

California Tax Credit Allocation Committee

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TCAC Policy

- Energy efficiency and sustainable practices are good for low-income residents
- Efficiency and sustainability reduce demand on California infrastructure and the environment
- TCAC should sync with and promote State policies regarding efficiency and sustainability

Sustainability Policies in Regulation

- Eight-Point Sustainable Building Scoring (Section 10325(c)(6))
- Minimum Construction Standards as a Basic Threshold (Section 10325(f)(7)(A) and (B))
- Utility Allowance policies (Section 10322(h)(21))

Scoring in 2005

- Eight point system, with 5 points for:
 - New construction: 15% above Title 24 energy standards (now a basic threshold)
 - Rehabilitation: 25% improvement post-rehab

2005: Additional Three Points

- One point each for:
 - Energy Star appliances
 - Natural gas space heating
 - 75% of light fixtures fluorescent
 - Water flow restrictors or dual flush toilets
 - Formaldehyde-free cabinets, countertops, and shelving
 - No-VOC interior paints or low-VOC carpeting, or humidistat fans in bathrooms

2006 Scoring Modifications

- New Construction Title 24 scoring standard lowered to 10% (from 15%)
- Rehab energy improvement still 25%
- These standards only earn 4 points

2006: Additional Four Points

- Longer menu now included:
 - Energy Star appliances (2 points)
 - High efficiency toilet (2 points)
 - Exterior exhausting bathroom fans (2 points)
 - Formaldehyde-free insulation (1 point)
 - Use of recycled materials (1 point)
 - Rainfall retention (1 point)
 - Indoor Air Quality Management plan (2 points)

2006 Additional Points cont.

- Universal design features (1 point)
- Non-smoking buildings or sections (1 point)
- These now are scored as additional State policies separate from sustainable building

2011: New Scoring Scheme

- Separate Scoring for new construction and adaptive reuse versus rehabilitation
- New construction scoring based on established systems
 - LEED for Homes
 - GreenPoint Rated Multifamily Guidelines
 - Green Communities

New Construction Scoring

- Either:
- Incorporate additional energy efficiency
 - Distinction drawn at four habitable stories or higher, or
- Develop to a higher version of LEED or GreenPoint

Rehabilitation Scoring

- Based upon post-rehabilitation improvement over existing building's modeled energy consumption
- Improvement scoring ranges from 15-30 percent improvement
- PV or solar water-heating scored
- Building management practices scored

Compliance and Verification

- Scoring portion of regulations now lays out specific requirements and verifier qualifications
- In summer 2012, TCAC supplemented with workbook

New Construction Projects (82)

Results from 2011

- LEED (31 projects)
 - Gold (7 projects)
 - Silver (21 projects)
 - Standard (3 projects)
- GreenPoint (44 projects)
 - 125 (16 projects)
 - 100 (21 projects)
 - Standard (7 projects)
- Green Communities (7 projects)

New Construction Projects (75)

Results from 2012

- LEED (36 projects)
 - Gold (4 projects)
 - Silver (26 projects)
 - Standard (6 projects)
- GreenPoint (35 projects)
 - 125 (8 projects)
 - 100 (19 projects)
 - Standard (8 projects)
- Green Communities (4 projects)

New Construction Projects (25)

Results from 2013, Rd. 1

- LEED (8 projects)
 - Gold (1 projects)
 - Silver (7 projects)
 - Standard (0 projects)
- GreenPoint (15 projects)
 - 125 (7 projects)
 - 100 (7 projects)
 - Standard (1 projects)
- Green Communities (2 projects)

2011 & 2012(!)

NC Supplemental Efficiencies

- Exceeding Title 24 Efficiency by
 - 25% (12 projects)
 - 20% (11 projects)
 - 17.5% (41 projects)

Rehabilitation Results

• <u>Improvement</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
• 15%	0	2	0
• 20%	4	8	2
• 25%	9	8	10
• 30%	10	23	4
• Total:	23	41	16

Minimum Construction Standards

- New Construction: 15% better than Title 24
- Rehabilitation: 10% improvement over existing energy efficiency
- CALGreen standards for NC 4+ habitable stories, and new systems or building products in all rehabs.
- Low water-use landscaping, Energy Star appliances, other materials standards

Project-Specific Utility Allowance

- In 2009, TCAC regulations permitted use of modeling system developed and maintained by the California Energy Commission:
- The California Utility Allowance Calculator (CUAC)
- More accurately accounts for energy-efficiency features built into new construction projects.

TCAC's Role at Today's Session

- Listening to feedback
- Interested in changing contexts (Title 24, utility company practices and resources)
- Consider ideas for 2014