



Los Angeles
Department of
Water & Power

Resilient Housing LA:

Sustainability & Building Decarbonization

February 18, 2026



Agenda

- 1. WELCOME & SESSION OVERVIEW**
- 2. FRAMING THE CHALLENGE**
- 3. OPPORTUNITIES TO EXPAND SUSTAINABLE HOUSING IN LOS ANGELES**
 - LA Department of Water & Power
 - LA Housing Department
- 4. ACTIONABLE SOLUTIONS / CASE STUDIES**
 - Sustento Group
 - East Los Angeles Community Corporation
- 5. Q&A + CLOSING**

RESILIENT HOUSING LA

A Special Thank You to Our Sponsor & Co-Host



 Enterprise®

Facilitators:

Enterprise Community Partners

Michael Claproth – Associate Director,
Programs, Sustainable Connected
Communities

Sydney Smanpongse – Program Fellow,
Sustainable Connected Communities

Brian Kohaya – Program Associate,
Solutions Division

Presenters:

LA Department of Water & Power

Emil Abdeshehid – Director, Power New Business and Electrification Division

Tikara Tapp-Thompson – Lead Utility Services Specialist, Water Conservation Group

Enayet Miah – Manager of CI&I, Multifamily, and Field Support, Distributed Energy Solutions

Robert Vogie – Senior Utility Services Specialist, Distributed Energy Solutions

LA Housing Department

Yaneli Ruiz – Housing Director, Innovation Strategies Division

Jinderpal Bhandal – Environmental Affairs Officer, Environmental Services Unit

Hannah Levien – Housing Program Manager, Housing Development Bureau

Sustento Group

David Hodgins – Founder & CEO

East Los Angeles Community Corporation (ELACC)

Adalia Rodriguez – Vice President of Human Capital & COO



Framing the Challenge

Housing providers in LA are facing a myriad of environmental and fiscal challenges that make it difficult to meet their mission of providing safe and affordable housing to Angelenos. These challenges often compound and exacerbate one another:

- **Critical shortage of affordable homes**
- **Aging housing portfolio**
- **Rising operating costs**
- **Spike in insurance premiums and decreased coverage**
- **Complex sustainability mandates and building code requirements**
- **Increased frequency and severity of climate hazards**
- **Uncertainty around federal funding and programs**



State and Local Requirements for Sustainable Housing

Housing providers must also comply with energy and electrification mandates from various state, local, and regional agencies – all of which carry unique requirements ranging from basic energy efficiency to the ban of new gas appliances.

Across the state, agencies and municipalities are passing or proposing energy requirements to curb GHG emissions, all of which have impacts for the housing sector:

1. CARB has proposed regulations that would ban the sale of new space and water heaters that produce GHG emissions beginning in 2030
2. In 2027, LA County will begin enforcing a maximum indoor air temperature of 82 degrees for residences, requiring landlords to provide safe and code-compliant cooling methods
3. The 2025 CA Energy Code (Title 24) requires new residential buildings to meet “electric-ready” requirements to facilitate the transition away from fossil fuels.
4. LA’s Green New Deal commits to 100% renewable energy by 2045
5. State of California is committed to achieving net-zero carbon pollution by 2045 – with key pillars including 100% clean energy and electrification of building



LADWP Project PowerHouse

EMIL ABDELSHEHID, DIRECTOR, POWER NEW
BUSINESS AND ELECTRIFICATION DIVISION

FEBRUARY 18, 2026



LA Executive Directive 1

On December 16, 2022, Los Angeles Mayor, Karen Bass, issued [Executive Directive 1 \(ED 1\)](#), which addresses the housing and homelessness crisis in Los Angeles and directs “Expedition of Permits and Clearances for Temporary Shelters and 100% affordable housing projects.”

In response to ED1, LADWP implemented the Project PowerHouse Program on March 14, 2023.



Project PowerHouse

- Significantly reduces costs for routing power to selected development projects “line extensions.” Rule 15 E, Section I-1. Option for customers to do the work and get reimbursed
- Determines power needs for 100% affordable housing faster
- Significantly shortens the time frames for LADWP plan approvals



LADWP's Efforts to AH100

LADWP is supporting this directive in several ways:



Dedicated AH100 Task Force



Pre-development high level guidance meetings



Changes in LADWP's costs for needed line extensions



Expedited timelines:

Submittal Reviews

Designs

Inspections

Construction

Meter Installations

From March 14, 2023 to February 3, 2026

March 2023

Total Projects on Mayor's List	Projects in Prelim Phase	Projects in Design Phase	Total Active Projects with LADWP
323	11	147	172

December 2023

Total Projects on Mayor's List	Projects in Prelim Phase	Projects in Design Phase	Total Active Projects with LADWP
717	60	97	256

February 3, 2026

Total Projects on Mayor's List	Projects in Prelim Phase	Projects in Design Phase	Total Active Projects with LADWP
1,118	0	239	373

AH100 Progress

- 130 Projects energized, accounting for 7,116 100% affordable housing units
- 382 designs completed since Program Start
- 173 projects with underground line extensions



For More Information on the Mayor's Executive Directive 1 (ED1)

Please visit: <https://planning.lacity.gov/project-review/executive-directive-1>

There you will find:

- Eligibility criteria
- Guidelines
- Project requirements and procedures

To see if your project is included in the Mayor's Official ED1 list please contact:

Erik Felix Erik.Felix@lacity.org (Mayor's office)

Eugene Barbeau Eugene.Barbeau@lacity.org (LADBS)

Need Immediate Response for your ED1/AH100 project? What to do...

1. Send a follow-up email/phone call
2. Contact a supervisor
ESR ([Find the Right Person](#))
Engineering
Luis Nunezuribe Luis.Nunezuribe@ladwp.com
Tianchen Lu Tianchen.Lu@ladwp.com
Albert Ha Albert.Ha@ladwp.com
3. Call the Connection Center at (213) EMPOWER or
(213) 367-6937

Customer Resources

Submit an Electric Service Request:
www.ladwp.com/electricconstruction

Electric Service Requirements and Specs
www.ladwp.com/codes

Request an Inspection: www.ladwp.com/ir

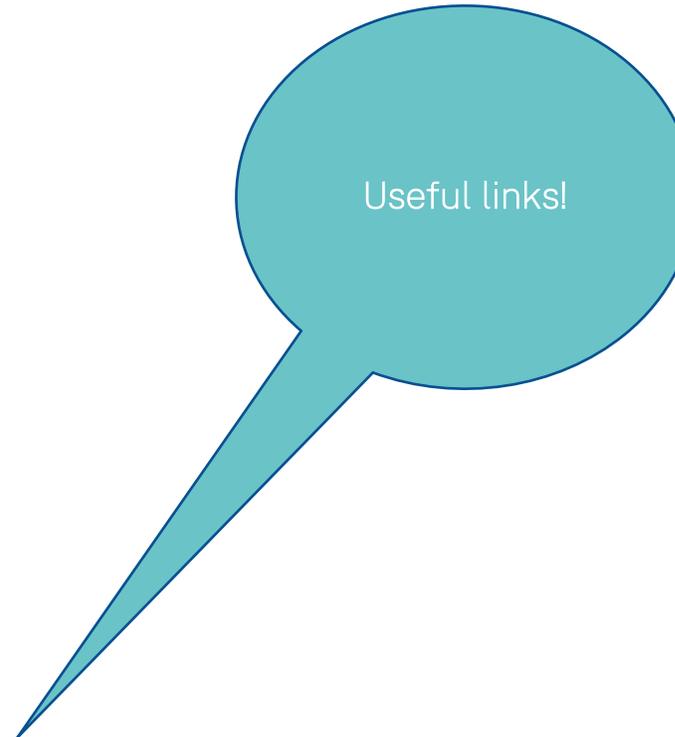
How to apply for Encroachment Permits: [Encroachment Permits](#)

Check electric service installation project status online at:
<https://wmis.powersystem.ladwp.com>

You can always Find the Right Person at LADWP:
<https://www.ladwp.com/findtherightperson>

Call Center: 1-800-DIAL-DWP

If you have a question or comment about the level of customer service you are receiving, please send an email to:
PowerCustomerFeedback@ladwp.com





Water Conservation

Measures & Technical Assistance Program (TAP)

TIKARA TAPP-THOMPSON

LEAD UTILITY SERVICES SPECIALIST

February 18, 2026



Water Conservation Measures

Indoors

Free Water Conservation Devices

- Showerheads 1.3 gpm
- Bathroom Sink Aerators 1.0 gpm
- Breakroom Sink Aerators 1.3 gpm

Clothes Washer Rebate

Qualifying Clothes washer models with a Water Factor of less than or equal to 4.0

- Rebate of up to \$430 per machine for common areas **offered through our Technical Assistance Program**
- Rebate of up to \$500 per machine for installation in the residential units **offered in conjunction with the Metropolitan Water District's SoCalWater\$mart program.**



Water Conservation Measures

Indoors Cont'd

Toilet Rebate

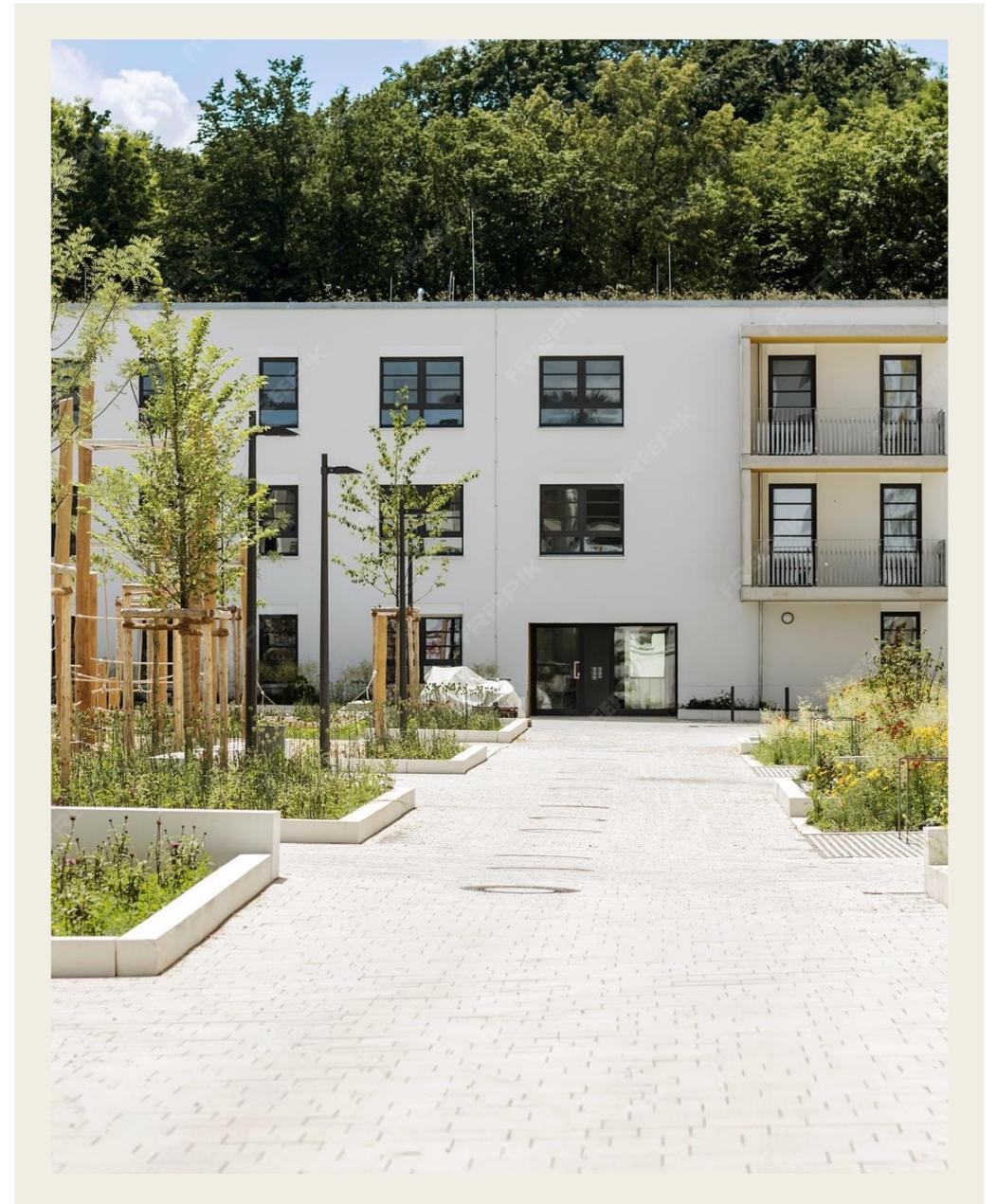
- Offered through TAP for new construction. Premium Efficiency Tank toilets with a gallons per flush rating of less than or equal to 0.8. Rebate of up to \$130 per toilet.
- LADWP, in conjunction with the Metropolitan Water District of Southern California (MWD), also offers a toilet rebate of \$300 per toilet through the SoCal WaterSmart Rebate Program. Must upgrade toilet from 1.6 gallons per flush (gpf) or greater to a 1.1 gpf or less.



Water Conservation Measures

Outdoors

1. Rotating Sprinkler Nozzles (30 minimum) 0.5 to 1.0 gpm you can receive a rebate of up to \$6 per nozzle.
2. Water Based Irrigation Controllers (WBIC) code does not require weather sensitive controllers but if you install them, you could receive a rebate of \$50 per watering station.



Water Conservation Measures

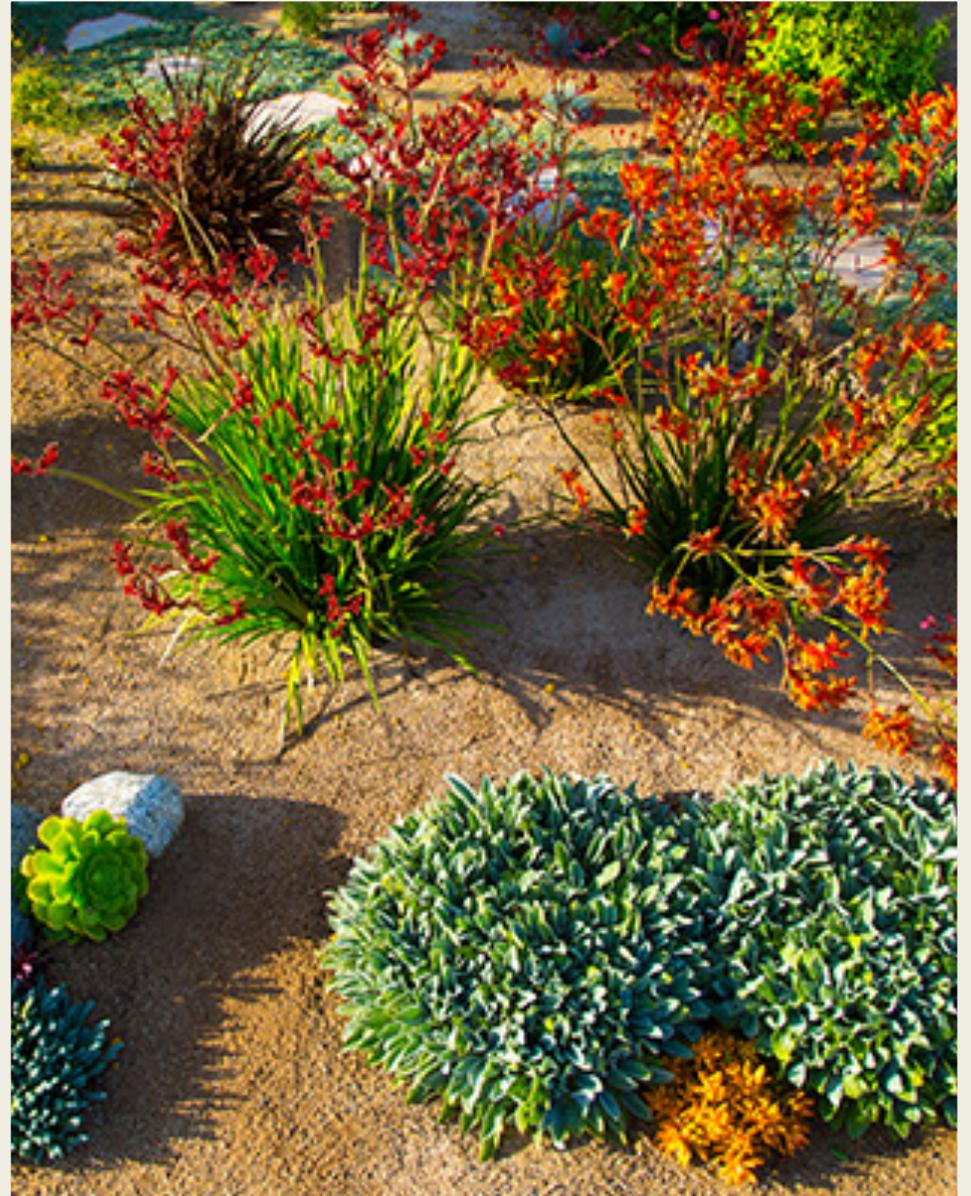
Outdoors Cont'd

Turf Replacement Rebate

LADWP in partnership with the Metropolitan Water District (MWD) will pay \$6.00 per square foot for replacing traditional lawns with sustainable, water efficient landscapes.

A sustainable landscape will help reduce water use and recharge the groundwater, reduce urban runoff and enhance wildlife habitat.

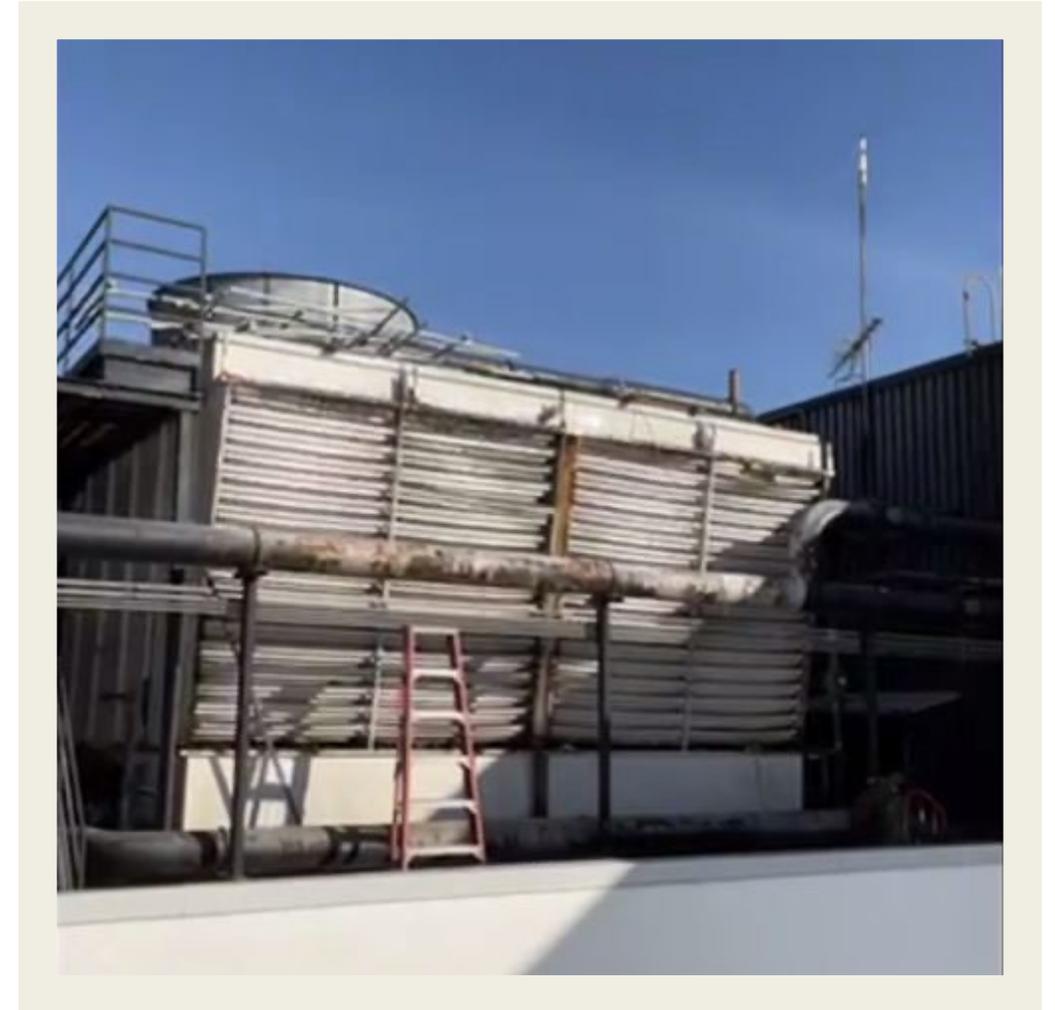
Pre-Approval is required. Terms and Conditions Apply.



Technical Assistance Program (TAP)

Through our TAP, or Technical Assistance Program, Commercial, Industrial, Institutional, and Multi-Family customers may qualify for up to 2 million dollars in rebates for custom water conservation projects.

1. Customized Water Conservation Projects
2. Offers up to \$2,000,000 in financial incentives for pre-approved equipment and products that demonstrate measurable water savings
3. Incentives are calculated at \$7.00 per 1,000 gallons of water saved, over a project-specific time period
4. Eligible conservation measures include equipment, devices, products, fixtures, and technologies that reduce potable water use
5. Projects must achieve a minimum reduction of 50,000 gallons of potable water over two years



Technical Assistance Program (TAP)

- Application and Pre-Inspection required
- Projects that have already started are not eligible
- Sufficient documentation will be required
- TAP eligibility requirements and Terms and Conditions must be met

Technical Assistance Program (TAP) Application

Disclaimer	
<p>By signing below you have read and agree to comply with the instructions and program terms; confirm your eligibility, program terms, and qualification as described in the application; and agree to all of the following:</p> <p>The Los Angeles Department of Water and Power (LADWP) makes no representation or warranty relating to contracted services or products that may be installed on customer's property, including any hazardous substances that may be contained in the product.</p> <p>By participating in the program, you waive and release LADWP, and their contractors and agents from any and all claims and causes of action arising out of the changes and/or the purchase, installation or use of devices in connection with this Technical Assistance Program. Any claim you may have based upon any defect or failure of performance of a contracted service or device purchased by you should be pursued with the contractor, manufacturer, or distributor.</p> <p>I agree that my participation in the Technical Assistance Program is voluntary, I understand the terms and conditions, guidelines as set forth by the LADWP, I understand the eligibility requirements, and that the project information I have supplied is true in acquiring the proper permits for this project. I understand that participation in this program is subject to the LADWP's approval. Any changes to this agreement must be made in writing.</p> <p>I agree that the project for which a Technical Assistance Program incentive is being requested is a new installation. I agree to refund the amount determined by the LADWP, if the project is not operated as designed for the specified period of time. I am still responsible for the project if a 3rd party contractor to receive payment of incentive I am still responsible for it.</p> <p>By participating in this program, I understand that I will be ineligible to participate in other incentives offered through menu-based rebates (Metropolitan Water Services).</p>	
Signature (required)	
<p>By signing below, the property owner or authorized agent has read, understood, and agrees to the terms and conditions of the program as outlined in this page and the previous 4 pages, and certifies that the information provided is true and correct.</p>	
Authorized Representative's Signature:	Print Name and Title:
Make Check Payable to: <input type="checkbox"/> Applicant <input type="checkbox"/> Contractor	Payee Fed. Tax I.D. Number:
Contractor Company Name:	Contractor Contact Name:
Contractor Phone Number:	Contractor Email:
Contractor Mailing Address:	City:
OFFICE USE ONLY	
Pre-Installation Inspection Completion Date: / /	Accept, Reject or Withdrawn ("A", "R", "W") <input type="checkbox"/> Signature: _____
Post-Installation Inspection Completion Date: / /	Accept, Reject or Withdrawn ("A", "R", "W") <input type="checkbox"/> \$ _____
Signature of Program Manager: _____	Date: _____ Authorizing Official: _____
7/22/2021	

Technical Assistance Program (TAP) Application

Applicant Information (please print)			
Name on LADWP water account:		Authorized representative (include title)	
Daytime Phone Number:		Email:	
Service Address:	City:	State:	Zip:
Mailing Address:	City:	State:	Zip:
Name and Phone Number of Customer Inspection Contact:		LADWP Account Number:	
Project Information			
Property type:		Property type (please specify -- car wash, retail, etc.):	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Institutional	<input type="checkbox"/> Multifamily
How do you plan to complete your project?			
<input type="checkbox"/> Self	<input type="checkbox"/> Contractor	<input type="checkbox"/> Other _____	
Describe your plan for the project (type of system, model & brand, etc.)			
OFFICE USE ONLY			
Water Benefits			
Estimated Annual Water Savings in Gallons	Life (Years) of Project	\$ Estimated Project Cost	

CONTINUED ON NEXT PAGE

Cooling Towers & Graywater Projects

TAP

Cooling Towers

Up to \$3000 rebate on a PH conductivity controller.

LADWP offers Free Cooling Tower Assessments to identify areas of potential water savings.

Graywater Projects

Newly installed graywater system installs qualify for incentives through TAP. Incentive amounts vary by project.



LADWP Water Conservation Group

General Inquiries and Technical Assistance Program

waterconservation@ladwp.com

1-800-544-4498 option 5

Program Information

Commercial Water Rebate Program

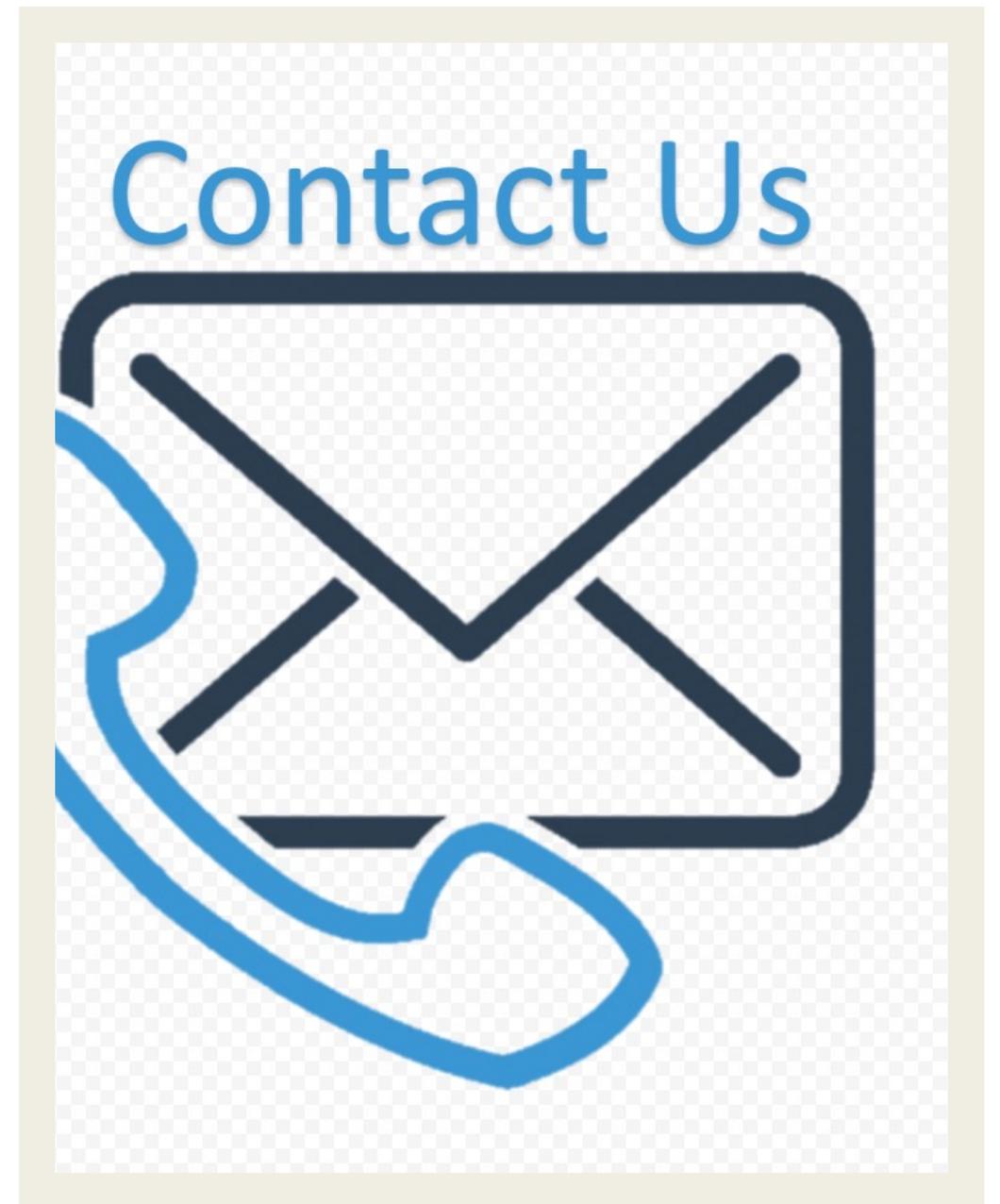
[Commercial SoCal Water \\$mart Water Rebate Program](#)

Technical Assistance Program

[Technical Assistance Program \(TAP\)](#)

Turf Replacement Program

[Turf Replacement Rebate](#)





Electric Transportation Rebate Programs and Distributed Energy Resources

February 18, 2026

ROBERT VOGIE



Charging Ahead! EV Rebate Programs



**Up to \$1,500
for a qualifying
Level 2 EV
charger!**

Apply Today

**See details below.*



USED EVS

\$1,500 toward purchase of a qualifying EV
Additional \$2,500 for EZ-SAVE/Lifeline customers

RESIDENTIAL LEVEL 2 EV CHARGERS

\$1,000 toward purchase and installation
Additional \$500 for EZ-SAVE/Lifeline customers

COMMERCIAL LEVEL 2 LIGHT-DUTY EV CHARGERS

\$4,000 per charger, up to 80
Additional \$1,000 if installed in a DAC

LIGHT-DUTY EV DC FAST CHARGER

Up to \$100,000 per charger, up to 20
Additional 25% if installed in a DAC

MEDIUM AND HEAVY-DUTY EV CHARGER

Up to \$125,000 per charger, up to \$2,000,000



**EV charging stations
are good for business!**

Learn more today



EV Rebate Programs Dashboard (1)

ELECTRIC TRANSPORTATION PROGRAM DASHBOARD

January 2026

	Public	Non-Public	Total
DC Fast Chargers	642	272	914
City Owned (Non DWP) L2 Chargers	2,172	774	2,946
DWP L2 Chargers	84	1,290	1,374
Privately Owned L2 Chargers	5,560	33,337	38,897
Total L2 Charging Stations	7,816	35,401	43,217
Total Chargers	8,458	35,673	44,131

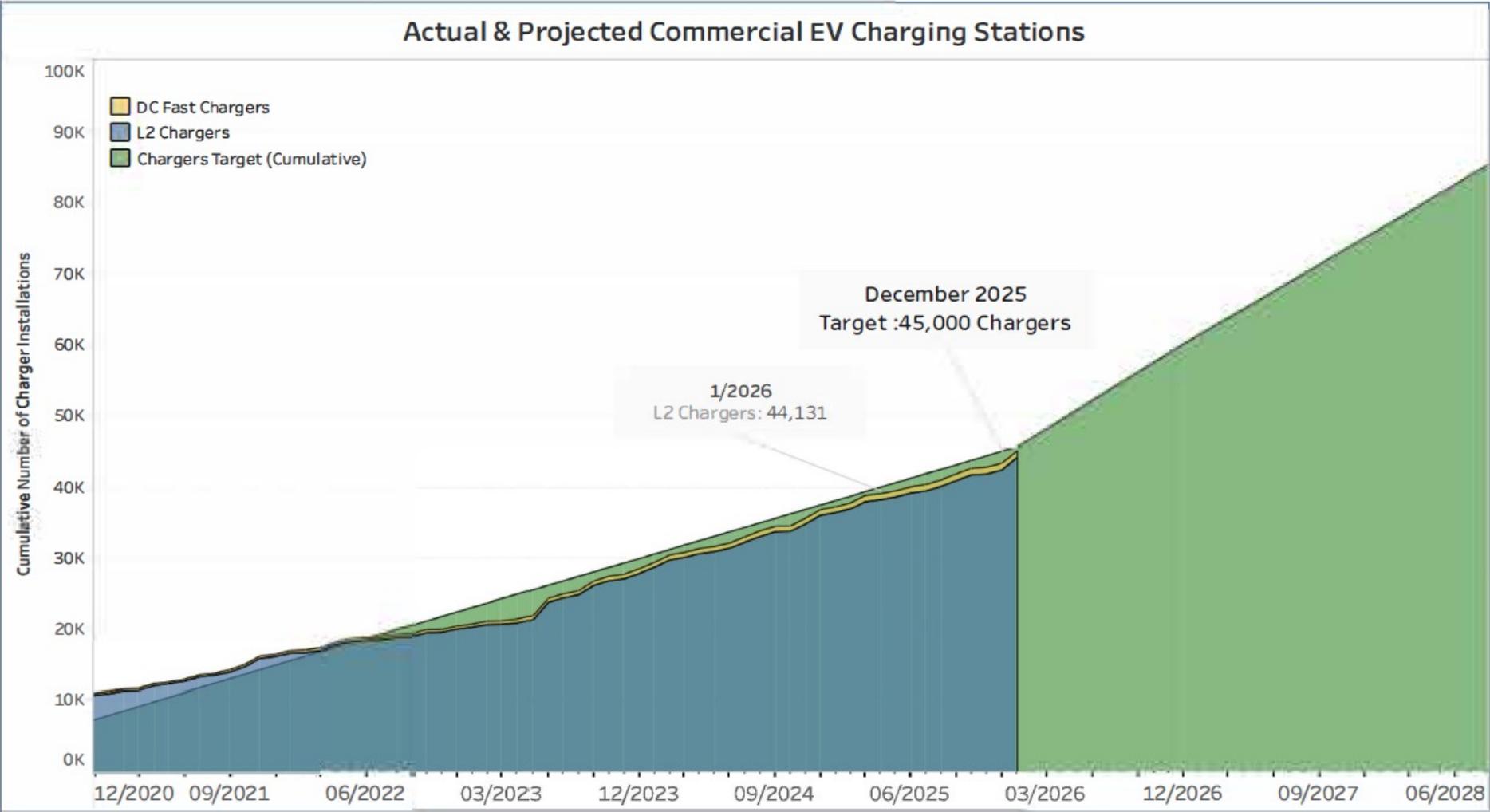
Incentive Funding Programs

	# of Rebates	\$ Issued
Used EV Rebates	5,984	\$ 9,529,778
Residential Charger Rebates	9,515	\$ 7,260,583
Commercial Charger Rebates	34,268	\$ 156,103,316
DC Fast Charger Rebates	258	\$ 13,208,209
MD/HD Charger Rebates	85	\$ 5,070,000



Charging Ahead

EV Rebate Programs Dashboard (2)



Feed-in Tariff (FIT) Program

A program that allows property owners and developers to earn income by selling renewable energy directly to LADWP

Key Features

- Sell 100% solar PV output directly to LADWP (no on-site use)
- 20-year fixed-rate Standard Offer PPA for stable revenue (up to 14.5 cents/kWh)
- Eligible for commercial and Multifamily sites (30 kW–10 MW)
- Supports LA Green New Deal & RPS goals in low-income communities

Incentives

- Carport Solar incentives available (up to \$1.70/Watt) for multifamily parking
- higher cap for locations in Disadvantaged Communities
- Example: 100kw installation can receive \$170,000 incentive rebate after completion of FiT carport facility

WWW.LADWP.COM/FIT



Feed-in Tariff Plus (FIT+) Pilot

An expansion of the FIT program that integrates solar + energy storage (batteries) to improve grid reliability.

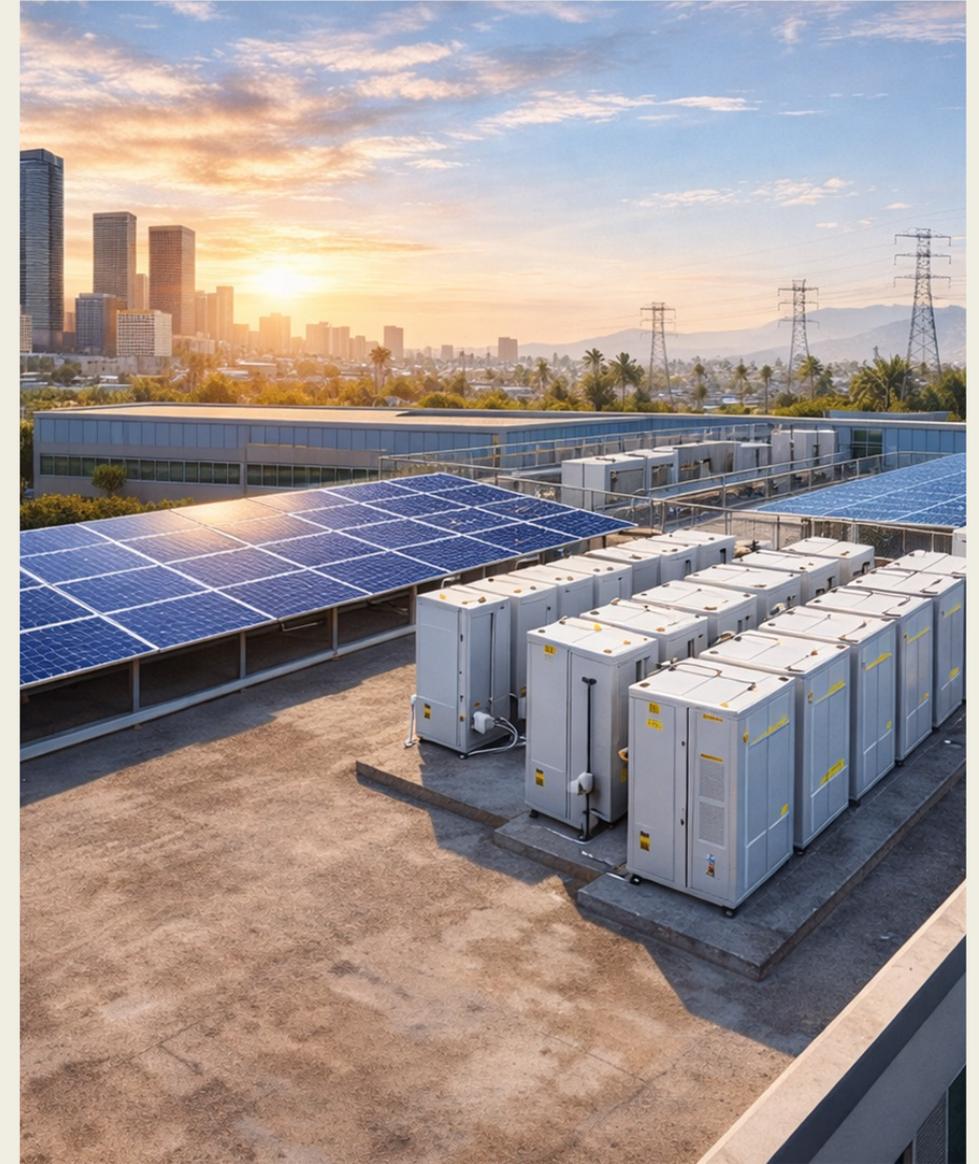
Key Features

- Requires paired solar PV + energy storage
- 20-year term competitive bidding
- Builds on FIT success for advanced DER integration

Incentives

- Includes interconnection cost reimbursement, with higher caps for Disadvantaged Communities (up to \$450,000)

WWW.LADWP.COM/FITPLUS



Virtual Net Metering (VNEM)

A pilot program similar to FiT but for multifamily sites only and the solar generation payments are shared with the residents.

Key Features

- Sell 100% solar PV output directly to LADWP (no on-site use)
- Minimum 40% of solar generation payments are distributed to on-site residents
- 20-year fixed-rate up to 14.5 cents/kWh
- Eligible: Multifamily sites, 10 kW–3 MW
- Supports renters with solar revenue generation

Incentives

- CAMR Program : up to \$4.70/watt (e.g. \$470,000 for a 100 kW project)
- Clean Energy Adder: up to \$80,000 for non-CAMR projects

WWW.LADWP.COM/VNEM



Solar Rooftops Program (SRP)

A program for single-family residents that provides incentives for leasing rooftop space to LADWP for the installation of solar systems.

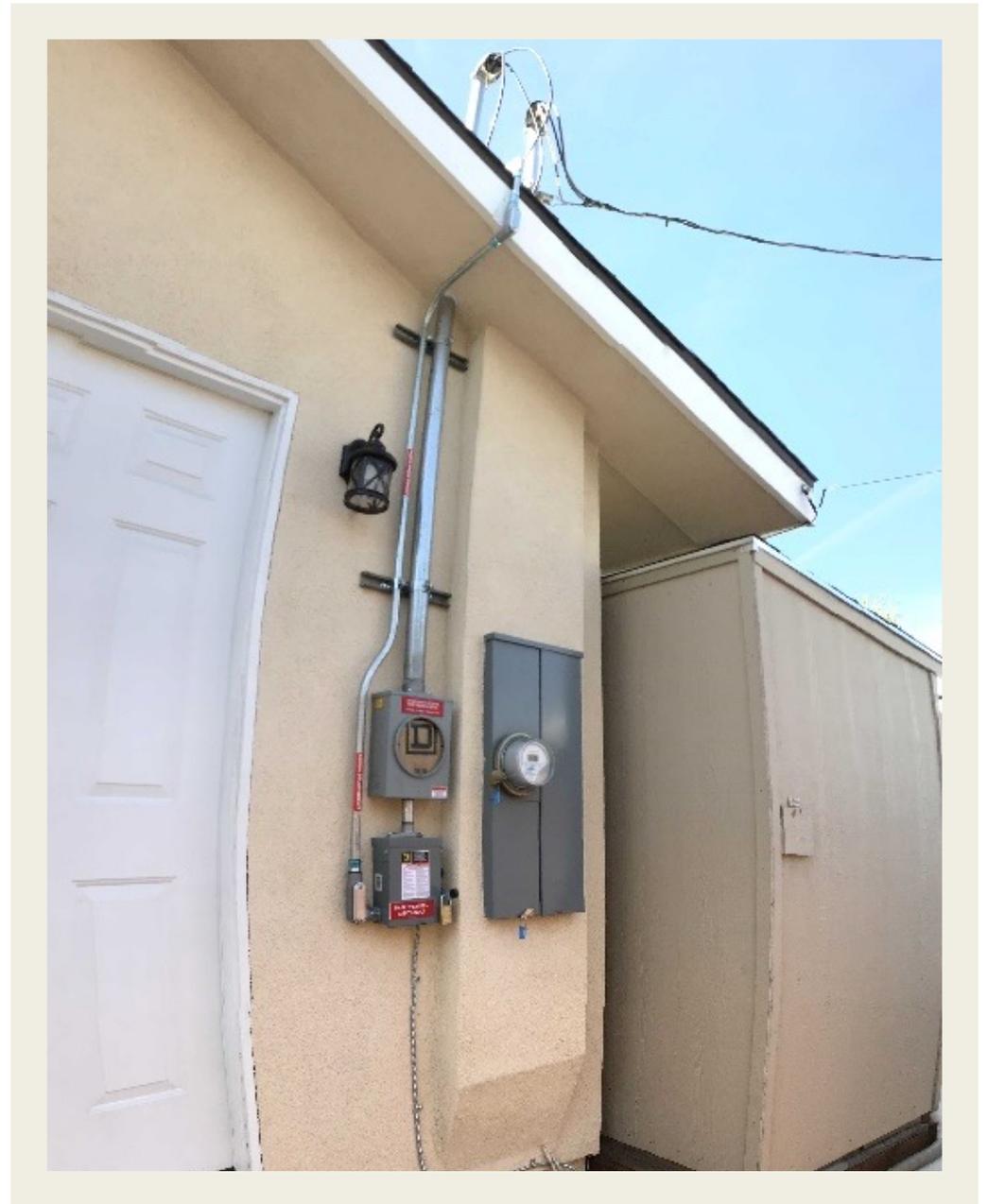
Key Features

- LADWP installs solar panel systems on participants' homes
- LADWP receives the energy produced from the system
- Program participants receive annual fixed roof lease payments for up to 20-year
- No upfront costs, annual fees, credit checks or maintenance costs for program participants

Incentives

- Depending on the installed system size, the lease payment will be between \$360 and \$900 per year

WWW.LADWP.COM/SOLARROOFTOPS



Shared Solar Program (SSP)

A program for multi-family residents that allows participants to lock-in a fix SSP rate for a portion of their electric bills.

Key Features

- Participants to fix a portion of their electric bill against rising utility costs for 10 years
- Program participants subscribe for either 50 kWh or 100 kWh per month
- Participants may transfer their subscription when moving to another multifamily home within LADWP's service area
- No enrollment fees, ongoing costs, maintenance costs, nor the hassles of installing a solar array on your home.

Incentives

- Fixed SSP rate for up to 10 years

WWW.LADWP.COM/SHAREDSOLAR



Self-Generation Incentive Program (SGIP)

SGIP is a State of California initiative that provides funding for income qualified residential customers to install solar and battery storage systems on residential property.

Key Features

- Supports low-income and disadvantaged residential customers
- Supports installation of behind-the-meter energy storage paired with solar or standalone
- Enhances backup power during outages, supports grid reliability, reduce greenhouse gas emissions, and promote clean energy
- LADWP participates in Residential Solar, Storage and Equity (RSSE) Budget

Incentives

- Significantly lower customer out-of-pocket costs
- Solar: \$3.10 per Watt
Storage: \$1.10 per Watt-hour





Comprehensive Affordable Multifamily Retrofits (CAMR) Program Updates

Enayet Miah

Manager of CI&I, Multifamily, & Field Support

COMPREHENSIVE AFFORDABLE MULTIFAMILY RETROFITS



CAMR delivers:

- Deep decarbonization of income-qualified multi-family buildings by retrofitting for energy efficiency, building electrification, and on-site solar PV
- Significant utility cost savings for low-income tenants and affordable housing property owners and managers
- Skilled, family-supporting green jobs for the local workforce

By:

- Providing robust, layered incentives and technical support to help participants retrofit their properties
- Including “level playing field” requirements for participants’ contractors to pay prevailing wages and adhere to Labor-standard Skilled and Trained workforce requirements

ELIGIBILITY CRITERIA

- Must be an LADWP customer in good standing
- Consist of five (5) or more units
- Identify energy improvements that equate to at least 5% in electrical energy savings
- Meet affordability requirement of at least 66% of households at or below 80% of Area Median Income and be located in a Disadvantaged Community (DAC)
- Properties located outside of a DAC may be eligible to participate with proof of rent regulatory agreement or provision of public assistance program documentation

CAMR MEASURES



Building Shell

- Cool roof
- Insulation
- Window Shading
- Title 24 Windows
- Air Sealing



Space Heating & Cooling

- **Heating & cooling system replacement**
- Duct insulation & sealing
- Pump & fan replacement
- Refrigerant charge verification



Water Heating

- **Water heater or boiler replacement**
- Variable speed pumps and controls
- Pipe insulation
- Low-flow aerators & showerheads
- Pool, spa pumps & equipment



Lighting & Appliances

- **Stove, cooktop, range, & oven**
- **Clothes washers & dryers**
- In-unit, common area and exterior lighting
- Refrigerators
- Dishwashers
- Vending machine controllers



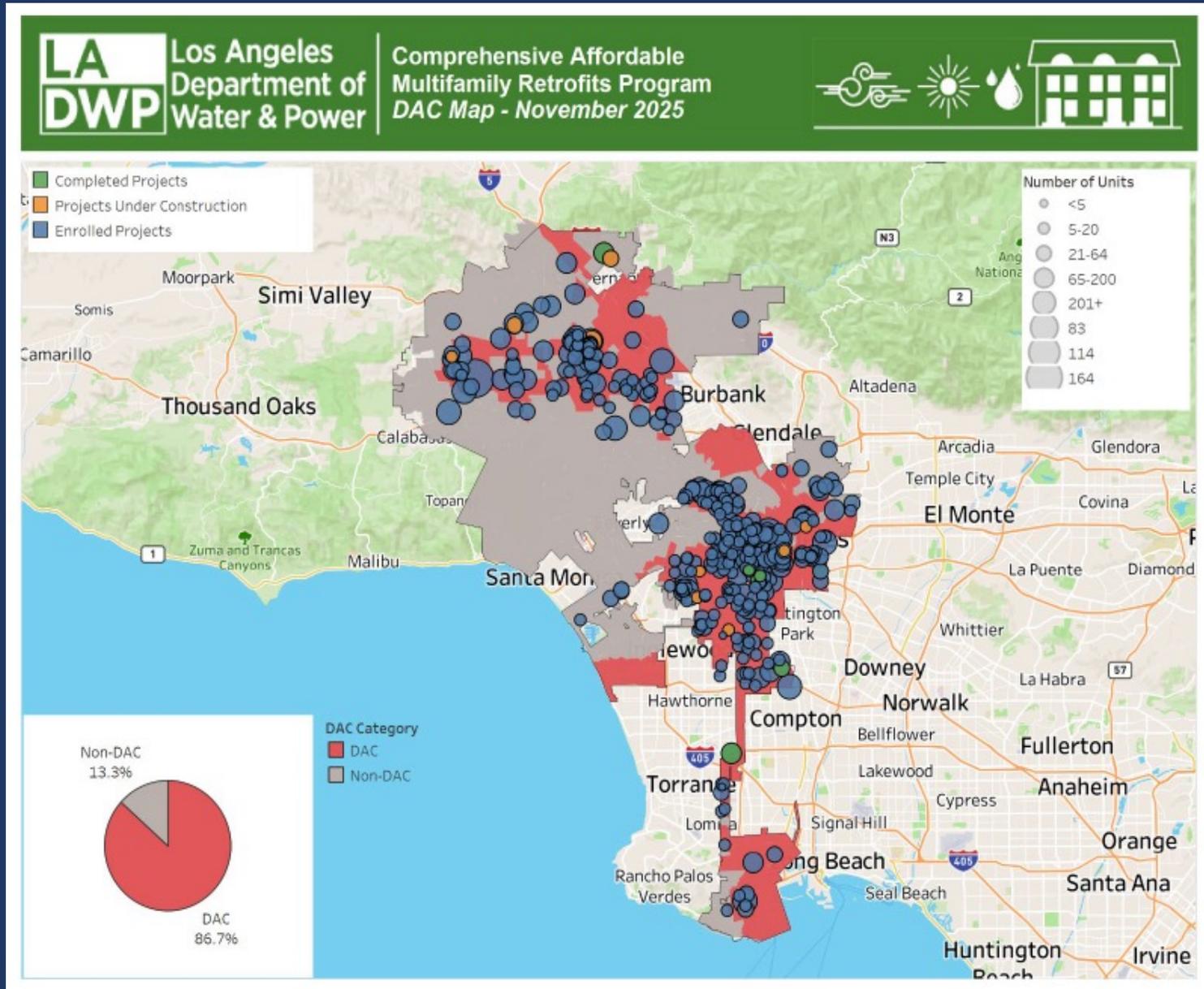
Renewable Energy

- Solar PV

CAMR EQUITY STATS

The map shows projects enrolled in CAMR from May 1, 2022 – November 30, 2025, relative to disadvantaged community (DAC) locations.

- We received interest forms for 451 properties, equivalent to 22,707 tenant units
- 87% of properties are within a DAC



COMPLETED CAMR PROJECTS

Council District	Units	Square Footage	Estimated GHG Savings	Estimated CAMR Incentive	Estimated Leveraged Funding	Estimated CAMR Boost Funding	Estimated Project Cost Coverage %
15	90	83,232	86.45	\$ 539,627.59	\$ 561,613.70	N/A	100%
15	40	27,353	50.49	\$ 297,012.83	\$ 183,423.00	N/A	55%
1	60	72,201	51.63	\$ 258,180.46	\$ 378,759.00	N/A	100%
14	49	17,256	69.00	\$ 456,153.16	\$ 1,070,360.00	\$ 37,100.00	95%
7	88	50,424	20.26	\$ 128,592.49	TBD	N/A	TBD

CAMR PROJECTS UNDER CONSTRUCTION

Council District	Units	Square Footage	Estimated GHG Savings	Estimated CAMR Incentive	Estimated Leveraged Funding	Estimated CAMR Boost Funding	Estimated Project Cost Coverage %
15	28	6,720	11	\$ 59,572.87	\$ 59,500.00	N/A	100%
1	17	7,450	28	\$ 182,056.84	\$ 614,482.00	N/A	100%
12	45	31,674	7	\$ 48,213.25	\$ 124,575.00	\$ 112,500.00	100%
9	33	54,413	49	\$ 346,039.24	\$ 456,150.00	\$ 195,000.00	100%
9	10	9,356	8	\$ 58,959.66	\$ 265,250.00	\$ 55,000.00	100%
1	15	17,696	10	\$ 79,252.43	\$ 374,765.00	N/A	100%
9	47	30,944	40	\$ 215,546.51	\$ 144,170.00	\$ 117,500.00	100%
6	154	132,340	93	\$ 574,611.46	\$ 154,000.00	\$ 250,000.00	TBD
8	20	15,387	16	\$ 88,542.68	\$ 269,404.00	N/A	100%
3	19	15,000	25	\$ 150,015.45	\$ 51,300.00	N/A	100%
7	48	29,991	29	\$ 158,579.69	TBD	\$ 232,500.00	100%
10	14	6,374	10	\$ 64,695.80	\$ 23,800.00	\$ 105,000.00	100%
12	45	31,674	33	\$ 176,427.57	\$ 371,500.00	\$ 112,500.00	100%
10	16	13,860	13	\$ 85,998.85	\$ 57,136.00	\$ 117,500.00	TBD
3	19	15,000	3	\$ 19,467.69	TBD	TBD	100%
14	16	12,369	14	\$ 73,616.15	TBD	N/A	100%

CAMR LEVERAGING – ADDITIONAL FUNDING SOURCES

CAMR Boost

- \$5 million award from the City’s Climate Equity Fund specifically for CAMR projects
- Up to \$250,000 per project

TECH Clean California

- \$35 million funding from the Inflation Reduction Act (HEERHA)
- \$80 million funding from the Self-Generation Incentive Program (SGIP) Heat Pump Water Heater (HPWH)

Aliso Canyon Settlement

- \$71 million from the Aliso Canyon Settlement, with \$40 million allocated specifically for strategic and equitable building decarbonization.

LIWP and MAHEP

- LIWP: A California Climate Investments program reducing greenhouse gas emissions and improving public health in disadvantaged communities.
- MAHEP: Provides incentives for low-income multifamily buildings to upgrade to efficient electric alternatives.

CAMR Outreach and Events

Over 40 Events Attended
(since October 2021)

Average participation: 10
events per year

Over 40,000 prospective
applicants reached



COMPLETED CAMR PROJECT



Installed Upgrades	CAMR \$
Heat Pump Water Heater	\$416k
Interior & Exterior LED Lighting	\$38k
Low-Flow Aerators & Showerheads	\$33k

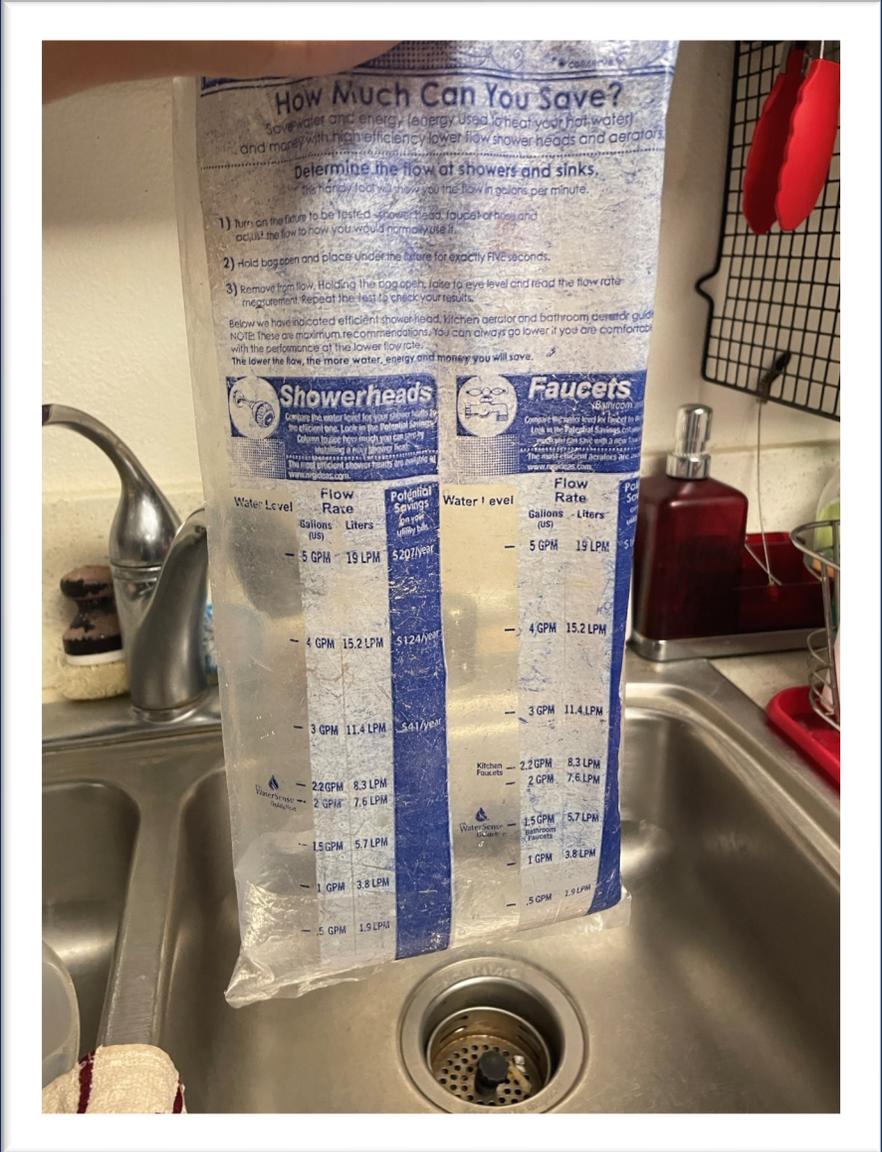
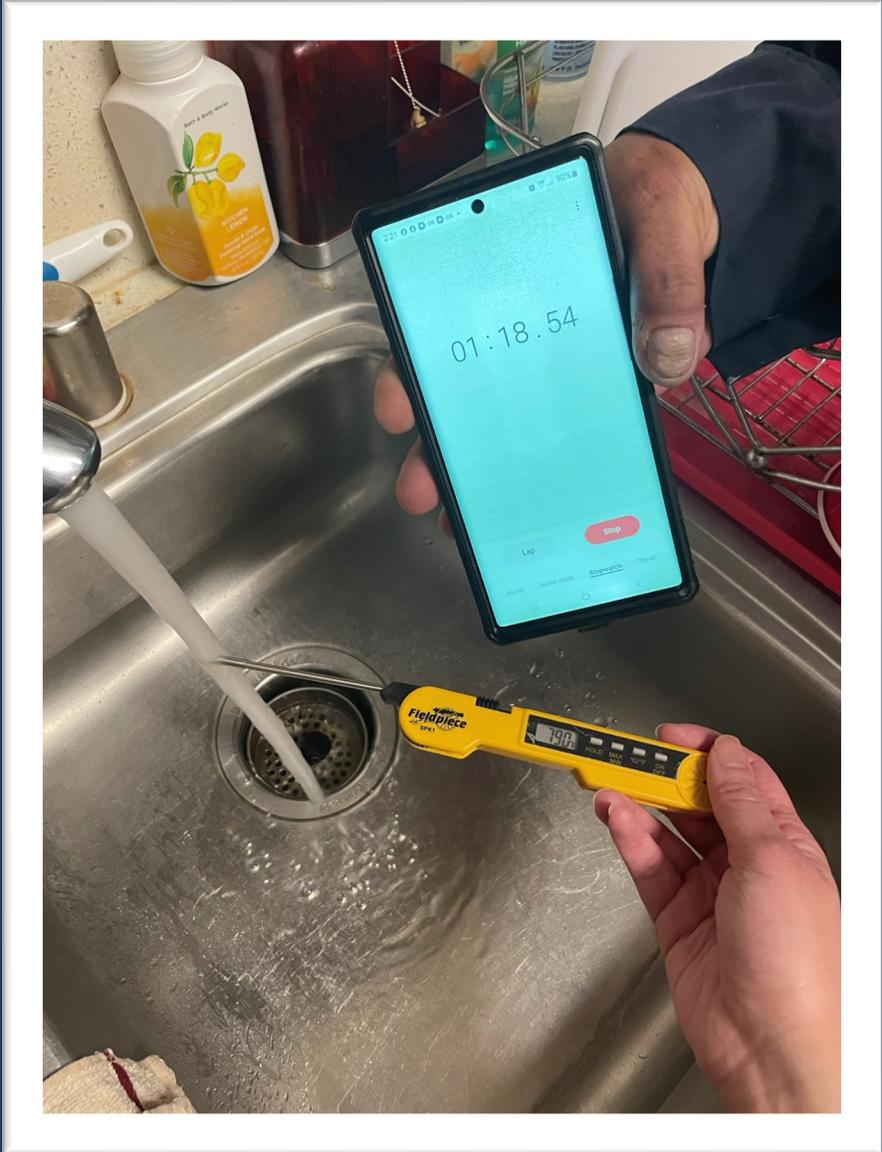
Property Profile	
Location	Gardena
Number of Units	<u>90</u>
Total Square Footage	83,232
Year Property Built	2014
Number of Stories	3

CAMR Incentive Calculation



*CAMR incentives cannot exceed 100% of eligible project costs.







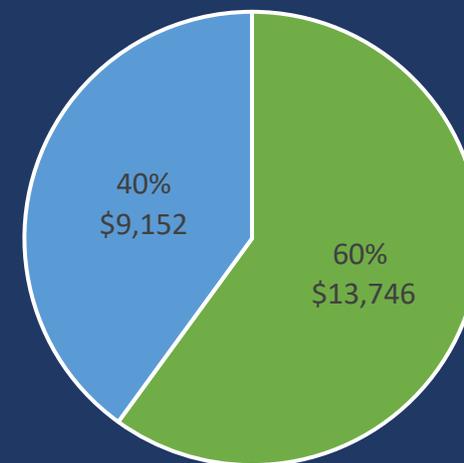
CAMR - VNEM SOLAR PV PROJECT PROFILE



Estimated CAMR Solar PV Installation Incentive

CAMR Incentive	\$440,907
Total Project Cost	\$496,100
Project Cost Coverage*	89%

Estimated Annual Payments Allocation



Total Proceeds
\$22,898

■ Property Owner ■ Tenant Units

Resource Data & System Information

Location	Sylmar
Number of Units	88
PV System Size	93.81 kW
PVWatts Estimated Output	158,000 kWh per Year

*CAMR incentives cannot exceed 100% of eligible project costs. CAMR incentives reduced if Federal or Low-income credits used.



Building on Success: CAMR Enhancements Coming Soon



Financing
Support



EV
Charger
Rebates

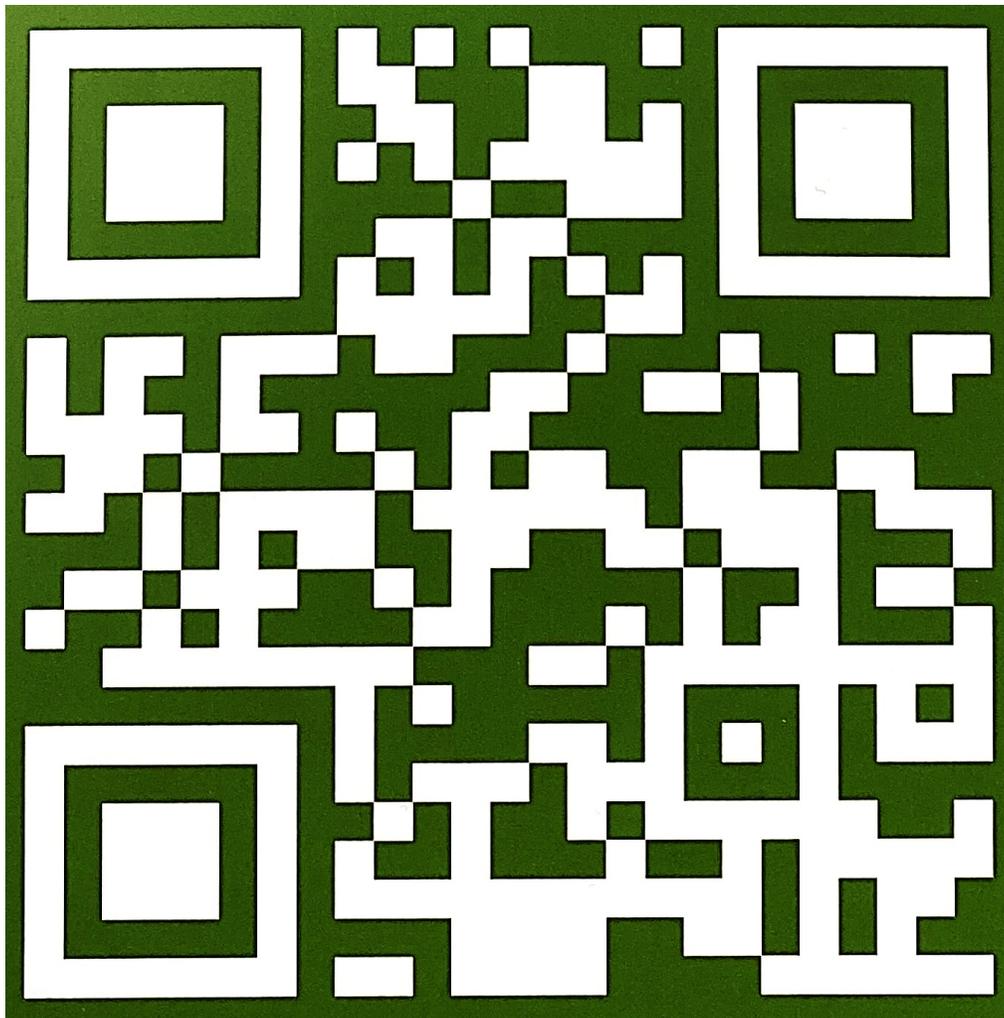


Battery
Storage
Rebates



Free Cooking
Equipment

Questions? Contact us!



Contact Information

ladwpcamr.com

(833) 827 - CAMR (2267)

CAMRinfo@aea.us.org

City of Los Angeles

Los Angeles Housing Department

February 18, 2026



Affordable Housing and Sustainable Communities

- Funds **infill** projects that reduce **Greenhouse Gas (GHG)** emissions and **Vehicle Miles Traveled (VMT)** through sustainable land use, housing, and transportation practices
- Bringing together **affordable housing** and **transportation** worlds
- Directs investment toward the most disadvantaged communities
- Maximizes economic, environmental and public health benefits

Threshold Overview

Readiness Requirements

- CEQA/NEPA for Affordable Housing Developments
- Discretionary Land Use Approvals
- Demonstration of Site Control
- Developer Experience
- No active or Pending Litigation
- Housing Element Compliance
- Committed Funding Threshold

AHSC SCORING

Round 10 (to be approved)

AHSC Scoring Elements and Criteria Estimated GHG Reductions Scoring (30 points)

- Transit and Shared Mobility GHG (5 points)
- Project Area GHG (10 points)
- GHG Efficiency (15 points)

Quantitative Policy Scoring (50 points)

- Sustainable Transportation Infrastructure (20 points)
- Location Efficiency and Local Context (14 points)
- Housing Affordability and Funds Committed (9 points)
- Anti-Displacement Activities (4 points)
- Local Workforce Development and Hiring Practices (3 points)

Narrative-Based Policy Scoring (20 points)

- Climate Adaptation & Community Resiliency (7 points)
- Community Benefit & Engagement (6 points)
- Collaboration & Planning (4 points)
- Equity & Transformation (3 points)

AHSC Resources

- Program Guidelines
- Quantification Methodology
- Fact Sheets
- Frequently Asked Questions (FAQ)
- Past Award Information
- All AHSC Applications

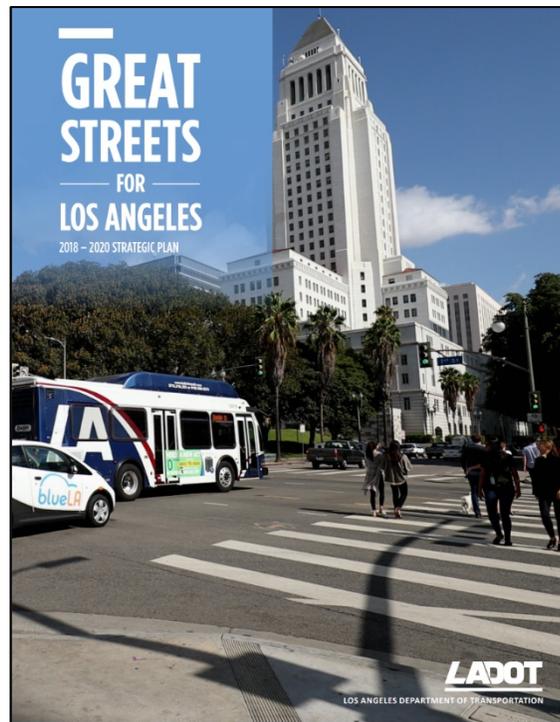
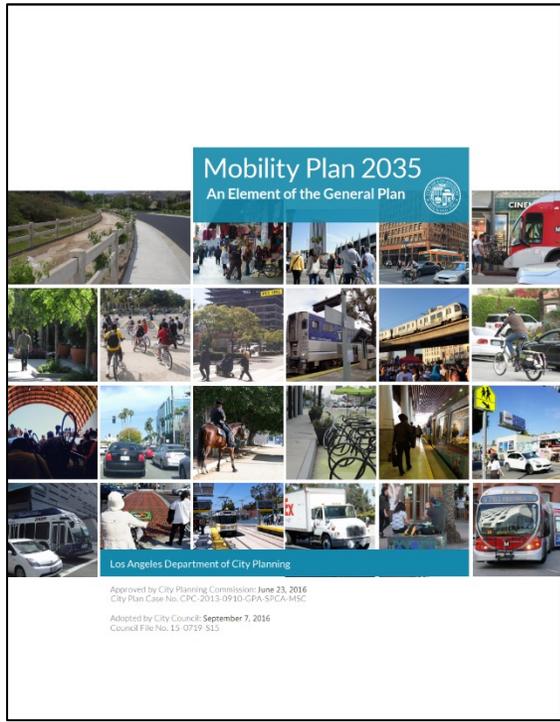
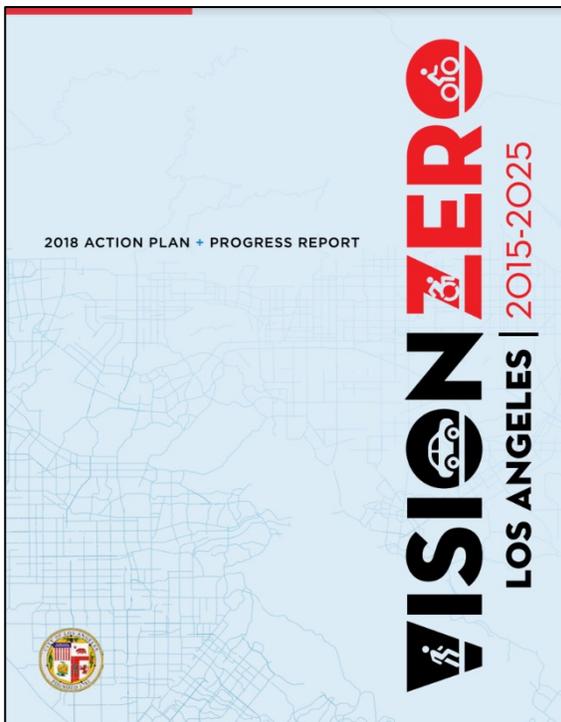
<http://sgc.ca.gov/programs/ahsc/resources/>
<https://www.hcd.ca.gov/funding/ahsc>

City Resources

AHSC Round 10

- LAHD is coordinating the application process with other City Departments
 - Los Angeles Department of Transportation
 - Los Angeles Department of Public Works
 - Bureau of Engineering
 - Bureau of Street Lighting
 - Department of Planning
-

City goals are LADOT mobility investment priorities



Vision Zero Initiative
2018 Action Plan

Mobility Plan 2035
Transportation Element
of the City's General
Plan

**Great Streets for Los
Angeles LADOT**
2018-2020
Strategic Plan

LADOT Transit
New Service Plan
2017 Transit Service
Analysis

TRANSPORTATION IMPROVEMENT PROJECT TYPES

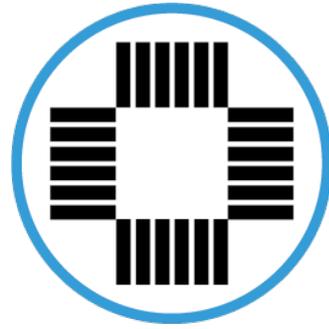
Successful projects will integrate:



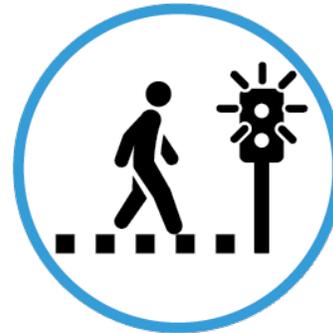
Bike Routes &
Lanes



Street Lighting



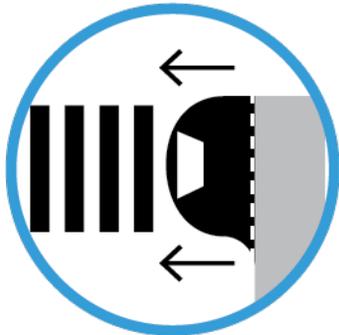
Crosswalks



Pedestrian
Crossings



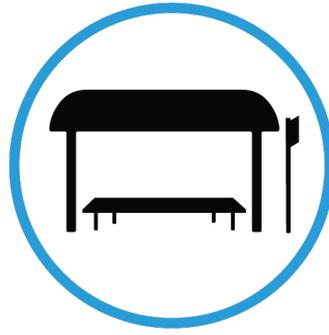
Street Trees &
Greening



Sidewalk
Improvements



Sidewalk Repair



Bus Benches &
Shelters

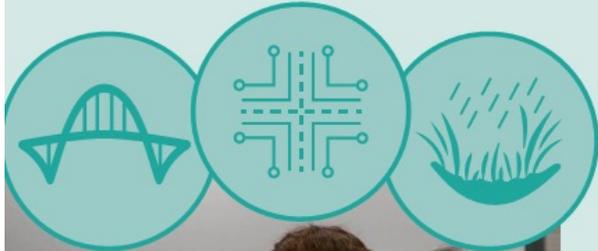


Transit
Improvements



Bike Share

Engineering Programs



Mobility and Engineering Services

The Mobility and Engineering Services Program provides design and construction of street improvements and citywide transportation improvements, streetscapes, grade separations, and retaining walls. The program's divisions include the following:

- Environmental Management Group
- Geotechnical Engineering Division
- Metro Transit Division
- Real Estate Division
- Sixth Street Viaduct Division
- Street Improvement and Stormwater Division
- Structural Engineering Division



City Project – Jordan Downs H2B

Project Details	Infrastructure Details
<ul style="list-style-type: none">• New Construction• 80 Total Units• Unit Mix includes 1bd, 2bd, 3bd and 4bd• 9 units at 30% AMI or below• 59 units between 31%- 60% AMI • Housing was completed November 2023	<ul style="list-style-type: none">• Repair and replace more than 3,000 feet of sidewalk<ul style="list-style-type: none">• Including curb ramps, crosswalks and stop signs• Complete two miles of context- sensitive bikeways, including Class IV and Class III bikeways• Install lighting at bus stops• Complete Urban Greening in the project area • STI/ TRA work is under construction



Environmental Review – Housing Projects

Objective

- Understanding the environmental review processes – CEQA and NEPA
- Reports and documents required
- Timeline

CEQA review



CEQA was passed in 1970 and requires:

- State and local governments to review a project's environmental impacts
- Inform public, stakeholders, and decision making bodies
- Feasibly mitigate the negative impacts
- Level of review: NOE, ND, MND or EIR is prepared

NEPA review



NEPA passed in 1969 is triggered by federal funding, permits or licenses and it requires:

- Responsible entity to assess a project's significant effects on the human environment
- Level of review: Exempt, CENST, CEST, EA or EIS
- Section 106 review (under National Historic Preservation Act)
- 24 CFR part 58 (HUD's NEPA Regulation)
 - Specifies related laws and authorities
 - Establishes Responsible Entity (RE)
 - Creates Release of Funds Process

Documents required



- Environmental Checklist or TSR
- Phase I Environmental Assessment Report
- Phase II Environmental Assessment Report (if recommended)
- Geotechnical Reports
- CEQA Documents
- Verification of Zoning
- Architectural Drawings
- Building Permits
- Site Pictures
- Lead and Asbestos Reports (if applicable)
- Noise Report
- Relocation Plan (if applicable)

Thank you



Jinderpal S. Bhandal
Environmental Affairs Officer

Housing Development Bureau

Environmental Services Unit/Technical Services Division

Los Angeles Housing Department

[Email: Jinderpal.Bhandal@lacity.org](mailto:Jinderpal.Bhandal@lacity.org)



UNITED TO HOUSE LA + ENVIRONMENTAL EQUITY

Hannah Levien, Los Angeles Housing Department

Retrofit LA

Better Neighborhoods, Same Neighbors



PRESERVATION



pres·er·va·tion
/prezərvāSHən/



PRESERVATION



pres·er·va·tion
/prezərvāSHən/

- Stabilize existing AMFR assets & portfolios
- Ensure long-term affordability
- Retrofit to:
 - Extend useful life of existing assets
 - Improve resilience & insurability
 - Preserve community
- Protect & strengthen local ownership
- Buy time for production of new units





Build 1 OR Preserve 2 with the same funding

THE CASE FOR PRESERVATION

111k

NOAH units lost in LA
from 2010 - 2019

50%

cheaper vs.
new construction

2:1

national
loss ratio

68%

carbon savings

10X

faster

0

waiting

Source:

LAist / LA City records, 2023; Harvard JCHS & Landmarks Illinois, 2023, McKinsey, 2025





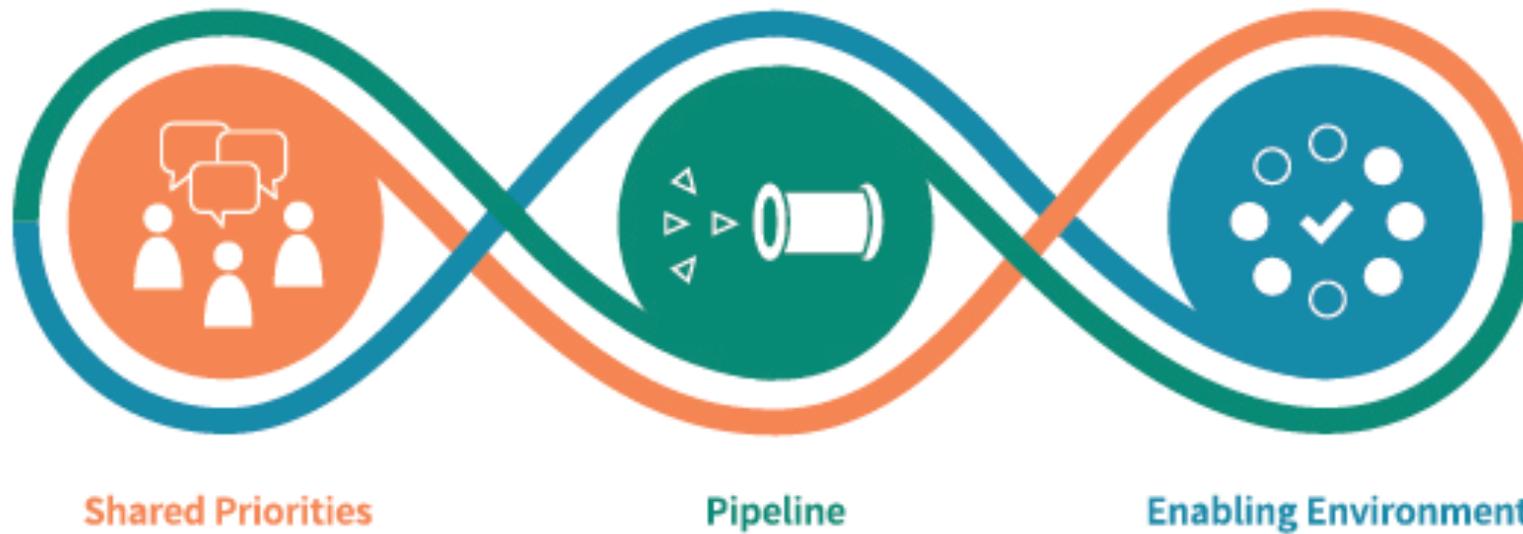
Retrofit.LA

Collective Impact Cohort, Powered by  **SUSTENTO**



**center for
community
investment**

Capital Absorption Framework





RETROFIT LA COHORT “BATCH”

10

assets

380

units

1025+

residents

**1913-
2012**

year built

Boyle Heights
Lincoln Heights
South Central
Little Tokyo

\$12.5M

decarb cost

\$27.5M

rehab cost

\$15M

ADA cost



CALIFORNIA'S MAJOR INCENTIVE PROGRAMS

Can be combined to cover +/- 100% of decarbonization project costs

LOCAL & REGIONAL

STATE



- Free comprehensive Technical Assistance
- Deed-restricted + NOAH
- GHG-based incentive
- www.ladwpcamr.com



- Rebates for all-electric heating & hot water
- Replace gas/propane equipment



- Free technical help
- Weatherization & efficiency
- Statewide coverage

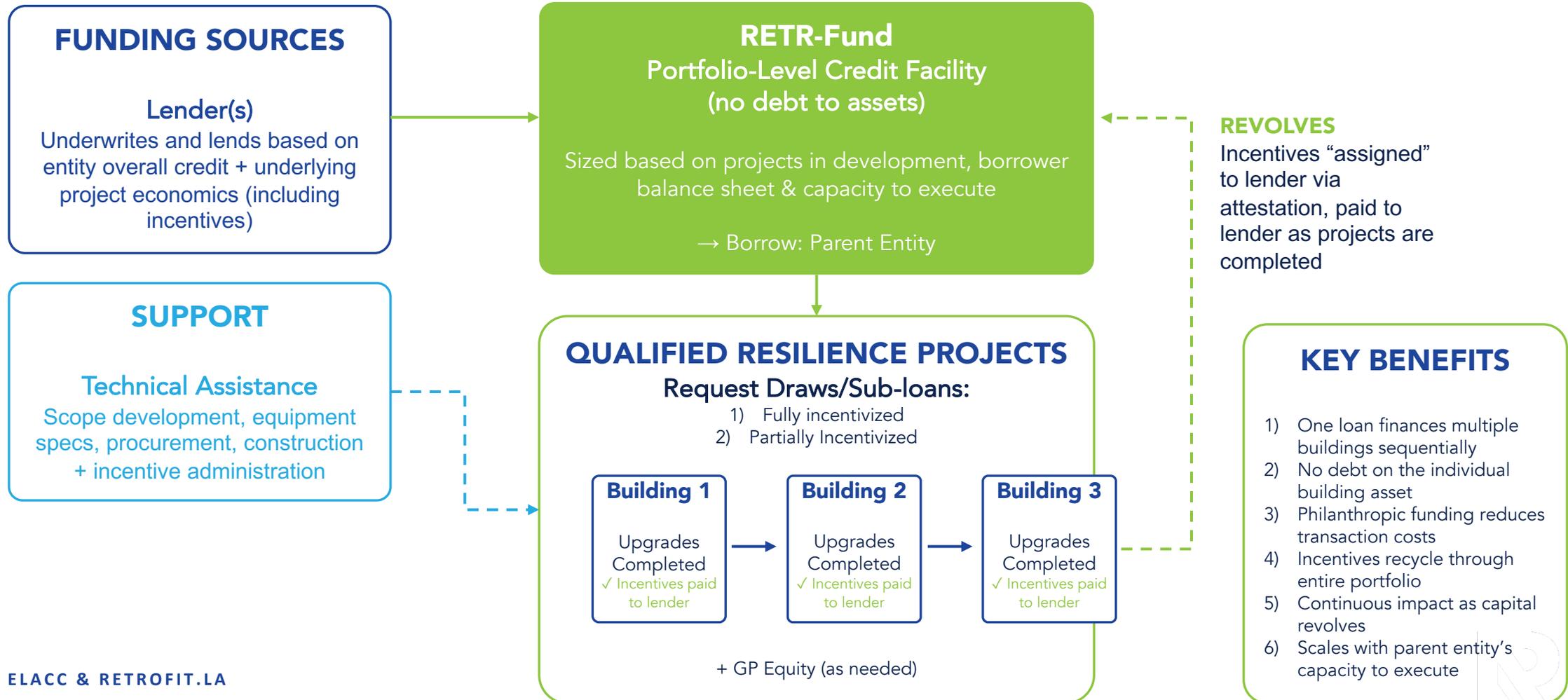


- Heat pump water heaters
- Training and technical support
- Equipment installation help



FINANCING OPTIONS

RETR-FUND - The Revolving Energy Transition & Resilience Fund





CAMR Financial Technical Assistance (FTA) Pilot

SUSTENTO

+



MILKEN
INSTITUTE

+



Los Angeles
Department of
Water & Power

Confidential
pre-screening

Supported
Term Sheet
Comparison

Matching to
qualified capital
providers

Integration of
incentives with
financing terms





CAMR Financial Technical Assistance (FTA) Pilot

PILOT CANDIDATES

- ✓ Decarbonization makes sense, but upfront investment is a barrier
- ✓ Project is cashflow positive, or part of a portfolio that is cashflow positive overall
- ✓ At least one project located in the City of Los Angeles, with opportunity to bundle projects
- ✓ Planned rehab and/or refinancing, or within 5-year lookback for California LIHTC QAP

Participating Capital Providers

Beneficial State Bank (BSB), Climatize, Housing Partnership Fund (HPF),
Local Initiatives Support Corporation (LISC), Raza Development Fund (RDF)

Additional capital providers will be included on a rolling basis. You are free to seek financing from your existing lender(s) and/or contractors. CAMR is here to support you engaging with whichever capital providers you prefer.





ONWARDS!

“The person who says it cannot be done should not interrupt the person doing it.”

– Chinese Proverb



david@sustento.co



@Sustento



sustento.co



Planning – Org wide Decarb Plan

Set-up to succeed:

- Must have organizational buy-in
- At ELACC this is lead by AM & PM teams
- Designated staff – We hired a full-time summer intern
- Stay organized – we created a central filing system
- Review your portfolio and prioritize your assets
- If LADWP area, apply to CAMR
<https://ladwpcamr.com/interest-form/>
- Set structure in place to keep each other on task and informed.

ELACC's original decarb goals that motivated us to start this work.

1. Leverage resources to improve our tenants' homes
2. Work on strategies that would help stabilize our building – building systems and building operations
3. Benefit from available technical assistance (TA)

A KEY TO SUCCESS - Partner with others such as net-zero technology experts. We partner with Association for Energy Affordability (AEA). And we work with Retrofit.LA partners.



Lorena Terrace LP



- LIHTC, fully owned as of 2023
- Built in 2006
- 49 units in 4 buildings
- All units are occupied



******Started planning with first site visit in August 2022.******

Approved Scope of Work August 2023:

- Low flow aerators and shower heads
- LED lighting
- In-unit A/C: mini splits
- Common area A/C: mini splits
- In-unit heat pump water heater
- Common area heat pump water heaters
- Dishwashers
- Community Garden

Equipment

- HVAC took 3 months
- HPWH took 6 weeks

Construction, 10-months

- Started February 8, 2024,
- Done November 27, 2024

Tenant Meetings

- 7 tenant meetings

*****No relocation was needed.*****

Why this asset? It was underperforming annually by \$20,000 and had just completed Year 15 exit.

In 2025, our electricity costs dropped by \$5,000.

Lorena Terrace LP – Development Costs

Retrofit Total	\$1,680,623	%
MAHEP	\$390,000	23%
LIWP	\$513,057	31%
CAMR	\$493,253	29%
TECH	\$167,300	10%
Grants	\$100,000	6%
Replacement Reserves	\$17,013	1%

Not included staff costs.

Know your incentive timelines

Scope of work (SOW) is sized to incentives and grants secured. 99% cost coverage.

AEA's TA helped us with stacking incentives. This project's bid came in at \$2.5 million. We removed induction cooktops from SOW.

Original budget \$1.5, cost increased ~9% during construction.

Ask yourself:

- Can the property support additional debt?
- How much replacement reserves are available?
- Are there limits to obtaining secondary financing?



Vallejo Apartments

****Started planning with first site visit in August 2022.****



- NOAH acquired in 2017
- Built in 1905 and 1916
- 17 units in 2 buildings
- No major rehab
- All units are occupied

Approved Scope of Work August 2023:

- Low flow aerators & showerheads
- LED lighting
- In-unit A/C: mini splits
- Central heat pump WH
- New windows – historic building
- Induction cooking
- Exterior insulation
- Exterior painting
- Electrical Upgrade

No relocation was needed

Why this asset? It was underperforming annually and needed a lot of work.

Estimated annual savings of \$700.

Equipment

- Central WH took 2 months
- HVAC took 1-month
- Electrical took 6-months

Construction estimated 12-months

- Started April 11, 2025
- Completed 95% by June 27, 2025
- Upon city inspection required re-piping & new water meter (~\$130,000)

Tenant Meetings

- Tenant Habitability Plan
- 5 tenant meetings



Vallejo

****Started planning with first site visit in August 2022.****

Retrofit Total	\$980,799	%
MAHEP	\$132,700	14%
LIWP	\$138,089	14%
CAMR	\$182,057	19%
TECH	\$345,000	35%
Grants	\$156,500	16%
Replacement Reserves	\$26,453	3%

Scope of work (SOW) is sized to incentives and grants secured. 97% cost coverage.

Required electrical rewire to bring up to current code. This was done in sections as occupied rehab.

A NOAH property that had major deferred maintenance and substandard construction.

AEA’s TA helped us with stacking incentives.

Original budget \$800K, cost increased ~22% during construction. ~\$140,000 unexpected corrections.

It’s a can of worms when you open it. Risk of LADBS mercy.

Not included staff costs.



Financing (start planning this early)

*****There is a catch...the work needs to be completed first, in order to request incentive payment.*****

ELACC Needed a Loan Product

It did not exist. We needed a source for decarb work to alleviate impact on ELACC's cash flow. We are currently piloting a unique loan structure established for portfolio "greening" work that is an Incentive-Rebate Bridge loan.

- Revolving credit facility
- It is an unsecured loan and guaranteed by ELACC
- Security is the reservation and assignment of incentives
- One-time origination fee
- Each project has a XX sub underwriting process

We secured a \$100,000 grant for the origination fees and loan interest costs for both Lorena Terrace and Vallejo



Thank you!

Upcoming Events:

The Road to Recovery: Understanding Your Options – February 25, 12:00-1:30pm

Resilient Housing LA Session II: Disaster Recovery & Mitigation – March 4, 10:00-11:30am

Contact Us:

Michael Claproth,
mclaproth@enterprisecommunity.org

Sydney Smanpongse,
ssmanpongse@enterprisecommunity.org

