



Local Governments Empowering Our Communities

2020 Multifamily Program Update

Commission on the Environment
Policy Committee – Feb 11, 2020

2019 BayREN: *Permanent* Program Administrator



- Residential
- Multifamily
- Commercial
- Financing
- Codes & Standards

The Program

Multifamily

Streamlined and Flexible: Tailor Made for Multifamily

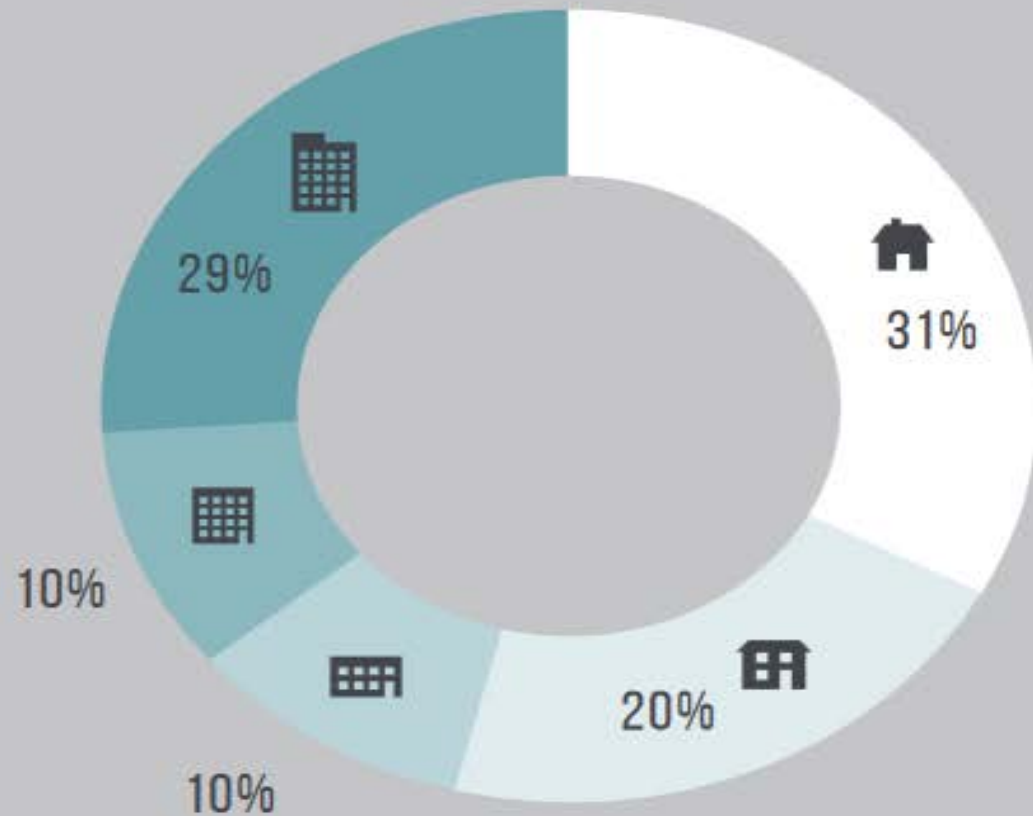
Get a flat \$750 per-unit rebate for a customized scope of in-unit and common area upgrades, installed by your own contractors.

[Attend an upcoming info session →](#)

69% of Our Housing Stock is Multifamily

HOUSING STOCK

HOUSING STOCK BY BUILDING TYPE

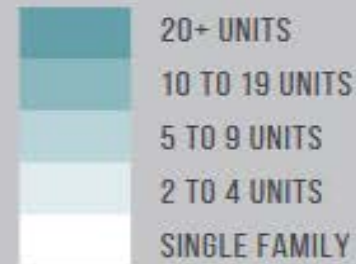


394,615

2018

↑ 0.7%

CHANGE FROM 2017



Program Overview



Features

- No-cost Energy Consulting
- Cash Rebate: \$750/Unit
- Comprehensive Project Management

Popular Upgrades

- Hot Water Boilers
- LED Lighting
- Energy Star Rate Appliances

San Francisco Program Impact: 2013-2019



- Renovated 10,000 Units / 5%
- Paid \$7.5 Million Incentives
- \$1 Million in Customer Utility Savings
- 2019 ACEEE Exemplary Program Award

<https://www.youtube.com/watch?v=U4XSdVP5kjE&feature=youtu.be>

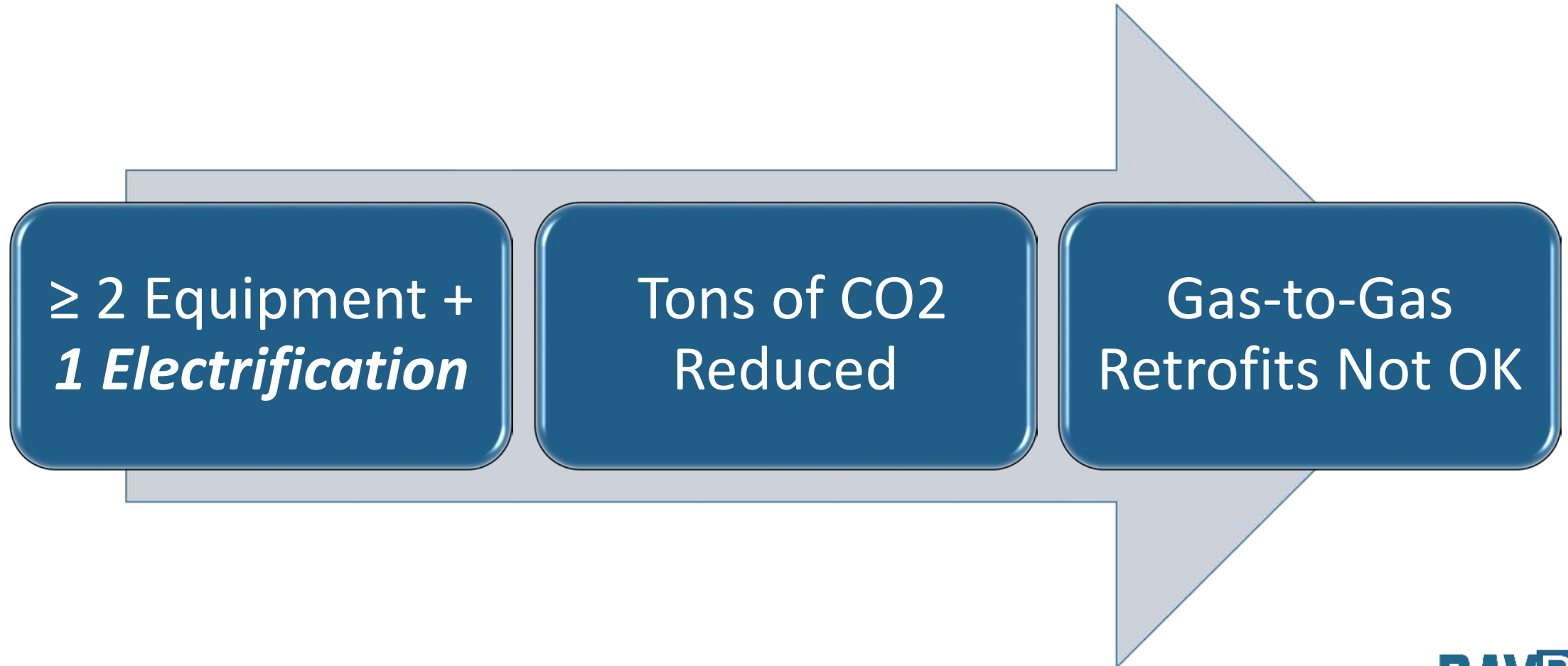
Traditional Pathway

≥ 3
Equipment

15% Energy
Reduction

Gas-to-Gas
Retrofits OK

New Clean Heating Pathway



Clean Heating Pathway Incentive Adders

In-unit heat pump water heater	\$1000/ unit
Electric cooking (induction or standard)	\$350/ unit
Heat pump space heating	\$1000/unit
In-unit Laundry Dryer	\$250/unit
Central HPWH	\$800/ apartment served (2-18 apartments)
	\$15,000 (19 or more apartments)
Heat pump space heating	\$800/ apt. served
Heat pump HVAC – Common Area	\$1000
HPWH – Laundry Room/ Common Area	\$1000
HPWH - Pool	\$1500

Example: 25-Units Bldg.



Traditional Pathway	
Incentive	\$ 18,750
Savings	17% Energy Reduction
Project Scope	<ul style="list-style-type: none">• Insulation• High-Efficiency Gas Boiler• LED Lighting

Example: 25-Unit Bldg.



Clean Heating Pathway	
Incentive	\$ 40,400
Savings	6.25 metric tons of CO2 Reduced
Project Scope	<ul style="list-style-type: none">• Insulation• 5 Hot-water Heat Pumps (+\$15K)• 19 Induction Cooktops (+7K)• LED Lighting

Barriers & Lessons Learned

1. Extended Lead Time on Equipment
2. Inexperienced Contractors / Designers
3. Increased Electricity Cost
4. Insufficient Electrical Power & Removing Cold Air from Boiler Room
5. High Project Costs

Our Tactics to Increase Electrification

1. Engage Local Energy Providers (CCAs and POUUs)
2. Incent Supply Chain Actors
3. Workforce Training: Contractors & Designers
4. Provide Education to Public on the Benefits of Electrification
5. Provide Additional Technical Assistance

BayREN 3.0



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Questions & Discussions