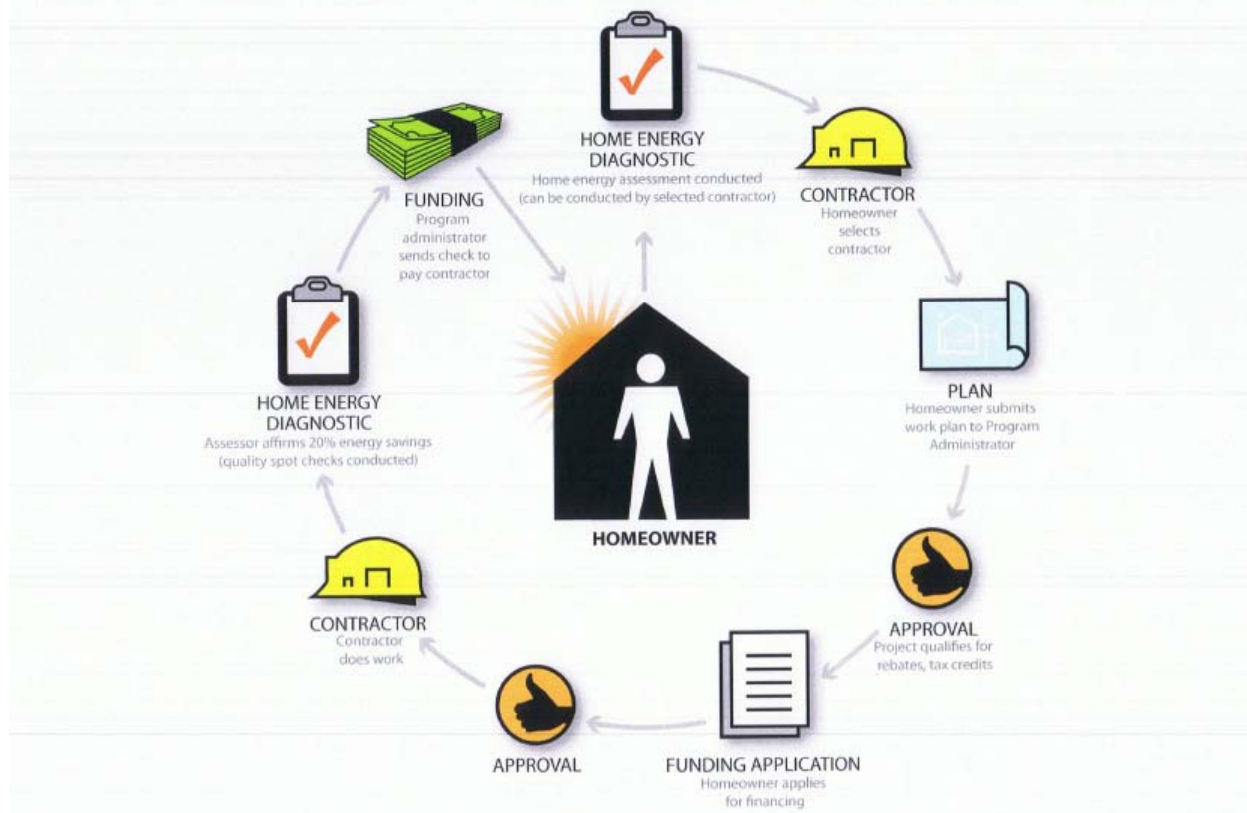
PACE Financing (with 20% energy reduction)

- County loan: \$5,000-\$75,000
 - Homeowner finds energy auditor (advanced path)
 - Homeowner applies to participate in LACEP
 - Homeowner finds contractor
 - Contractor performs work
 - Secondary audit (advanced path)
 - County provides loan to homeowner
 - Homeowner pays contractor
- Homeowner pays line item on property tax bill (15 years)
- In case of sale, the lien stays with the property, not the homeowner



Retrofit & Finance Process

Home Energy Upgrade and Finance Process





PACE Loan Criteria

- Property must meet minimum 80% equity threshold
- No notices of default or foreclosure filed in past 3 years
- All mortgages current and mortgage holders are notified
- No property tax or assessment delinquencies in past 5 years
- Not subject to any involuntary liens greater than \$500
- Retrofit project costs cannot exceed 10% of property value
- Loans greater than \$75,000 subject to discretionary review
- Owner/applicant has not declared bankruptcy in past 10 years
- Applicant agrees to provide access to utility bill information



Program Timeline

Week of April 19

- City Adoption Toolkit materials available online.

May 25

- LA County Board of Supervisors holds public hearing and gives final approval for LACEP.

May 26

- City Councils can begin to adopt resolution to join LACEP.
- LACEP Consultant Team and County staff representatives available to assist in presentations/discussions upon request.

July

- Program Ramp-Up begins
- City Promotion Toolkit materials finalized and available online.

August

- Introduction of LACEP materials to Environmental Service Centers in each supervisorial district.
- Support of ESCs with call center and website as well as staffing by appointment.

September

- Formal launch of LACEP with PACE financing.
- GOAL: All 88 LA County cities are participating in LACEP.



Resources and Support

- Countywide distribution of letter and fact sheet to all City Managers
- One-on-one meetings with key cities and COGs
- Countywide distribution of City Adoption Toolkit
- Call center and interim website with information pages built specifically for cities and COGs

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Website

Los Angeles County Energy Program Energy-Efficiency Upgrades for Existing Homes



sign up
to receive email updates 

About the Program

For Homeowners

For Cities/COGS

search

welcome

This is the pre-launch website introducing a new Los Angeles County program to help homeowners make cost-effective energy efficiency improvements to their existing homes. The program will launch in summer 2010.

The website will become a one-stop-shop for information about rebates and tax credits, state-of-the-art home energy audits, certified contractors, and new financing options.

You'll find some general background information about the program on the website now. In the coming weeks, we will add much more information. You can also **sign up** to receive information via email notification as soon as it's available.



www.LACountyEnergyProgram.org



City Participation

- No cost for cities to participate
 - Basic participation only requires adoption of Program Resolution
- LA County encourages cities to commit to higher level participation in LACEP
 - Partner with LACEP to identify strategies that effectively inform and market the program to their residents



City Adoption Toolkit

- Program timeline
- Template staff report
- Template resolution
- Talking points and PowerPoint presentation
- Description of LACEP support and the benefits for greater participation in LACEP



Higher Level Participation

In-kind donation of staff and resources to market LACEP:

- Establishing a single point of contact to act as a liaison to LACEP marketing committee.
- Coordinating with LACEP to assist with marketing and outreach to city residents.
- Utilizing existing city media outlets (i.e. website, newsletters, city TV, etc.) to promote LACEP to residents.
- Creating an Environmental Service Center or other central location for LACEP information.
- Promoting LACEP at City events and community meetings.



Higher Level Participation cont.

- Promotion of LACEP by bundling LACEP information into existing marketing campaigns with other City programs
 - Examples: bill inserts, buy local or hire local campaigns
- Allocation of internal resources
 - Customize LACEP umbrella brand marketing materials and implement a focused outreach campaign for their city



Benefits of Higher Level Participation

- Savings
 - Residents savings on utility bills, higher property values
- Jobs and local economic benefit
 - 1,600 home energy retrofit jobs and 1,000 ancillary jobs in the Los Angeles region
 - Economic activity and City business license, sales tax, and building permit revenues increase
- Reaching AB 32 goals



Next Steps...

- Forward stakeholder contact information to include in the LACEP database
- Review City Adoption Toolkit
- Calendar the adoption of Program Resolution
- Attend May 5th Local Government Stakeholder Follow-Up Meeting



Questions?

- Craig Perkins at 949-701-4646 ext. 20
- LACEP Hotline: 1-877-78-LACEP
- Website: www.LACountyEnergyProgram.org