



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

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DATE: February 18, 2010
TO: YCHA Board of Commissioners
FROM: Lisa A. Baker, Executive Director
SUBJECT: **Review and Approve Proposed Energy Plan for Yolo County Housing**

RECOMMENDED ACTIONS:

That the Board of Commissioners:

1. Review and Approve the proposed Energy Plan; and
2. Authorize the Executive Director to move forward with implementation of the specific goals and improvements.

BACKGROUND/DISCUSSION:

Since November 2006, YCH staff has looked at improving sustainability of its operations and at alternative energy possibilities. In 2008, the Board adopted the Climate Change Compact Resolution. Also since 2008, the YCH has participated in the Yolo County Climate Change Compact and is participating with other jurisdictions in the possible creation of an Energy Partnership with PGE.

With respect to its own operations, in 2009, the YCH completed its major Energy Flows Analysis and became a member of the National Climate Registry. In so doing, it became the first and, to our knowledge to date, the only public housing authority member of the Registry.

As part of moving forward, staff have been working with its consultants on the creation of a comprehensive energy plan to help reduce greenhouse gas emissions while improving operational and organizational effectiveness. It is hoped that this 2010 Plan will provide an initial framework within which future operational and construction decisions can be made. The main points of the Plan are summarized in an extract below from the draft:

Executive Summary

In May of 2009, YCH completed a GHG inventory, the *Yolo County Housing Major Energy Flows Analysis*. The project strategically assesses the range and scope of current GHG emissions for Yolo County Housing operations and designates a baseline year (2006). In accordance with the county-wide emissions target, YCH now seeks to implement a plan to reduce its GHG emissions by 10 percent of 2006 levels every five years. The purpose of this effort is to identify short-term, specific measures that, if implemented, are expected to enable Yolo County Housing to reduce operational emissions by an additional 10 percent of 2006 levels over the period from 2010 to 2014. In addition to short-term measures, this plan identifies long-term strategies that could help YCH meet its target of 80 percent below 2006 emissions by 2050.

While reducing GHG emissions is the plan's primary goal, this energy plan is also designed to simultaneously reduce energy consumption, operating costs and GHG emissions through the development and implementation of comprehensive energy and water efficiency improvements, policy improvements, and budget-neutral incentive programs. Table 1. Summary of Energy Reduction Strategies presents the estimated greenhouse gas emissions reductions for each energy reduction strategy that has been identified. Implementation of all energy reduction strategies is expected to meet or exceed YCH's emissions reduction targets.

Table 1 appears on the next page:

Table 1. Summary of Energy Reduction Strategies

Recommendations	YCH Operations (Tons GHG Reduction)	Renter Based (Tons GHG Reduction)
A. Progress Reporting and Energy Partners		
1. Monitor energy usage.	Policy Action	Policy Action
2. PG&E's CARE Program.	—	Policy Action
3. PG&E's CARE Program for Migrant Centers.	—	Policy Action
4. PG&E's Energy Partners Program.	—	Policy Action
B. Energy Types		
5. Construct solar thermal water heating systems.	—	6 tons
6. Construct solar photovoltaic energy systems.	49 tons	—
7. Divert biomass from landfills.	Policy Action	—
C. Administrative Policies and Practices		
8. Revise new development policy.	Policy Action	Policy Action
9. Zero net operational emissions growth.	Policy Action	Policy Action
D. Operations Practices		
10. Increase the fuel economy of fleet vehicles.	7 tons	—
11. Match current transportation needs.	Policy Action	—
12. Computer Power Management (CMP) software.	9 tons	—
13. Systems and appliances shutoff.	Policy Action	Policy Action
E. Systems Requirements		
14. ENERGY STAR programmable thermostats.	—	152 tons
15. Temperature settings on water heating systems.	Policy Action	Policy Action
16. ENERGY STAR tankless water heaters.	—	16 tons
17. Low-flow water fixtures.	—	128 tons
18. Eliminate excess refrigerator capacity.	1 ton	—
19. Replace refrigerators with ENERGY STAR models.	—	29 tons
20. Install checkmeters in developments.	Policy Action	Policy Action
21. High-efficiency lighting.	—	9 tons
22. Exterior wall insulation.	—	35 tons
23. Upgrade attic insulation.	—	7 tons
F. Funding Opportunities And Types		
24. Solicit and sign an Energy Performance Contract.	Policy Action	Policy Action
Total	67 tons	381 tons
Target: 10% Reduction in YCH Operational Emissions by 2014	17 tons	—
Target: 10% Reduction In Renter-Based Emissions by 2014	—	161 tons

Note: In the above table, "Policy Action" refers to an energy reduction strategy for which the emissions mitigated have not been calculated due to overlap with another measure(s) or unavailability of information required to yield an accurate estimate. However, all policy action strategies are expected to produce emissions reductions. Dashes indicate that emissions reductions are either zero or not applicable to that emissions source. Emissions reductions are shown to the nearest ton.

The draft plan also recommends a number of potential policy areas, including the possible formation of a water district to better take advantage of the water facilities under the control of the YCH.

This draft plan is expected to be a "work in progress" with the YCH recognizing that funding sources, efficiencies and additional opportunities will become available. Staff in particular will be looking at opportunities in the areas of:

- Incentives to renters/landlords under the YCH's various voucher programs;
- ways to improve educational outreach to tenants and participants;
- ways in which to use these new opportunities to foster job and skills development for a new energy economy to ensure that our constituents are not left behind

FISCAL IMPACT:

None at this time. Implementation of the Plan would have future costs that should be offset by reductions in energy usage.

CONCLUSION:

Staff recommends that the Board of Commissioners review, approve and adopt the Plan.

Attachments: Draft Energy Plan