Multifamily Properties Mean Multi-Rebate Possibilities
By Helen Fisicaro, Senior Program Manager, Pacific Gas and Electric Company

As California continues its prominent and exemplary status as a green innovator, saving energy at multifamily dwellings becomes critically important.

As an energy efficiency leader, Pacific Gas and Electric Company (PG&E) has joined forces with California's other investor-owned utilities to offer cash rebates for multifamily property owners who make energy efficiency improvements such as purchasing high efficiency appliances, adding variable speed pumps to pools, and installing occupancy sensors.

Since 2002, over 6,000 owners and managers of apartments, condominiums and mobile homes participated in PG&E's Multifamily Energy Efficiency Program, with over 270,000 individual tenant units upgraded.

Improving energy efficiency and participating in PG&E's rebate programs is a visible display of environmental leadership not to mention a benefit to the bottom line. Using less energy reduces a property's carbon footprint and leads to lower utility bills, and installing upgraded equipment can often mean reduced maintenance costs and higher property values. Rebates are a fast, easy way to get cash back for eligible improvements. In addition, "green" multifamily complexes are attractive to prospective tenants and provide examples for other property owners.

Just ask GMH Capital Partners, owners of Bella Vista Apartments in Richmond, California. GMH received rebate checks totaling $327,428. This 1,008-unit complex was outfitted with thousands of energy-efficient T8 fluorescent lamps and ENERGY STAR hardwired indoor and outdoor fixtures. The net result of these lighting upgrades alone is an annual electrical energy savings of more than $68,000, which benefits both the owner and the tenants.

"Not only did the rebate check allow us to fund the project," said GMH Capital Partners Senior Vice President of Operations Rand Ginsburg, "but our property value increased, our operating expenses and our tenants' energy costs have been reduced and the entire complex has benefited from improved lighting quality and efficiency."

Lower bills, better light, reduced environmental impact and cash back: Can you afford not to be PG&E's next rebate partner?

Who Qualifies?
Rebates are available to property owners and managers of existing residential dwellings that contain two or more units. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks and condominium complexes.

To receive an application, catalog of upgrades eligible for rebates and an information packet, call PG&E's Smarter Energy line at (800) 933-9555, and ask for a 2009 Multifamily Energy Efficiency Rebate package.

Special Services for Low-Income Customers
Special programs are also available to low-income customers through PG&E's Energy Partners program. This program provides energy education, home weatherization and installation of energy-efficient appliances at no cost to income-qualified customers throughout PG&E's service area. Currently, the qualifying income guidelines range from $30,500 for an individual to $58,000 for families of six (income guidelines are valid through May 30, 2009). This program is available to both renters and owners of single-family homes, multifamily units, and mobile homes. This service is completed in three steps:

1. After a qualified customer has contacted PG&E, a PG&E Energy Specialist schedules a home visit to assess the residence for weatherization measures and to educate the customer on how to save energy.
2. A PG&E Weatherization Specialist visits the residence to install the recommended improvements.
3. A PG&E Central Inspection Program member inspects selected residences after improvements have been installed.

In 2008, PG&E helped low-income customers make energy efficiency improvements such as installing attic insulation, replacing doors, affixing weather-stripping on doors, and making minor home repairs. In some instances, customers qualify for new refrigerators or air conditioners. Tenants can call PG&E's Smarter Energy line at (800) 933-9555 to learn more. Tenants are required to secure permission from their landlords before participating in the program.

Which Improvements Qualify for Multifamily Rebates?
PG&E offers incentives for over 150 products. Some of these improvements are do-it-yourself projects; some require the services of a licensed contractor. A sampling of these improvements and their accompanying rebates is listed below.

<u>Appliances and General Improvements</u>
Attic and wall insulation -- $0.15 per square foot
High efficiency clothes washers (in coin-op laundry area) -- $150 per unit
High efficiency clothes washers (inside tenant dwelling) -- $35 or $75 per unit
High efficiency dishwashers -- $30 or $50 per unit
High performance dual pane windows -- $0.75 per square foot

<u>Boilers and Water Heaters</u>
Electric storage water heater -- $30 per unit
Central system natural gas water heaters -- $500 per unit
Central system natural gas boilers-hot water/space heating -- $1,500 per system
Natural gas storage water heater -- $30 per unit

Steam traps -- $100 or $200 per unit

Heating, Ventilation, and Air Conditioning
92 AFUE central natural gas furnace -- $200 per unit
94 AFUE central natural gas furnace -- $300 per unit
Ducted evaporative cooling system (level 1 and 2) -- $300 to $600 per unit
ENERGY STAR room air conditioners -- $50 per unit
Package terminal air conditioners and package terminal heat pumps -- $100 per unit
Variable speed motor (VSM) air handler system -- $50 per unit

Lighting
ENERGY STAR labeled ceiling fans with ENERGY STAR CFL -- $20 per fixture
LED exit signs -- $35 per sign
Occupancy sensor -- $10 per unit
Photocells -- $10 per unit
Screw-in compact fluorescent reflector bulbs (R30 and R40) -- $8 or $10 per unit
T8 or T5 linear fluorescent lamps with electronic ballasts -- $32 to $45 per unit
Delamping fluorescent lamps with electronic ballasts -- $6 per unit
Time clocks -- $36 per time clock

Pool Filtration Pumps and Motors
Efficient two-speed pool filtration pump and motor with automatic controller -- $100 per unit
Efficient variable speed pool pump and motor -- $100 per unit

PG&E: A History of Energy Efficiency
PG&E has been an energy efficiency leader and advocate for almost one-third of its 100-year history, pioneering programs and strategies for slashing energy consumption. Multifamily rebates are just one of the ways that PG&E helps customers keep energy efficiency up and energy bills down. Owners of multifamily sites are reminded that making energy efficiency improvements may increase property value, reduce potentially harmful greenhouse gasses, and, in the end, increase the bottom line.

To receive an application, catalog of upgrades eligible for rebates and an information packet, call PG&E's Smarter Energy line at (800) 933-9555, and ask for a 2009 Multifamily Energy Efficiency Rebate package.
All applications are considered on a first-come, first-served basis. Since funding for these rebates is under the auspices of the California Public Utility Commission (CPUC), offers may be changed or terminated without prior notice.