

A RESOLUTION ACCEPTING THE CARRBORO WISE ENERGY EFFICIENCY
PROGRAM UPDATE

Draft Resolution No. 2/2012-13

WHEREAS, The Board of Aldermen has received an update regarding the current status of the Carrboro WISE Energy Efficiency program; and

WHEREAS, the stated goals of the WISE Energy Efficiency program include the completion of 100 residential retrofit projects; and

WHEREAS, Town staff has requested the flexibility to utilize program funds designated for residential retrofits for either single-family or multifamily projects, subject to minimum and maximum limits, in order to meet the goal of completing 100 residential retrofit projects; and

NOW THEREFORE BE IT RESOLVED that the Board of Aldermen DOES/DOES NOT approve revising the WISE program design to allow residential retrofit funds to be used for either single-family or multifamily projects.



Carrboro Multifamily | Potential Projects

1. Covenant Place:

Address: 103 Culbreth Road, Chapel Hill, NC (in the Carrboro Town Limits)
Owner: United Church Homes and Services
Property manager: Lynda Baker
Number of units: 42
Year built: approx. 1998
Estimated scope: insulation, air sealing, HVAC replacement
Utilities: individually metered but utility costs paid by the property owner
Other: HUD 202 housing, must be 62 or older and meet the income requirements
Project start: Lynda needs to replace one HVAC unit now and is already trying to schedule the assessment to get started; Lynda has had Energy Tribe do a free initial assessment and is working with the property owner to get the go ahead to move forward with the assessment

2. Cedar Court Condos:

Address: 506 N. Greensboro Road, Carrboro, NC
Owner: individually owned units
Property Manager: Ann Aylward
Number of units: 51
Year built: 1968
Estimated Scope: insulation and air sealing in the shared attic and crawl spaces; some HVAC change outs and some new windows; already applying for financing for larger retrofit – roofs, gutters, and other facelift items
Utilities: water is master metered, all electric and individually metered
Project start: Could start in 2 months; I think could be assessed in the near future; Ann is currently working to get the signatures from the condo owners to move forward with the assessment

3. Fidelity Court Condos:

Address: 400 Davie Road, Carrboro, NC
Owner: individually owned units
Property Manager: Ann Aylward
Number of units: 73
Year built: 1969
Estimated Scope: insulation and air sealing in the shared attic and crawl spaces; some HVAC change outs and some new windows; already applying for financing for larger retrofit – roofs, gutters, and other facelift items
Utilities: water is master metered, all electric and individually metered
Project start: Could start in 2 months; I think could be assessed in the near future; Ann is currently working to get the signatures from the condo owners to move forward with the assessment

There are currently a possible 166 additional multifamily units identified as interested in the retrofit program. This does not include another possible 354 units from 2 projects that a contractor has brought to the program as a possibility. Of the 166 units, each would qualify for \$1500 subsidy, however based on the proposed project scopes we do not think that these projects would max out the subsidy but would receive an incentive around \$800- \$1000 per unit. If all units and projects moved forward, the total cost would be \$166,000 which is more than the current total budget for residential projects.