Energy Efficiency Retrofit Financing
Statistics about Community Corp.’s Portfolio

• Currently own and manage 1,719 units
  • 1,031 are acquisition/rehabs (60% of units)
  • 688 have been newly constructed (40% of units)

• Newly constructed properties range in size from 4 to 47 units
  (average of 26 units in 26 buildings)

• Rehabilitated properties range in size from 4 to 62 units

• About 50% of Community Corp.’s units are Rent Controlled
Our Approach

• Baseline analysis of portfolio with variance identification
  • WeGo Wise Tool
• Hypothetical Analysis
  • What would happen if we did the work?
• Incremental Roll-Out
  • What actually happened when we did the work?
Toilet Replacements

- Savings from toilet replacements have been substantial; **often resulting in at least 25-30% reductions in water use**
- Below are net savings (water savings + sewer savings – increase in drain service)
- 36 Apartments (1.3 avg. bed)
  - $253 monthly reduction, ~32%
- 4 Apartments (3 avg. bed)
  - $147 monthly reduction, ~35%
- 47 Apartments (2.3 avg. bed)
  - $1,111 monthly reduction, ~40%
- 12 Apartments (2.5 avg. bed)
  - $222 monthly reduction, ~37%
Case Study – On Bill Repayment

5 building energy & water retrofits

EUC + On-Bill Repayment Financing
Newer Buildings – Typical Conditions

• 80% efficient boilers
• Fluorescent lighting and broken lighting controls
• Inconsistent showerheads and aerators
• Top loading washers in central laundry
• Decent envelope
• Onset and advanced DHW crossover disease

[Provided by AEA]
Older Buildings – Typical Conditions

• More components at end of useful life
• Poor performing envelope
• Uninsulated DHW piping
• Higher chance of asbestos, lead hazards
• Capital needs (new roof, rewire, aging HVAC)

[Provided by AEA]
# Retrofit Costs and Sources of Funding

<table>
<thead>
<tr>
<th>Properties</th>
<th>Financing Based on Savings (OBR Amount)</th>
<th>Utility Incentives</th>
<th>Property Reserves</th>
<th>Total Energy Retrofit Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1424 Broadway</td>
<td>$40,707</td>
<td>$28,700</td>
<td>$57,395</td>
<td>$126,802</td>
</tr>
<tr>
<td>1423 Second St</td>
<td>$57,513</td>
<td>$44,000</td>
<td>$71,862</td>
<td>$173,375</td>
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<tr>
<td>502 Colorado</td>
<td>$28,978</td>
<td>$30,800</td>
<td>$107,016</td>
<td>$166,794</td>
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<td>1206 Pico</td>
<td>$37,304</td>
<td>$41,600</td>
<td>$49,719</td>
<td>$128,623</td>
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<td>1038 Second St</td>
<td>$25,563</td>
<td>$24,000</td>
<td>$78,377</td>
<td>$127,940</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$190,065</strong></td>
<td><strong>$169,100</strong></td>
<td><strong>$364,368</strong></td>
<td><strong>$723,533</strong></td>
</tr>
<tr>
<td>% of Total</td>
<td><strong>26.3%</strong></td>
<td>23.4%</td>
<td>50.4%</td>
<td></td>
</tr>
</tbody>
</table>
Benefits of EE Retrofits

• Cost Savings
  • Toilet Replacements are typical 20% reduction in water use for Community Corp.
  • OBR project avoided over $20,000 of costs at the five properties in first year

• Operational Savings
  • LED Lighting especially, less frequent burnouts and replacements
  • New ultra low flow toilets have not resulted in higher rate of drain clogs
  • Must balance with potential increased maintainance costs or skills needed for equipment

• Education & Advocacy
  • Help reduce carbon footprint and provide examples for others
  • Educate our residents and cause them to think about their own consumption