

Information Sheet

Seattle City Light Funding for “Exemplary Building” Affordable-Housing Demonstration Projects

Seattle City Light is providing higher than normal funding levels for four new all-electric, highly-efficient multifamily buildings. The goals are to reduce future costs of extremely efficient affordable housing by sharing detailed information and lessons learned. Projects with solar photovoltaics (PV) may also benefit by selling Renewable Energy Credits (RECs) to City Light. “Exemplary Building” funding will be assigned to four projects on a first-come-first-serve basis.

PROJECT MINIMUM REQUIREMENTS

- Project location is in City Light’s service territory
- Very high efficiency multifamily new construction building
- Affordable Housing owned by a non-profit or public agency
- All-electric building, with predicted EUI of 20 kBtu/sqft or less (or 40% less than code)
- Exemplary Building program MOU signed with the Housing Development Consortium
- Permission to showcase technology, third party case studies, promote buildings and technologies for future learnings.

FUNDING AGREEMENTS

There are three types of City Light formal funding agreements available to support Exemplary Buildings.

1. **Energy Study.** City Light offers up to \$25,000 toward production of an Energy Study by a consultant selected by the developer. The purpose of the study is to demonstrate to Seattle City Light that the developer, designers, contractors, and energy analyst are committed to construction of a building that meets the Exemplary Building Energy Efficiency Requirement: either *an on-site EUI of no more than 20 kBtu/sqft/yr¹, or energy consumption at least 40% less than a code compliant building.* Payment is issued upon completion, review, and approval of the study.
2. **Energy Efficiency Incentives.** Based on the results of the Energy Study, City Light may approve the project for an Exemplary Building Energy Efficiency funding agreement. If so, energy efficiency funding will be determined on a project specific basis and will be confirmed by a formal agreement prior to project completion. Sample Exemplary Building energy efficiency funding amounts are included in Table 1, below. Payment will be adjusted based on as-built conditions.
3. **Purchase of RECs.** If selected for Exemplary Building Energy Efficiency funding, City Light will offer to purchase the RECs for any on-site solar PV and will offer a Virtual Net Metering option. (Please note, solar production does **not** affect whether the project meets the EB Energy Efficiency requirements.)

Table 1. SAMPLE EXEMPLARY BUILDING FUNDING TERMS OF AGREEMENT (terms may vary)

	<i>Energy Efficiency</i>	<i>Solar PV (if included)</i>
Funding Limit	\$3500 per living unit + bonus paid after one year of operation (based on actual kWh after occupancy)	\$1400 per kW
Minimum Efficiency	Estimated at 20 kBtu/sqft/yr ¹ or 40% less than code ¹	1000 kWh per kW (estimated)
Pre-Construction Process	Energy Study demonstrates intent to meet EB Energy Efficiency Requirements; and show estimated kWh/year savings and incremental cost per measure for proposed project, and for baseline (Seattle Energy Code) equivalent.	Submit to City Light: Bid, Solar Design, Azimuth Angle, Shading, Meter grade equipment, and proposed Monitoring equipment
Post-Construction Process	Base payment made if the project was constructed as modelled. Additional, bonus, payment is based on actual gross consumption. Permission to conduct external study.	Verification that the project was constructed as proposed. Data availability to tenants.

➤ Contact City Light Program Manager [Julie Banerjee](#) for additional information.

¹ This is the total on-site EUI *before* any solar PV production is subtracted out.