

# LINC Housing/City Gardens Demonstration Project



**City Gardens Apartments**  
**2901 North Bristol Street**  
**Santa Ana, CA 92706**



**Project Summary:** Over its 27-year history, LINC has helped create more than 7,000 affordable homes in California within its 59 thoughtfully designed communities. The majority of LINC's properties are located within our SoCalGas service territory (32 properties, 3,277 income qualified rental apt units)

In April, 2012 SoCalGas was invited to work closely with LINC Housing, CHPC, SCE, MWD, Santa Ana Public Works Agency and other stakeholders on the City Garden Apartments low income energy upgrade project. This integrated effort entails developing a comprehensive, sustainable, and replicable strategy to transition LINC Housing's portfolio of multi-family residential buildings along the net zero continuum through achieving deep energy savings and transitioning to renewable energy.

Constructed in 1969, prior to the adoption of California Title-24 Codes, LINC's City Gardens multi-family property has 27 two-story apartment buildings with stucco facades, containing a total of 274 rental units and a two-story clubhouse/property management office building on a site of approximately 11.9 acres. The apartment types include: 59 Studio Apts (528 SF), 143 1-Bed/1-Bath Apts (693 SF), and 72 2-Bed/1 - Bath Units (910 SF). On site amenities consist of two in-ground swimming pools, children's playground, fitness center/locker room, and laundry facilities. Utility providers are: SCG – Gas (master meter); SCE – Electric (individual meters); Santa Ana Public Works – Water/Sewer/Trash (master meter water); MWD – Water wholesaler.

Due to the success of the City Gardens Project, LINC is currently working with SCG to implement the same strategy to all 32 of its properties within SCG's service territory.

**Site Assessment:** Green Property Needs Report commissioned by owner. SCG participated in numerous on site customer meetings, toured the complex, and performed an assessment of a sampling of units to determine what measures can be installed via our ESAP & EE Program offerings. SCG worked closely with chpc in establishing an IOU Work Group to move forward the approved a series of on site initiatives:

- **Green Loan Celebration Event.** VIP site visit to LINC Housing/City Gardens Project site – Tenant education promoting comprehensive integrated solution EE measures to be installed and end-user benefits.
- **Owner Authorization.** LINC Housing provided authorization for measures to move forward.
- **Estimated Energy Savings & Install Costs.** 'Scope of Work' measure analysis providing energy savings estimates and projected installation costs/utility incentives etc
- **Tenant screenings/interviews/installations.**

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- ESAP contractor, completed on-site tenant screenings (SCG/SCE joint utility effort), ESAP measures (weatherization, pilot igniters, space heater tune up, low-flow showerheads and aerators) installed in 218 'income qualified' units.
- Third party contractor, **ECOVA** installed gas measures in 'market rate' units (aerators, low-flow showerhead/thermostatic valves in 56 units that do not income qualify.
- **In-Unit Water Test.** SCG Emerging Tech and EVOLVE (manufacturer of If/thermostatic valve products) conducted in-unit water testing
  - Average water pressure measured at 50 psi; GPM of existing, original showerheads varied at each unit, ranging from 1.75-3.5 GPM. Tenants to track number of showers daily per unit.
- **Water Usage Readings** being taken over a period of time with the valves installed for 30-day period, removed, and then re-installed, so that we can accurately estimate the savings.
- **Multi-family rebates.** SCG provided rebate forms to LINC. There is no plan to replace boilers, dishwashers, controllers, insulation at this time.
  - **Boiler** (1 unit not yet upgraded) - \$1,500 per unit rebate
  - **Dishwashers** (215) - \$30 rebate. Rebate may phase out after 2012. Replace when current units fail.
  - **Boiler controllers** (\$700 or \$1,400 per unit rebate)
  - **Insulation** (\$0.15 per sq. ft. rate). Not likely to be installed in this retrofit project.
- **Solar Thermal/CSI.** Buildings 2917 and 2911 had solar DHW plan check corrections completed and approved by the Building Department (8/12). Subsequently, five additional buildings, were submitted for quick plan check since these 5 are identical to the first 2 buildings. Solar DWH pegging installation coordinated with roofing tear-off. Solar Thermal Project completed 12/12.
- **Intelligent Recirculating Pumps.** **Nine units of** intelligent re-circ pumps installed by third party contractor, **Benningfield**. Property owner completed all necessary paperwork.
- **SCE's Multi Family Program.** SCE installed the following measures free-of-charge:
  - **Energy Star Ceiling Fans**
  - **Energy Star Interior Lighting Fixtures**
  - **Energy Star Exterior Lighting Fixtures**
  - **Occupancy Sensors**
  - **T-8 Linear Fluorescent Fixtures**
- **SCG/SCE City Gardens Presentation to LIOB.** SCG, attended the LIOB and presented the City Gardens Demonstration Project to Commissioner Simon and members of the board Low Income Oversight Board.
- **LINC Funded Measures.** LINC Housing funded/installed ESAP measures in 'market rate' units.
- **EE Education for Tenants/Children.** LivingWise, 3<sup>rd</sup> Party Contractor, SoCalGas to work with contractor to adapt educational content for on-property training for children (on-site training). SoCalGas to coordinate with property management once contractor confirms that they would like to participate in this on-site EE education.

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- **CARE Program** (City Gardens site does not qualify – Master meter gas). Begin discussions on how to increase participation at other LINC Housing property sites, not master metered. (CARE provides a 20% discount on gas bill for eligible households. If approved within 90 days of starting new gas service--also receive a \$15 discount on the Service Establishment Charge).
- **OBF/Line-Item-Billing.** SoCalGas to continue discussions related to Line-Item-Billing for financed portion of measure installation costs. Awaiting 'Scope of Work' from LINC. .