

2016 EWEB GREENPOWER GRANT APPLICATION

Contact Information:

HACSA of Lane County

NAME OF ORGANIZATION

Jacob Fox

CONTACT NAME

HACSA Executive Director

CONTACT TITLE

177 Day Island Rd

STREET ADDRESS

Eugene, Oregon 97401

CITY/STATE/ZIP

(541) 682-2527

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FAX

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E-MAIL

www.hacsa.org

WEBSITE

Low Income Housing Solar Panels ~ Phase One

PROPOSAL TITLE

\$50,000

GRANT AMOUNT REQUESTED

SIGNATURE

DATE

2/2016

Email completed application and proposal to:

Kristen Langham

kristen.langham@eweb.org

Application deadline:

Must be submitted **no later than**

Friday, February 19, 2016

Questions?

kristen.langham@eweb.org

541-685-7169

Proposal

(Maximum 10 pages not including attachments)

1. Background:

- Mission of the organization
- The needs your organization addresses
- The population your organization serves
- A brief description of your current programs and operating budget

2. Project Description:

- Statement of the primary purpose of the project and its relationship to EWEB's mission
- The population you plan to serve and how they will benefit from the project
- Strategies you will employ to implement the project

3. Project Evaluation

- Your criteria for a successful project
- The results you hope to achieve by the end of the funding period
- The method by which you will measure effectiveness

4. Budget and Timeline

- A budget for the project for which funds are requested, **including at least 20% of matching funds or support**
- Timeline of the project

5. Attachments

- Proof of nonprofit status (copy of IRS letter)*
- List of board of directors*
- One-paragraph resumes of key staff working on the project
- Amount and source of any other funding support previously received from EWEB (if applicable)
- Proof of ownership or authority to install equipment at or otherwise modify building, if request for facility construction project

*Optional or not needed for public and academic institutions

1. Background:

Mission of the Organization

The mission of the Housing and Community Services Agency of Lane County (HACSA) is to make a difference in the quality of affordable housing and related community services by providing safe, clean, affordable, energy efficient housing for all low-income residents of Lane County.

The Agency is committed to positively affecting the lives of Lane County residents. HACSA partners with 30 organizations in Lane County to achieve this goal. However, cuts in federal funding have forced HACSA to seek alternative funding sources, and to become more energy efficient in order to fulfill the Agency's mission.

The needs your organization addresses

HACSA provides affordable housing opportunities for low-income families, elderly citizens, and persons with disabilities through Federal Public Housing programs, and through other affordable housing programs. The need for affordable housing for low-income residents in Lane County remains high. The demand, coupled with the lack of affordable housing in the private market, has resulted in lengthy waiting lists for HACSA's housing programs. Preserving and enhancing HACSA's housing programs is critical to fulfilling the Agency's mission. However, HACSA, like most Housing Authorities across the country, has an aging portfolio of housing stock. Cuts in federal funding have made maintaining HACSA's housing stock a challenge.

The population your organization addresses

HACSA serves a diverse population throughout Lane County. Approximately 48% of the people HACSA serves in Agency-owned housing programs are considered disabled, and 24% of the residents are elderly. The Agency currently has 762 elderly/disabled applicants on the one-bedroom waiting list for the Eugene/Springfield area, and the wait is five to six years. HACSA is committed to preserving affordable housing opportunities for this critically underserved and vulnerable group of people. Furthermore, outreach efforts to minority populations have steadily increased the number of non-white and Hispanic applicants entering Agency programs. HACSA strives to be a welcoming and inclusive organization for all low-income individuals and families in Lane County.

Brief description of your current programs and operating budgets

HACSA programs serve more than 5,000 low-income households every year. The Agency has more than 1,500 affordable housing units, including 700 in Public Housing, 250 units in Project-Based Section 8, and 550 units funded through tax credits and US Rural Development partnerships. By mid-2017, HACSA will increase its affordable housing stock by more than 100 units.

HACSA also administers the Housing Choice Voucher Program, commonly known as Section 8. This program provides rental assistance to low-income families who rent in the private market. The Agency forms a partnership with landlords to provide affordable housing opportunities throughout Lane County. Through the Housing Choice Voucher Program, families maintain secure housing in neighborhoods of their choice. The Agency's Section 8 program currently serves more than 3,000 voucher holders. The Section 8 waiting list is now closed, but may reopen sometime in late 2016.

HACSA is committed to housing Veterans and has been part of the local campaign to house 365 homeless Veterans - one for each day of the year in 2015. So far, more than 400 Veterans have been housed in our community, far surpassing the goal. The Agency was allocated 211 Veterans Affairs Supportive Housing (VASH) vouchers, of which 176 are currently leased.

Family Self-Sufficiency (FSS) is a voluntary program available to participants in the Public Housing and Section 8 programs. FSS provides participants with the tools, encouragement, referrals and support needed to improve their economic situation, and reduce their dependence on assistance programs. Since 1996, HACSA's FSS program has helped 324 participants achieve self-sufficiency. Of the 324 families that have graduated from the FSS program, 94 have now purchased their own homes.

HACSA's Energy Services Division administers a Weatherization Program designed to assist income-qualified Lane County residents (both homeowners and renters) reduce energy use in their homes. The Weatherization Program includes the following no-cost services: insulation improvements, attic and under-floor venting, sealing against air leakage, providing energy efficient windows, energy efficient heating systems, duct insulation and sealing, CO detectors, digital thermostats, and related energy efficient and indoor air quality measures. The Weatherization Program prioritizes the available funds for households with seniors, disabled, and children under 6.

The Energy Services Division also offers Energy Education trainings for HACSA residents and all Lane County residents, and specifically weatherization and energy education for low-income residents. The energy education component delivers in-home and classroom instruction designed to help residents lower their utility bills. Each year the education program visits more than one hundred families in their homes, and contracts with the EWEB Customer Care Program to serve more than 300 EWEB residents through classroom instruction.

HACSA BUDGET SUMMARY OF RESOURCES FY-15

DIVISION/ PROGRAM	LOAN/ FUND BALANCE	FEDERAL REVENUE	RENT	INTEREST	OTHER	TOTAL
COMMUNITY SERVICES ACTIVITIES (and non-Public Housing)						
Weatherization	0	1,078,003			851,561	1,929,564
Development	0			325,000	20,103	345,103
Norsemen Village	0		276,334	50	4,800	281,184
Camas Place	0	87,000	124,441	18	6,550	218,009
FSH	0		12,000			12,000
Heeran Center	0		166,596	100	300	166,996
Signpost House	0		87,600		6,300	93,900
Shelter + Care	0	429,986				429,986
Richardson Bridge	0		206,664	20	2,750	209,434
Laurel Gardens	0		148,000	200	3,000	151,200
Walnut Park	0		150,000		1,200	151,200
The Orchards	0		165,000	100	5,000	170,100
	0	1,594,989	1,336,635	325,488	901,564	4,158,676
HOUSING:						
Public Housing`	62,978	1,714,000	1,746,000	5,200	473,428	3,938,628
Abbie Lane	0	200,000	45,000	200	10,000	255,200
Fourteen Pines	0	280,000	130,000	200	9,600	419,800
Village Oaks	0	80,000	350,000	200	11,000	441,200
Firwood	0		484,000	0	9,000	493,000
Capital Fund	0	1,682,057				1,682,057
	62,978	3,956,057	2,755,000	5,800	513,028	7,229,885
SECTION 8:						
Vouch &MR	366,135	16,728,900			10,000	16,738,900
Agency Fund				9,900	6,000	15,900
	366,135	16,728,900		9,900	16,000	16,754,800
TOTALS	429,113	22,279,946	4,091,635	341,188	1,430,592	28,143,361

Each type of housing program is funded differently, and therefore has different income-qualifying criteria.

Federal Public Housing subsidies cannot be used on other low-income non-Public Housing properties. The same restriction applies to other subsidized housing programs.

2. Project Description:

- **Statement of the primary purpose of the project and its relationship to EWEB's mission.**

The primary purpose of the project is to reduce the \$5,000 a month average on-site electrical costs at the elderly and disabled 150 apartment residential complex known as Parkview Terrace. Reducing ongoing costs would help make up for reductions in Federal Public Housing subsidies and also address rising electrical rates. EWEB's mission and HACSA's mission are parallel; both are dedicated to assisting low-income, elderly, and disabled households by reducing energy use and assisting with costs for energy use.

- **The population you plan to serve and how they will benefit from the project**

The primary population served will be more than 150 elderly and disabled residents of Parkview Terrace. Parkview Terrace is Federal Public Housing. Rents are mandated by HUD to be no more than 30% of household income. The rents cannot be increased to cover escalating costs. The electrical cost savings will assist in offsetting increases in program support costs and maintenance costs. Additionally, reducing costs at Parkview will strengthen HACSA's core mission.

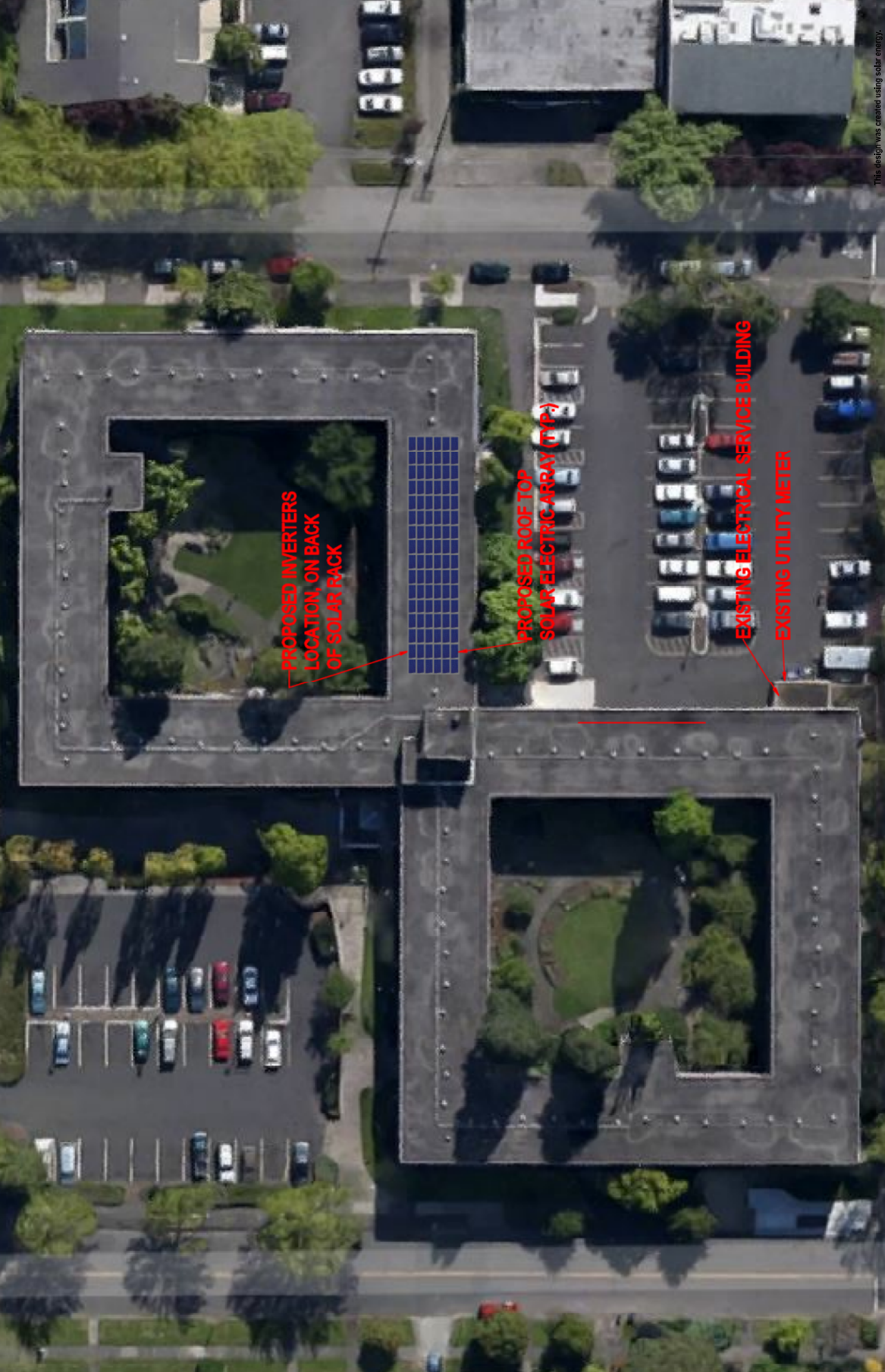
- **Strategies you will employ to implement the project**

Studies to determine available solar potential (Total Solar Resource Factor) have been completed. This project is Phase-One of a larger endeavor to maximize utilization of the Solar Potential of the existing 40,000 square foot flat roof area at Parkview Terrace. A hard quote for the proposed 'net-meter' Solar Panel installation (Phase-One) has been secured. The quote is for a complete system, including design, engineering, installation, coordination with EWEB, and commissioning.

The project is dependent upon the award of \$50,000 from the GreenPower grants. Complete project funding is not available due to limited available budgets and competing ongoing maintenance needs for existing Agency housing stock.

It would be preferable to obtain both \$50,000 Grants – but if not possible, HACSA will be borrowing against its reserves to allow the project to move forward, dependent on grant award.

The following photo-image (North is to the left of image) delineates the location of the proposed solar panels. The roof top Total Solar Resource Factor is over 85% and with the removal on five on-site trees approaches 95%.



SYSTEM CHARACTERISTICS	
(96) SolarWorld 260 Watt Modules	
First Year Production	29,853 kWh
STC Rating	24,960 Watts
Module Tilt: 20° Azimuth: 180°	
Tilted Racking	
Derate: 0.86 FY kWh/kW: 1196.034	



Parkview Terrace
24.96 kW Solar Energy System
255 High Street
Eugene, OR 97401

DRAFT #3 BY: TBB
Revised 01/11/16

Advanced Energy Systems®
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*PRELIMINARY, NOT FOR CONSTRUCTION.



65 Centennial Lp. Eugene OR 97401
Office (541) 683-2345
Fax (541) 683-2040
CCB# 160523
www.aesrenew.com

This design was created using solar energy.

3. Project Evaluation

- **Your criteria for a successful project**

Reduction of substantial monthly electrical energy costs.

Design and construction processes, including permits, inspections, and approvals run smoothly.

Project is within budget and completed on Schedule.

Project has minimal maintenance and maintenance costs.

Project energy generation is able to be monitored on-site and remotely.

- **The results you hope to achieve by the end of the funding period**

The Photovoltaic Solar Panel system is fully operational and connected to the 'net-meter' electrical system.

Permits, inspections, and approvals completed. Payments and financial processing complete.

- **The method by which you will measure effectiveness**

HACSA has a well-documented history of electrical usage for Parkview Terrace, allowing comparison with savings from the completed project.

On-going monitoring built into the System.

4. Budget and Timeline

- **A budget for the project for which funds are requested, including at least 20% of matching funds or support:**

Cost Estimate / Budget for Phase-One

Advanced Energy Systems / Written Quote

\$104,000.00

- Install complete and operational rooftop mounted 25kW 'Net-Meter' System, including;
- Design,
- Initial Structural Engineering
- On-site and remote Monitoring
- Coordination and application for City of Eugene permits
- Coordination with, and provide documents required by EWEB for compliance with EWEB's Net Metering requirements.
- Assist with documentation required by GreenPower grant.

Cost Estimate / Budget for Phase-One ...Continued

Remote Monitoring Training, Set-up, & Records First Year (Average \$100 / month)	\$ 1,200.00
Roof Flashing (boots) at Solar Panel Frames Each (40 @ \$ 195) Per previous Roofing Bid of August 2015	\$ 7,800.00
Roof Guardrails required at Equipment (per OSSC Building Code)	
• Fall Protection Engineering	\$ 495.00
• Fall Protect Railings Fabrication / Ln Ft (Stainless) 136 Ln Ft @ \$14.25	\$ 1,938.00
• Fall Protect Railings Installation per post 28 @ \$450	\$ 12,600.00
Roof Flashing (boots) at Fall Protect Railings	
• 28 @ \$195 Per previous Bid of September 2015	\$ 5,460.00
Roof Access_ Keypad Door Lock Change-Out	
• Two Doors Lock Changes required for Phase-One 2 @ \$450 (Installed)	\$ 900.00
SUB-TOTAL	\$ 134,393.00
Contingency @ 5%	\$ 6,719.65
TOTAL	\$ 141,112.65

The additional funds required beyond the requested Grant have been identified as part of the re-roof work planned at Parkview for 2016, borrowing against Agency Reserves, and limited energy conservation funds for this site.

• **Timeline of the project**

If awarded the grant, the following Schedule would begin after April 22, 2016

• Contracts with Design / Installation provider	2 weeks
• Design Phase:	30 days
• Permits	30 days
• Solar Panel and Electrical Installation	4 – 6 weeks
• Roofing Repairs and integration	4 weeks
• Inspections, Permit sign-offs, EWEB GreenPower approvals:	1 - 2 weeks

Projected completion: September 30, 2016 for Installation and;
No later than October 31, 2016 for final inspections and permit approvals.

5. Attachments

- **Proof of nonprofit status**

The Housing and Community Services Agency of Lane County (HACSA) is a State Chartered Public Agency

- **List of Board of Directors**

HACSA's Board of Commissioners

Board Chair Appointed Commissioner Char Reavis *
Vice-Chair Commissioner Faye Stewart
Appointed Commissioner Hugh Massengill *
Commissioner Jay Bozievich
Commissioner Pete Sorenson
Commissioner Pat Farr
Commissioner Sid Leiken

* HACSA's Board of Commissioners is the Lane County Board of Commissioners and per HUD requirements includes two Public Housing Residents.

- **One-paragraph resumes of key staff working on the project**

(See attached)

- **Amount and source of any other funding support previously received from EWEB**

HACSA's Energy Services Division, Weatherization Program receives \$250,000 a year from EWEB

- **Proof of ownership or authority to install equipment at or otherwise modify building**

Parkview Terrace at 255 High St., Eugene, Oregon 97401
Is owned by HACSA
As recorded in Lane County's Department of Assessment & Taxation
Account Number 0256923 / Tax Lot 17-03-30-44-01300



Housing And Community Services Agency of Lane County
300 West Fairview Drive, Springfield, OR 97477-2909



(541) 682-4090 | Fax (541) 682-3875 | www.hacsa.org

Low Income Housing Solar Panels ~ Phase One

GreenPower Grant Request

Key Project Personnel

William 'Jody' Heady, AIA

HACSA Staff Architect / Focus Coordinator for Parkview Phase-One PV System
Oregon Architectural License #3167 / Bachelor of Architecture 1985, Summa cum Laude

Jody has been Staff Architect with HACSA for 23 years. He has been interested in energy generation and conservation since 1968. His work with HACSA includes; Building Design (Offices, Maintenance Facilities, Multi-Family Residential). Remodel Design for ADA Accessibility, Cost Estimating, Construction Documents at all phases, Construction Specifications, Engineering Consultant Coordination (Structural, Mechanical, Electrical), Construction Administration, Building System Upgrades and Replacement, and Site Analysis and Planning.

Steve Jole

HACSA Energy Program Manager
BA Industrial Education, 1989

Steve Jole has been managing HACSA's Energy Services Division for two years. Previously he managed the weatherization program for Community Services Consortium in Corvallis and worked as an instructor in Lane Community College's Energy Management Program. In 2011 Community Services Consortium received a \$1,500,000 DOE Solar grant. Steve used these funds to install Photo Voltaic on homeless shelters and transitional housing projects in Lincoln, Benton and Linn counties. Steve continues the management of the, over two decades long, EWEB supported HACSA's low income Weatherization program. This partnership continues and has greatly strengthened HACSA's capacity to serve low income households. Because of the EWEB / HACSA partnership, Steve is on a 5 member BPA regional steering committee to promote cooperation between BPA utilities and Low Income Weatherization programs.

Kurt W. von der Ehe

HACSA Capital Projects Manager/ Contract Administrator for all Phases Parkview PV System

Kurt has been with HACSA for 7 years. His work with the Agency as Capital Projects Manager includes; facilities planning, coordination of several funding programs, review and support of new housing projects under development, contract development, supervision of contract administrators and support staff, and related capital improvement responsibilities.