

Southern California Edison Multifamily Energy Efficiency Programs

LBWD's H2O for HOAs Forum

October 22, 2014

Multifamily Market Segment



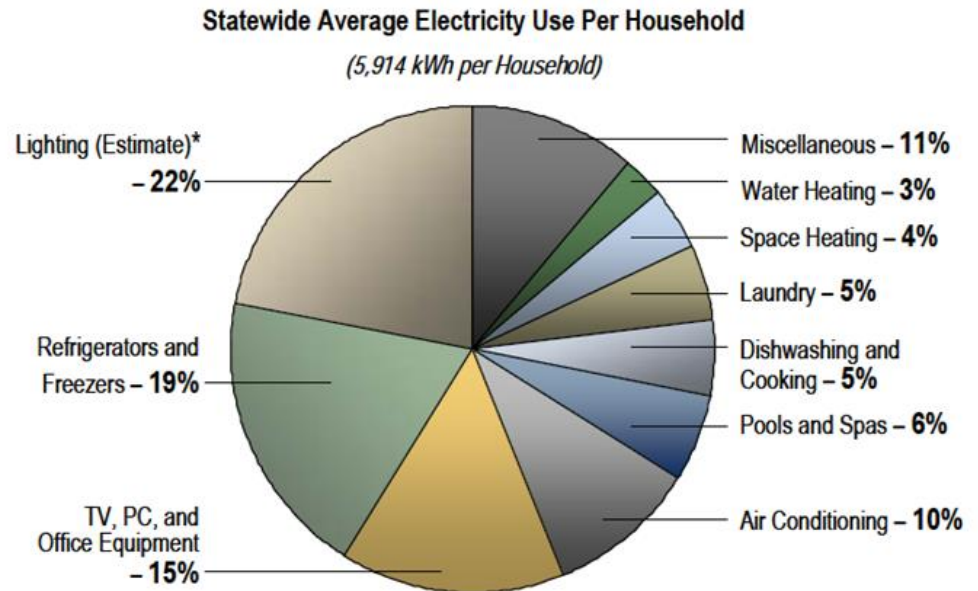
Multifamily Properties are one of California's largest segments which warrants additional attention and effort to motivate property owners and managers to actively participate in energy efficiency programs.

Multifamily building types are so diverse, it is highly challenging to develop program delivery models, incentive programs and consistent packages of building upgrade measures that meet the needs of every situation.

As such, SCE has dedicated resources to assist with the coordination of various Energy Efficiency Program offerings to help multifamily operators identify, address, and take advantage of energy saving opportunities.

California Energy Efficiency Long Term Strategic Plan

In 2007, the California Public Utilities Commission (CPUC) created a framework to make energy efficiency a way of life in California by refocusing ratepayer-funded energy efficiency programs on achieving long-term savings through structural changes in the way Californians use energy.



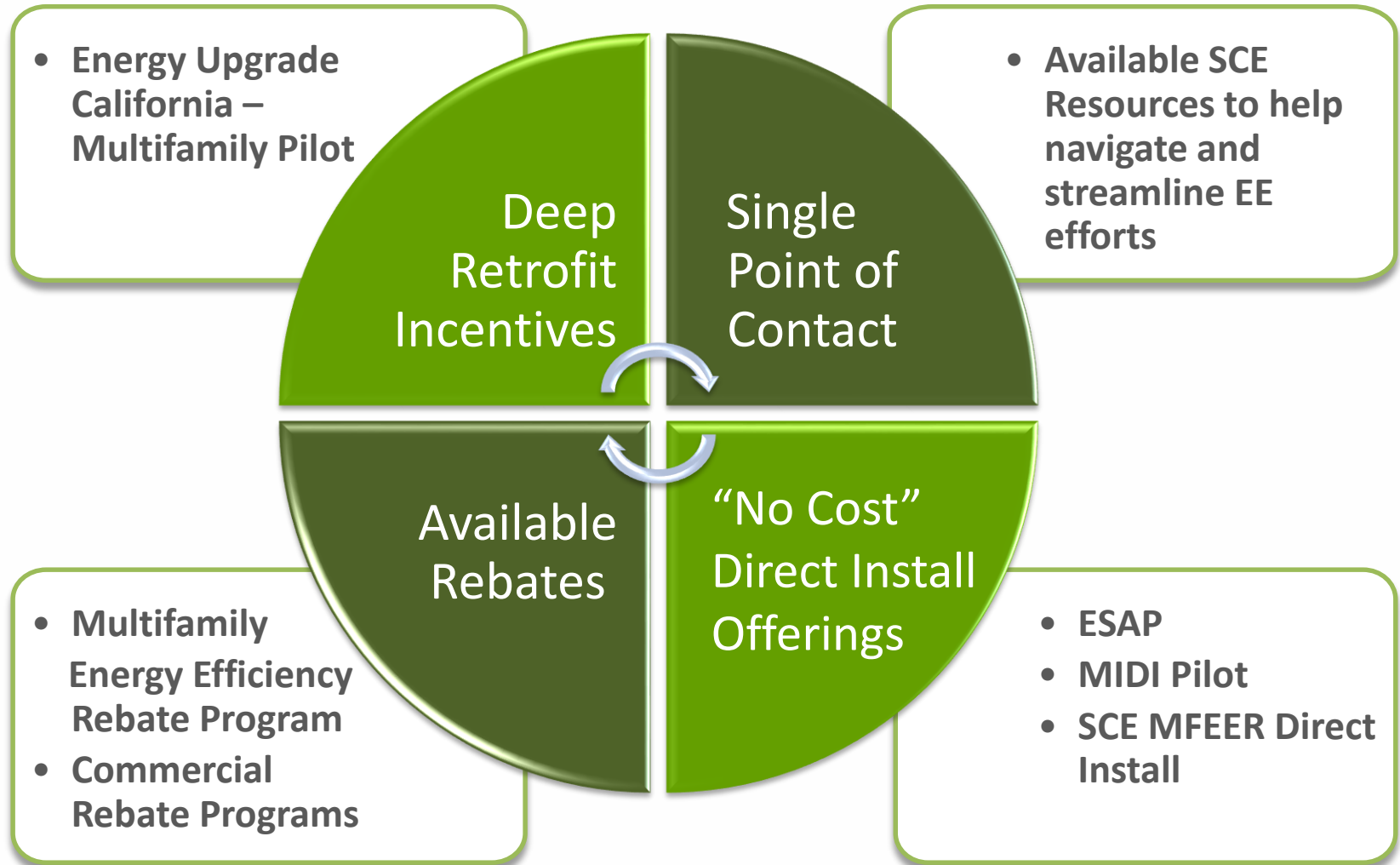
2020 Multifamily Long Term Goal

40% decrease in purchased energy as compared to 2008 levels, in 100% of existing Multifamily homes

Benefits of Energy Efficiency

- Energy-saving products not only conserve energy use, but may also reduce routine maintenance and improve the security and comfort of your complex.
- By taking advantage of available rebates and services you can...
 - ⇒ Conserve energy and reduce your electricity bills;
 - ⇒ Improve your bottom line by decreasing operational costs;
 - ⇒ Add greater curb appeal to your complex;
 - ⇒ Enjoy higher tenant satisfaction resulting in improved retention rates; and
 - ⇒ Dramatically reduce your project payback

Multifamily Programs & Services



Income Qualified Energy Efficiency

Energy Savings Assistance (ESA) Program

The Energy Savings Assistance Program (ESAP) is designed to assist income-qualified households (≤ 200 FPG) conserve energy and reduce their electricity costs by replacing their old inefficient appliances with new energy-efficient ones.

Available No-Cost Solutions

- | | |
|---|--|
| <input type="checkbox"/> In-Home Energy Education | <input type="checkbox"/> Weatherization** |
| <input type="checkbox"/> Smart Power Strips | <input type="checkbox"/> Evaporative Cooler* |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> Room Air Conditioner* |
| <input type="checkbox"/> Refrigerator Replacement | <input type="checkbox"/> HVAC Services* |
| <input type="checkbox"/> Pool Pump Replacement | <ul style="list-style-type: none">• Central AC Replacement• Central Heat Pump Replacement |

* Please note that cooling measures may not be available in all areas ** Electric Heat Required

- See www.sce.com/esap for program terms and conditions.

Income Qualified Energy Efficiency

Middle Income Direct Install Program Pilot

The Middle Income Direct Install (MIDI) Program Pilot is designed to assist income-qualified households (≤ 300 FPG) conserve energy and reduce their electricity costs by replacing their old inefficient appliances with new energy-efficient ones.

Available No-Cost Solutions

In-Home Energy Education

Smart Power Strips

Lighting

Refrigerator Replacement

Pool Pump Replacement

Weatherization**

Evaporative Cooler*

Room Air Conditioner*

HVAC Services*

Central AC Replacement

Central Heat Pump Replacement

* Cooling measures are only available in select Climate Zones

** Electric Heat Required

Multifamily Energy Efficiency Rebate Program

Direct Install Measures

The SCE Multifamily Energy Efficiency Program (MFEER) offers incentives on a wide variety of energy-saving products and services for both dwelling and common areas - **some at no cost**.

Available No-Cost Solutions

ENERGY STAR[®] CFL Reflector Bulbs

ENERGY STAR[®] Light Fixtures

Occupancy Sensors

VSD Pool Pumps

Window Evaporative Coolers

Room Air Conditioner*



* No-cost offerings include energy-efficient equipment and installation, if applicable. Customers are responsible for any required permit fees and any ancillary charges such as filters, drain covers, electrical upgrades, etc.

Multifamily Energy Efficiency Rebate Program

Available Rebates

Rebates are also available for the following measures:

- LED Pool Lights
- LED Reflector Lamps
- Low-E Dual-Pane Windows
- Exterior Induction Fixtures
- Cold Vending Machine Controls
- ENERGY STAR[®] Refrigerators
- ENERGY STAR[®] Ceiling Fans
- Electric Storage Water Heaters
- LED Landscape Fixtures
- ENERGY STAR[®] HE Clothes Washers
- LED Recessed Downlight Fixtures

For more information visit the SCE Multifamily Property Resource Center
on.sce.com/multifamily

Energy Upgrade California - Multifamily

The EUC Multifamily Pilot Program promotes long-term energy benefits through comprehensive energy efficiency retrofit.

Program Approach

- ✓ Leverage Single Point of Contact (SPOC) to guide property owners through the various incentive programs
- ✓ Utilize Basic Energy Assessments to establish feasibility and/or determine appropriate EE program.
- ✓ Integrate with the Energy Savings Assistance (ESA) and Multifamily Energy Efficiency Rebate (MFEER) programs
- ✓ Leverage Comprehensive Energy Audits identify deep energy saving opportunities

SCE/SoCalGas Incentive Structure

- ✓ Incentives are intended to partially offset retrofit costs;
- ✓ Incentives are:
 - Paid on a “per dwelling unit” basis;
 - Tiered based on the total energy savings percentage;
- ✓ Tiered approach is intended to reward participants for realizing deeper energy savings; and
- ✓ “Per unit” approach enables participants to experience economies of scale with larger multifamily properties.

Energy Savings Achieved	Incentive per Dwelling Unit*
10%	\$ 700
15%	\$ 800
20%	\$ 1,000
25%	\$ 1,200
30%	\$ 1,400
> 35%	\$ 1,600

* The amount of the incentive is based upon simulated energy savings. Total incentive amount cannot exceed measure and installation cost.

SCE Multifamily Contacts

Jose Buendia

Southern California Edison
Program Manager

Office: (626) 302-0714

Mobile: (626) 483-0087

Email: jose.buendia@sce.com

Mary Finn Parker

Southern California Edison
Program Manager

Office: (714) 973-5777

Mobile: (714) 307-5274

Email: mary.finn@sce.com