Presenters

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MCE Senior Customer Programs Manager

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AEA Senior Associate

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MCE Senior Customer Programs Manager
Who is MCE?
Community Choice Aggregation

- Local not-for-profit government agency
- Default service provider in opt out model
- CCA takes over generation services, offering customer choice

Enabling Legislation
AB 117, 2002
How Electric Service Works

**SOURCE**
Buys and builds cleaner energy

**DELIVERY**
Delivers energy, maintains lines, and sends bills

**CUSTOMER**
Benefits from renewables, choice, and local control

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MCE  |  PG&E  |  YOU
MCE Service Area

4 Bay Area Counties

~573,000 Accounts

1 million + Customers
OUR MISSION

Confront the climate crisis by eliminating fossil fuel greenhouse gas emissions, producing renewable energy, and creating equitable community benefits.

OUR VISION

Lead California to an equitable, clean, affordable, and reliable energy economy by serving as a model for community-based renewable energy, energy efficiency, and cutting-edge clean-tech products and programs.
Community Programs
Introduction to MCE Programs

Multifamily Energy Savings Program (MFES)

Low Income Families & Tenants (LIFT) Pilot Program

MCE EV Program
MCE Multifamily Energy Efficiency Program Benefits

**Technical Assistance**
- No cost assessment
- TA for bid solicitation & scope development

**Energy Efficiency**
- Incentives for energy efficiency upgrades and appliances

**Electrification**
- Incentives for HVAC & water heating heat pumps
- Heat pump TA
- Incentives for electrical upgrades

**Program Layering**
- Additional common area rebates through MFES Program
- Coordination with other programs
Multifamily Energy Savings Program

- **Cash** rebates for electrification, energy- and water-saving measures for common areas and tenant units
- **No cost** labor and materials for tenant units on in-unit LED lighting and low flow fixtures
LIFT Program

$1,200 per qualifying unit for energy efficiency upgrades

Up to $6,000 per HVAC or water heating heat pump plus additional funding for electrical upgrades
Program Measures

Energy Efficiency

- Low Flow Bath Aerator
- Low Flow Kitchen Aerator
- Low Flow Showerhead
- T24 Compliant Windows
- Crawlspace Insulation ($/sqft)
- In Unit Energy Star Laundry Washer
- Hardwired In Unit LED Fixture
- Hardwired In Unit LED Retrofit
- Duct Sealing Replacement
- Wall Insulation ($/sqft)
- Roof Insulation ($/sqft)
- Energy Star Refrigerator
- Inverter Driven Split/PTAC Air Conditioner
- Window AC Unit
- Smart Thermostat

Heat Pumps

- Central DHW
- In-unit DHW
- Ductless Mini Split
- Central Heat Pump (serves multiple units)
- Package Terminal Heat Pump
- Ducted Split Heat Pump
- Ductless Mini Split
- Central Heat Pump (serving multiple units)
- Package Terminal Heat Pump
- Ducted Split Heat Pump
- Rooftop Packaged Heat Pump
- In Unit Panel Upgrades
- Additional In Unit Electrical Upgrades
- New electrical conduit to heat pump
- Common Area Panel Upgrade
- Additional Common Area Electrical Upgrades
- Induction Stove
- Heat Pump Dryer
# Case Study: Senior Housing (Marin)

## Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
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<tbody>
<tr>
<td># of Units</td>
<td>70</td>
</tr>
<tr>
<td># of Buildings</td>
<td>1</td>
</tr>
<tr>
<td>Year Built</td>
<td>1987</td>
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<tr>
<td>Sq Ft</td>
<td>67,133</td>
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Property Goals

- Modernize the property and make units more comfortable while maintaining affordable rent for residents
- Update aging gas wall furnaces that were original to the building
- Increase resident (seniors) safety
<table>
<thead>
<tr>
<th>MCE Program Co-Leveraging</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>MCE LIFT</th>
<th>MCE MFES</th>
<th>MCE Healthy Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td># of units served</td>
<td>70</td>
<td>70</td>
<td>70</td>
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<tr>
<td>Total Incentive</td>
<td>$377,680</td>
<td>$10,500</td>
<td>$70,000</td>
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Heat Pump Installation

Replacement of wall furnace with a ductless mini splits
· Residents benefit from having A/C as well as heat
· Residents (seniors) now have bathroom grab bars to prevent trip and fall
· Energy and water saving appliances in units which will help lower electricity bills
Eligibility

- Located in MCE service area
- Properties must have a deed restriction
- Properties must show that at least 65% of residents are at 250% FPL or below
- Properties who haven’t received the same measures by another ratepayer funded energy efficiency program (BayRen)
Program Process

1. Complete Online Application
2. Submit Intent to Proceed
3. Schedule in person Energy Assessment
4. Finalize Scope & Hire Contractors
5. Complete Construction & Direct Install
6. Schedule Site Verification
7. Receive Rebate from MCE within 4-6 Weeks of Approval
https://www.mcecleanenergy.org/multifamily-form/
Thank You

Priya Cortes, AEA
pcortes@aea.us.org
EV Charging for Multi-Family Housing
EV 101
EV Savings

Reduced Maintenance, Increased Uptime

- 20 parts for motion v. 2000 parts w/ ICE
- No emissions tests
- No oil filters, spark plugs, belts
Levels of Charging

3 Levels of Charging

• Level 1 – Simply plug into a 120V outlet. ~5 miles/hour of charge

• Level 2 – Get a home charger for your 240V outlet. Also found publicly. ~20 miles/hour of charge.

• Level 3 – aka DC Fast Charger. Found publicly. 80% charge in ~30 mins
Overview

Source: Carvana Blog
Level 1 Charging

Cost per Port

• All EVs come with a L1 charger
• Commercial: ~$650 (install $1,000-$1,700)

Use Cases

• Home charging (inc. multi-family), workplaces, long-term parking locations
Level 2 Charging

Cost per Port
- Home: $500-700 (install $1,200-2,000)
- Commercial: ~$2,000 (install ~$4,500)

Use Cases
- Home charging (inc. multi-family), workplaces, retail stores, long dwell parking (day commuters, overnight garages)

Source: Carvana Blog
Level 3 Charging (DCFC)

DCFC = Direct Current Fast Charging

Costs per Port
- $20K-50K (install ~$50K)

Use Cases
- Public locations (short term)
  - Highway stops
  - Gas Stations
  - Grocery Stores
  - Charging Destinations

Source: Carvana Blog
EV Charging Programs
EV Charging Program Benefits

- Rebates cover *avg 50%* of total cost of installation
- Free technical assistance
  - Learn how to maximize and *monetize* your investment with MCE’s LCFS pilot program
  - Ensure project gets done on time and within budget
- Free educational materials and engagement with tenants
  - Additional rebates for tenants to get up to **$13,750** toward purchase of EV
**EV Charging Rebate Offerings**

**Base Rebate: Level 1 (L1) port**
- $750 per charging port
- Available to eligible MCE customers (workplace or multifamily property with 4+ units that will offer charging to renters).
- 4-40 ports
- $125 per charging port with Deep Green
- Can layer with other rebates for additional savings

**Base Rebate: Level 2 (L2) port**
- $3000 per charging port
- Available to eligible MCE customers (workplace or multifamily property with 4+ units that will offer charging to renters).
- 2-20 ports
- $500 per charging port with Deep Green
- Can layer with other rebates for additional savings

**Stackable Level 2 Rebates**
- $2,000 per port in Contra Costa
- $5,500 per port in Napa
- Must use an EVITP trained installer and must be in an eligible zip code for Napa and Contra Costa funding
- 2-20 Level 2 ports, or until funding runs out
- Can layer with MCE’s Level 2 base rebates for additional savings
- NOTE: Additional programs launching for affordable MFH in Nov & early 2023
# Rebate Details

<table>
<thead>
<tr>
<th></th>
<th>Level 1 Port</th>
<th>Level 2 Port</th>
<th>L2 Port + Charge Up Contra Costa</th>
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<tbody>
<tr>
<td>Ports/Site (Min/Max)</td>
<td>4 – 40</td>
<td>2 – 20</td>
<td>2 – 20</td>
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<tr>
<td>Average Total Project Cost</td>
<td>$2,000.00*</td>
<td>~$6,500</td>
<td>~$6,500</td>
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<tr>
<td>Rebate Amount</td>
<td>- $750</td>
<td>- $3,000</td>
<td>- $5,000</td>
</tr>
<tr>
<td>Deep Green</td>
<td>- $125</td>
<td>- $500</td>
<td>-$500</td>
</tr>
<tr>
<td>Project Cost w/ Savings</td>
<td>$1,125</td>
<td>$3,000</td>
<td>$1,000</td>
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# Sample Project Budget

<table>
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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Project Cost (4 L2 Ports)</td>
<td>$26,000</td>
</tr>
<tr>
<td>MCE Rebate</td>
<td>- $12,000</td>
</tr>
<tr>
<td>Deep Green Rebate</td>
<td>- $2,000</td>
</tr>
<tr>
<td>Charge Up! Contra Costa Rebate</td>
<td>- $8,000</td>
</tr>
<tr>
<td><strong>Project cost after rebates</strong></td>
<td><strong>$4,000</strong></td>
</tr>
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Savings: $22,000
Rebate Timeline

- Reserve Rebate
- EV Charger Planning Report
- Select an MCE-Approved Vendor
- Project Verification + Rebate Sent in 30 Days

*average MCE EV charging project timeline: 8-12 months*
Install EV chargers today!

- Fill out an interest form and a representative will reach out to you.
- Direct any questions to info@mcecleanenergy.org
- Find out more about our program at mcecleanenergy.org/ev-charging
Thank You

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