



SAN DIEGO
HOUSING
COMMISSION

SDHC / SDG&E Collaborative Effort Natural Resources & Culture Committee Energy Efficiency Opportunities Update

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April 25, 2012



Background

San Diego Housing Commission (SDHC) continues collaborative efforts to improve energy sustainability and efficiency of SDHC's real estate portfolio

On February 1, 2012

- SDHC presented to NR&C Committee current and ongoing energy sustainability efforts on SDHC's real estate portfolio
- SDHC addressed strategic approach to implement sustainability rehabilitation on a project by project basis
- SDHC and SDG&E to provide NR&C Committee an update during April 2012 meeting



Current Sustainable SDHC Projects

Parker Kier – 34 Units

- District 1
- 2170 – 2172 Front Street,
San Diego, CA 92101

Maya Linda Apartments – 132 Units

- District 6
- 10101 – 10191 Maya Linda Road,
San Diego, CA 92126

Otay Villas – 78 Units

- District 8
- 605 – 695 Picador Boulevard,
San Diego, CA 92154



SDHC Parker Kier Apartments



SDHC Parker Kier Apartments

Solar Photovoltaic System

- 98 Solar electric panels
- Will produce electrical power to augment day to day operations of entire building.

Solar Domestic Hot Water

- 30 Solar water panels
- Will produce domestic hot water to augment day to day operations of entire building.

Reduction of operating utility costs to building operator.



SDHC Parker Kier Apartments

Other Upgrades

New EnergyStar rated appliances in each unit:

- Microwaves
- Refrigerators
- Stoves

Upgraded lighting in each unit including compact fluorescent fixtures in bathrooms.

Upgraded plumbing in each unit including low-flow toilets and shower heads.



SDHC Maya Apartments



SDHC Maya Apartments

Windows, sliding glass doors and entry doors will be replaced in all 132 residential units and at common area facilities:

Windows

- Will contain dual-glazed low-emission (low-e) glass
- Are designed to meet a Sound Transmission Class (STC) rating of 32 or higher

Sliding Glass Doors

- Will contain dual-glazed low-e glass
- Are designed to meet a STC rating of 32 or higher

Entry Doors

- Will be insulated fiber glass doors.
- Are designed to meet a STC rating of 29 or higher.



SDHC Maya Apartments

New energy efficient and sound dampening heating, ventilation and cooling systems will be installed at 28 freeway-facing residential units

HVAC System

- Required to meet the energy efficiency levels set forth in the U.S. EPA's ENERGY STAR standards
- Required to meet an STC rating of 28



SDHC Otay Villa Apartments



SDHC Otay Villas Apartments

Windows and entry doors will be replaced in all 78 residential units and at common area facilities:

Windows

- Will contain dual-glazed low-e glass

Entry Doors

- Will be insulated fiber glass doors
- Designed to meet a STC rating of 29 or higher

Appliances

- New EnergyStar rated appliances in each unit to include: range hoods, refrigerators, and stoves

Upgraded plumbing fixtures in each unit including low-flow toilets/faucets/shower heads



SDHC / SDG&E Collaborative Efforts

- SDG&E will work with SDHC to develop an Energy Roadmap
- Key Elements include:
 - Property Assessments
 - Education and Training of Staff
 - Education of programs and services to the community
- SDG&E and SDHC will work with Heschong Mahone Group (HMG) to develop road map timeline and deliverables
- SDG&E will be responsible for HMG services and compensation
- SDHC staff will work closely with HMG for needed coordination.
- Tentative delivery date of road map – December 31, 2012



Road Map Study Elements

- Portfolio Analysis
 - Multifamily Data Collection
 - Single Family Data Collection
 - Analysis and Summary Report
- Plan, Policies and Procedures
- General Policy
- Staff Capacity Development
- Survey and Training Plan
- Energy Education Webinar Series
- Technical Assistance



SDHC Portfolio Analysis

Portfolio Priorization to Include:

- 2,216 Multifamily Units
- 39 Single Family Homes

Will include a list of upgrade opportunities by property

Will include matrix of locally available programs and incentives

SDG&E commitment to improve energy sustainability efforts throughout the City of San Diego



Road Map Study Elements

Plan, Policies and Procedures

- Review of current SDHC policy and procedures, identify areas where energy efficiency policies can be added or improved.

Staff Capacity Development

- On-going development of internal staff skillset to regularly evaluate the portfolio, access resources, and implement energy efficiency upgrades.



Next Steps

- SDHC will continue to access energy efficiencies.
- SDHC and SDG&E collaboration will provide energy assessments on SDHC Real Estate portfolio at no cost to SDHC.
- HMG will begin by conducting energy assessments on single family homes to qualify for rebate from the CA Center for Sustainable Energy.
- SDHC will continue to assess each project an individual basis for benefit and cost feasibility.
- Upon completion of the Road Map Study, SDHC will share assessment results and suggestions with NR&C and SDHC Board.





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