



February 25, 2022

Ms. Brinda Westbrook – Sedgwick  
Commission Secretary  
Public Service Commission of the District of Columbia  
1325 G Street NW, Suite 800  
Washington, DC 20005

**Re: Formal Case No. 1148, In The Matter of The Investigation Into The Establishment and Implementation of Energy Efficiency and Energy Conservation Programs Targeted Towards Both Affordable Multifamily Units and Master Metered Multifamily Buildings Which Include Low And Limited Income Residents In The District of Columbia**

Dear Ms. Westbrook-Sedgwick,

In Order No. 20663, the Public Service Commission (“Commission”) accepted and approved the Energy Efficiency and Energy Conservation (“EEEC”) Task Force’s (“Task Force”) recommendation to select the International Center for Appropriate & Sustainable Technology (“ICAST”) as the program implementer for the Whole-Building, Deep Energy Retrofit Program (“Program”) in the District of Columbia. The Order also directed the Task Force “to file an annual report with the Commission on the Implementation of the Deep Energy Retrofit Program’s spending, selected properties, and energy savings; amongst other things, with the first report due 14 months after contract execution (or two months after the first calendar year of operation).”

The National Housing Trust (“NHT”) and National Consumer Law Center (“NCLC”), acting in our role as EEEEC Task Force Co-Chairs, hereby submit the first annual report for the Program.

The Task Force is pleased to report the successes of the Program’s first year. ICAST has completed retrofits benefitting 342 households in five multifamily properties. The retrofits will result in total estimated lifetime energy savings of 56M kWhs, exceeding the first-year goal of total estimated lifetime energy savings by 40%.

Best Regards,

Todd Nedwick  
National Housing Trust  
EEEC Task Force Co-Chair

Olivia Wein  
National Consumer Law Center  
EEEC Task Force Co-Chair

Enclosure

cc: Parties of Record



## **Pepco Whole-Building, Deep Energy Retrofit Program Annual Report for EEEEC Task Force Program Year 2021**

### **Background Information**

ICAST (International Center for Appropriate and Sustainable Technology), a national 501c3 nonprofit, was selected in Oct. 2021 to manage the Whole-Building, Deep Energy Retrofit Program for PEPCO in partnership with PEPCO and the Energy Efficiency and Energy Conservation (EEEC) Task Force. The final Program Design document was filed with the PSC in June 2021 and allowed for incentives for electric and gas energy savings for eligible multifamily affordable housing (MFAH) properties. The primary goal for 2021 was to complete retrofit projects that provided 40 million kWh of lifetime energy savings by expending no more than \$1.8M of the incentive budget.

**Outreach and Education Efforts** – The ICAST marketing team, in conjunction with PEPCO, created a program brochure, a [website](#), and an email template for outreach campaigns. Due to a delayed start in finalizing the program, ICAST could only conduct six email outreach campaigns, the first of them in late June 2021. The emails reached 3,858 eligible PEPCO customers. With an open rate of 14.41%, 556 emails were opened, and ICAST made 771 follow-up phone calls, resulting in 58 referrals for local ICAST staff to conduct site assessments. In July 2021, ICAST organized a webinar with CNHED and other partners, including the DC Dept. of Housing and Community Development and the Institute for Market Transformation’s Building Innovation Hub, to educate and recruit potential MFAH customers. ICAST staff met with various stakeholders, including Task Force members, MFAH owners and managers, relevant associations, etc., to educate them on the program.

### **2021 Program Impact**

#### **Completed Projects:**

Number of Households Served	342
~ Annual Electric Savings	2,824,754 kWh
~ Annual Gas Savings	12,890 Therms
~ Annual Water Savings	682,027 gallons
Total Estimated Lifetime Energy Savings (Actual Achieved / 2021 Goal)	56M kWh / 40M kWh

International Center for Appropriate & Sustainable Technology

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Certain Energy Efficiency upgrades facilitated as part of this program can enhance the indoor air quality (IAQ) and have health and safety benefits for the residents e.g., replacing a 20-year-old furnace that is inefficient and could release Carbon Monoxide due to poor combustion with a new high efficiency furnace or an electric heat-pump HVAC system could reduce Carbon monoxide levels. But because the program was not designed to measure such IAQ improvements, ICAST was unable to quantify any health and safety benefits and report on it.

**2021 Budget Spend:**

2021 Actual Spend/2021 Budget	\$2.18M/\$2.55M
% of Budget Allocated to Project Incentives	80%
Total Project Expenses, including participant-paid costs	\$5.6M
Budget spent on Health & Safety measures	\$0
Outside funding leveraged to achieve energy savings credited to this program	\$4.2M, from Property Owners

**Energy Efficiency Measures (EEM) Installations Completed:**

EEM	Qty		EEM	Qty
Appliances	334		Showerheads	99
Boilers	3		Bath Aerators	101
Central Hot Water	2		Kitchen Aerators	99
Heat Pump HVAC	189		LED Lights	836
Energy Star Windows	1,264			

**Project Pipeline:**

In 2021, ICAST conducted site assessments at 58 eligible MFAH properties spread across the PEPCO territory in the District. Of these:

Five submitted projects were approved by PEPCO and completed. Their details are:

Completed Project #	DC Ward / Quadrant	Required to Comply with BEPS (for Cycle 1) <sup>1</sup>	Rent Affordability <sup>2</sup>
1	8 / SE	No	Yes
2	8 / SE	No	Yes
3	6 / SE	No	Yes
4	8 / SE	Yes	Yes
5	8 / SE	No	Yes

The following five eligible MFAH projects are in the ‘in-progress’ stage, i.e., their retrofit work has begun but has not yet been completed. Their details are:

In-Progress Project #	DC Ward / Quadrant	Required to Comply with BEPS (for Cycle 1)	Rent Affordability
1	1 / NW	Yes	Yes
2	4 / NW	No	Yes
3	8 / SE	No	Yes
4	8 / SE	No	Yes
5	8 / SE	Yes	Yes

<sup>1</sup> Properties that are over 50,000 sq ft are currently covered by D.C.’s Building Energy Performance Standard (BEPS). A “Yes” in this column means that the property is covered by BEPS and does not meet the multifamily performance standard (has an Energy Star score of 66 or above). These buildings are required to upgrade their building to improve building performance. A “No” in this column means that the property is either not currently covered by BEPS because it is less than 50,000 sq feet or is covered by BEPS and has an Energy Star score of 66 or above.

<sup>2</sup> Income qualification is based on a majority of the tenants earning less than 80% of area median income (AMI), as evidenced by the incomes of the tenants and certified by the property owner/manager, OR, the avg. rents at the MF property being less than 80% of avg. market rent, as evidenced by the rent roll provide by the property owner/manager

There are three eligible MFAH properties in the ‘reserved’ category (customer has finalized their Scope of Work for which incentives have been reserved but the retrofit project has not yet started). Their details are:

Reserved Project #	DC Ward / Quadrant	Required to Comply with BEPS (for Cycle 1)	Rent Affordability
1	1 / NW	No	Yes
2	8 / SE	Yes	Yes
3	5 / NW	No	Yes

And finally, there are five projects still in the ‘pipeline’ category (customer has indicated interest in a retrofit project but has not finalized their Scope of Work). Their details are:

Pipeline Project #	DC Ward / Quadrant	Required to Comply with BEPS (for Cycle 1)	Rent Affordability
1	8/SE	No	Yes
2	1/NW	No	Yes
3	7/NE	Yes	Yes
4	5/NE	No	Yes
5	7/NE	No	Yes

The remaining properties from the 58 site visits conducted by ICAST in 2021 have dropped out of the pipeline, primarily due to a lack of interest from the customers to pursue any EE retrofits.

Looking ahead into 2022, the “In Progress” and “Reserved” projects are expected to yield 52,567,645 in Lifetime kWh savings, bringing the total completed project savings to well over 50% of the total program goal of 200M kWh in lifetime energy savings. The ICAST team continues to add projects to the pipeline, which should result in greater impact in 2022.

## CERTIFICATE OF SERVICE

I hereby certify on this 25th day of February, that the attached report was filed electronically on behalf of the National Housing Trust and the National Consumer Law Center in Formal Case No. 1148 and served on the following parties of record by email:

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*/s/ Todd Nedwick*

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