



# Greening San Diego's Affordable Housing

7/16/2009



## New Solar Homes Partnership

San Diego Gas & Electric

Presenter: Michael Colby

# Residential New Construction Programs



## New Solar Homes Partnership

- Performance Based Renewable Incentive Program
  - Incentives are paid based upon the expected performance of installed solar electric (photovoltaic) systems on New Homes including affordable housing
  - Homes must exceed Title 24 by a minimum of 15%
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- Advanced Home Program
    - Performance Based Energy-Efficiency Incentive Program
    - Incentives are paid for building New Homes including affordable housing that exceed Title 24 by a minimum of 15%

Customers are encouraged to participate in both programs!

# New Solar Homes Partnership Market and Requirements



- Custom Homes
- Production Builders
- **Affordable housing**
- Electric distribution service must be from one of the California investor-owned utilities (PG&E, SCE, SDG&E)
- Qualifying projects must be newly-constructed residential buildings
- All product types can participate

# Energy Efficiency Component of the New Solar Homes Partnership



- Residential building must achieve energy efficiency levels greater than the California Building Energy Efficiency Standards (Title 24)
- Tier I
  - 15% reduction in the residential building's combined space heating, cooling and water heating energy compared to the current Standards
- Tier II
  - 35% reduction in the residential building's combined space heating, cooling and water heating energy and 40% reduction in the building's space cooling energy compared to the current Standards
- Each appliance provided by the builder must be ENERGY STAR® if a designation is applicable for that appliance
- Solar water heating may be used to assist in meeting the energy efficiency requirements

# Affordable Housing Requirements



- Single and Multi-Family developments where at least 20 percent of the project units are reserved for low, very low, lower, or moderate income households for a period of 45 years
- Qualifying Systems include;
  - Residential units subject to the affordability requirements
  - The office and residential unit of the project manager, provided all other residential units meet the affordability requirements
  - Common areas of the project, provided all residential units meet the affordability requirements

# Incentive for New Solar Homes



- Residential Unit Incentive – Currently \$3.50 per watt
- Common Area Incentive – Currently \$3.30 per watt
- Incentive depends on the Expected Performance Based Incentive calculation compared to reference system (CEC PV Calculator)
- Incentive declines when cumulative MW volume is reached

# California Utility Allowance Calculator



- Approved on February 25, 2009 as the official energy consumption model method for California
- Provides improved estimates of tenants' utility costs based on the characteristics of the specific project (T-24, PV Calculator, Appliances)
- Used for projects seeking to obtain Low-Income Housing Tax Credits for new projects from the California Tax Credit Allocation Committee

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# Advanced Home Program

## Single-Family Incentives



- Custom Homes
- Production Home (2 or more units)
- Duplex
- Two Unit Town Homes
- Tier I (exceed T-24 by 15%)  
Incentive for single-family dwellings
  - Coastal Climate Zone: \$400/dwelling unit
  - Inland Climate Zone: \$500/dwelling unit
- Tier II (exceed T-24 by 35% & reduce cooling budget 40%)  
Incentive for single-family dwellings
  - \$2,000 in all climate zones

# Advanced Home Program

## Multi-Family Incentives



- Low-rise construction, three stories or less
  - Condominium
  - Three or more Unit Town Homes
  - Apartment buildings
- High-rise construction, four stories or more
  - Condominium
  - Apartment buildings
- Tier I incentive for multi-family dwellings
  - Coastal Climate Zones: \$150/dwelling unit
  - Inland Climate zones: \$200/dwelling unit
- Tier II incentive for multi-family dwellings
  - Calculated based upon the total energy savings of the building.



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Thank You



For more information please contact us at:

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