

# Multifamily Program

# Decarbonization successes & lessons learned



## Program goals

- Convert natural gas equipment to high performance electric equipment
- Install electric vehicle charging stations
- Complete energy efficiency upgrades



## Program Measures

Heat pumps HVAC & DHW   Unitary & Central	\$1500-\$3000+/unit
Low GWP Refrigerant	+20% to measure
Panel/circuit/transformer upgrades	\$650/unit
Energy efficiency measures LEDs, Insulation, Pumps, Existing electric systems	Incentive Varies
Equity adder	+25% total incentive
Electric Vehicle Charging	\$4,500+/handle

**2021**

SMUD Multifamily Program launched to help existing multifamily properties

**2022**

- Electrification incentives & caps increased up to 2x
- >1000 apartments incentivized for electrification

**2023**

- >1000 more apartments in pipeline for electrification
- 50+ EV Charger handles at 10+ properties scheduled

## Measures installed

- Central & Unitary heat pump water heaters
- Heat pump HVAC
- LED lighting
- Variable-speed pumps
- Insulation
- Level 2 EV Chargers

## Program design elements

- Up to \$562,500/year per property
- Site-specific application and project management support
- Incentives are prescriptive – NO modeling
- Utility support for electrical capacity and infrastructure assessments
- Enhanced incentives for:
  - Qualifying affordable properties
  - Low-GWP refrigerant heat pumps
  - Panel, circuit, or transformer updates needed for electrification
- Tenant engagement included



**Year**

2022 Delivery

2023 Goals



**Electrification savings**

2.4 GWh-e

2.6 GWh-e



**Energy efficiency savings**

1.5 GWh

1 GWh



**EV Chargers**

4 EVSE

25 EVSE

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### Case studies

#### Sacramento Manor

Low income senior housing | 260 Units

##### Original condition: Mixed fuel

- Central HVAC & water heating
- Inefficient, frequent outages during extreme weather events
- Heating or cooling, but not both



##### Final condition: 100% Electric

- Installed heat pumps: space, water, pool
- Installed EE measures: insulation, windows, variable speed pumps, appliances, LED lighting



 **SMUD: \$660K** | **LIWP: \$1.8M**

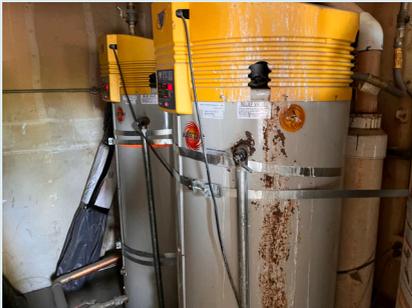
#### Apex on the River | 260 Units

##### Original condition: Mixed fuel

- Ducted HVAC, electric resistance heat
- Central gas hot water

##### Final condition: 100% Efficient electric

- Installed heat pump HVAC
- Installed central heat pump water heating
- Replaced lights with LED
- Installed EV Charging



 **SMUD: \$366K**

### Lessons learned

- Budget additional time for project planning
- Verify equipment at all stages – site visits necessary
- Electrical capacity should be reviewed as soon as feasible
  - Potential for custom calculations/M&V of electric loads
- Layer incentive programs from separate funding sources
- Contractors with electrification experience critical for fast-moving projects