



OFFICE OF THE CITY MANAGER

December 20, 2012

To the Honorable City Council
of the City of Pasadena

Mayor and Councilmembers:

WEEKLY NEWSLETTER

1. Gas Turbine (GT-3) Completion of Repairs and Installation at Power Plant:

One of the City's electric generating gas turbines called GT-3 at the local power plant was taken out of service on September 6, 2012 because of its engine bearing seals failure. The engine was removed and shipped to the manufacturer's (General Electric) repair facility in Bakersfield, California. Disassembly of the engine at this repair facility uncovered significant damage to other parts of the engine and the required repairs were beyond the capability of the Bakersfield repair facility. Therefore, the engine was shipped to the General Electric's larger repair facility in Houston, Texas in order to complete the repairs. After repairs, the engine successfully passed the test run at the Houston repair facility on December 6, 2012.

According to Phyllis E. Currie, General Manager Water and Power, the engine arrived back in Pasadena on December 10, 2012. Pasadena Water and Power staff with the help of General Electric representatives reinstalled the engine over the course of the week and GT3 became operational effective 5:10 PM on December 17, 2012. This was the first major repair work done on GT3 since its installation in 2004.

2. LEED Platinum Certification for Hudson Oaks Senior Apartments:

The City-funded and recently completed, Hudson Oaks Senior Apartments, was profiled by the California Housing Partnership Corporation to demonstrate how affordable housing developers utilize various funding resources to create highly efficient green buildings.

According to William Huang, Director of Housing, Hudson Oaks is the first LEED Platinum certified multifamily building in Pasadena and used a variety of green incentives including a \$120,180 Pasadena Water & Power solar rebate. I have attached the December 18, 2012 case study from Green Rental Home Energy Efficiency Network for your review.

3. Completion of Pasadena Senior Center CDBG Project:

According to William Huang, Director of Housing, the CDBG funded patio concrete replacement project at the Pasadena Senior Center has been completed by the Public Works Department's Building Systems & Fleet Management Division. The damaged and uplifted patio slabs were replaced for ADA and general safety purposes. The patio serves as a well-used additional entry and exit point to the Center. The Housing Department provided \$20,000 in CDBG funds for the project. Attached for your review are photos of the completed project.

4. Rose Bowl Renovation Project Weekly Update:

Attached is the most current schedule for the Rose Bowl Renovation Project as provided by Darryl Dunn, General Manager of the Rose Bowl.

Season's Greetings,



JULIE A. GUTIERREZ
Assistant City Manager

/attachments



Green Rental Home Energy Efficiency Network

*An alliance of nonprofit organizations
dedicated to the sustainability of California's affordable rental homes*

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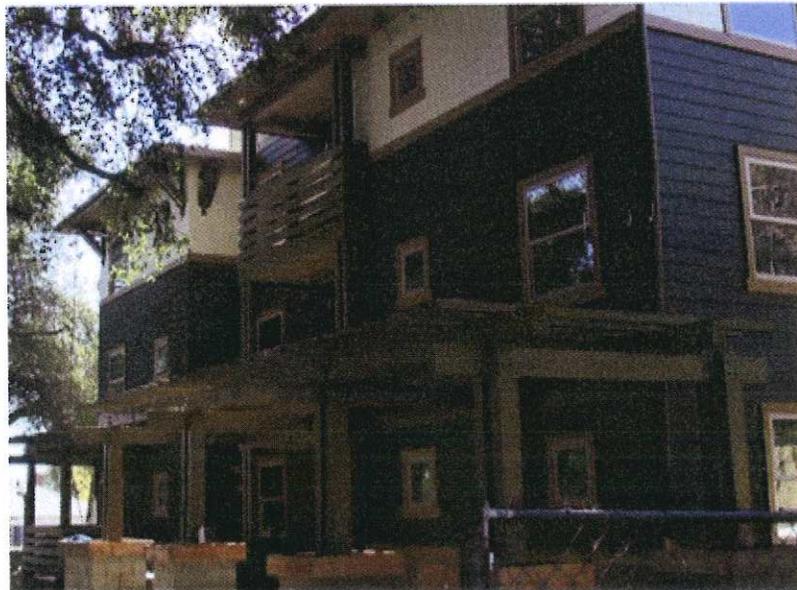
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GREEN PARTICIPANTS

Abode Communities, Inc
Bay Area LISC
Benningfield Group
BRIDGE Housing Corp.
Build it Green
Burbank Housing
Development Corporation
CA Debt Limit Allocation
Committee
CA Energy Commission
CA Housing Partnership
Corporation
CA Public Utilities
Commission
Central Coast Energy
Services
Christian Church Homes
Community Housing
Works
EAH
East Bay Asian Local
Development Corporation
East Bay Housing
Organization
Eden Housing
Enterprise Community
Partners
Global Green
Green For All
Heschong Mahone Group
HUD Energy & Climate
Operations
LINC Housing
Low Income Investment
Fund
Mercy Housing
MidPen Housing Corp
National Asian American

Southern California Association of Nonprofit Housing's Senior Housing Project of the Year also Achieves LEED Platinum Certification

Los Angeles-based Abode Communities has long been a leader in sustainable design and development of high quality affordable homes. But when a fire rendered Hudson Oaks apartments in Pasadena uninhabitable in 2005 and Abode was charged with the task of redesigning and redeveloping energy efficient service-enhanced affordable senior housing from the ashes, it was truly a herculean task.



Hudson Oaks, Pasadena, California

Abode Communities acquired the site with a \$3.7 million acquisition loan from the Los Angeles County Housing Innovation Fund along with a \$2.6 million acquisition and predevelopment loan from the City of Pasadena. With help from California Housing Partnership's Los

Coalition
Natural Resources Defense
Council
New America Foundation
Non-Profit Housing
Association of Northern
California
Oakland Housing Authority
Resources for Community
Development
Sacramento Mutual
Housing Association
San Diego Housing
Federation
San Francisco Foundation
San Francisco Housing
Authority
San Francisco Mayor's
Office of Housing
San Francisco Planning
and Urban Research
San Mateo County
Department of Housing
Sheet Metal Workers'
Union, No. 104
Southern California
Association of Nonprofit
Housing
StopWaste.org
Strategic Energy
Innovations
US Department of Energy
Sutter County Housing
Authority
Venice Community
Housing Corporation
Ward Economic
Development Corporation
Western Center on Law
and Poverty

Angeles Program Director Paul Beesemyer, Abode Communities was able to obtain American Recovery and Reinvestment Act (ARRA) financing administered by the California Tax Credit Allocation Committee and an allocation of project-based Housing Choice Vouchers and use them to rebuild and transform the property.

With the goal of maximizing sustainable design features while also reducing ongoing utility costs to residents as it does in all of its properties, Abode Communities used it's expert knowledge to piece together the following **Energy Efficiency and Sustainability related financing resources for Hudson Oaks:**

Local and State Incentives and Grants:

- \$50,000 - [County of Los Angeles Sustainability Incentive](#)
- \$5,450 - Grants from [Enterprise Community Partners](#) and the [U.S. Green Building Council \(USGBC\)](#)
- \$120,180 - [Pasadena Water and Power \(PWP\) Solar Initiative](#)
- \$9,653 - [PWP High Performance Building](#)
- \$45,902 - [California Solar Initiative-Thermal program \(solar hot water\)](#)
- California Utility Allowance Calculator - Abode Communities worked with the local housing authority to obtain a \$19/unit/month project-specific utility allowance instead of accepting the standard \$56/unit/month utility allowance, allowing it to leverage substantially more debt.

Using these resources, Abode Communities achieved a remarkable

- 100% reduction in common area electric bills; and a
- 65% reduction in building wide gas bills.

The energy efficiency and water measures installed at Hudson Oaks resulted in a highly efficient building that is projected to operate **56% above California Title 24 Energy Code standards**. As the fourth Abode Communities project to achieve LEED for Homes Platinum certification, Hudson Oaks exceeded Platinum requirements by 15 points, making it Abode Communities' most sustainable project yet.

"The Hudson Oaks development is a true testament to the City of Pasadena's commitment to providing high-quality affordable living for low-income seniors," says Robin Hughes, President & CEO of Abode Communities. "It was natural for us to introduce the concept of sustainability and its positive impact on the building, residents and the Washington Park community." She continued, "Abode Communities set the bar for creating an energy efficient and sustainably designed property, and succeeded in achieving the highest certification of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) certification, **LEED for Homes Platinum.**"

Making the decision to go for LEED certification

While many property owners are deterred from pursuing LEED certification due to high costs and administrative tasks associated with the certification process, Abode Communities noted that many funding sources now include incentives to get green certifications. "The benefit to residents, building owners and the environment far outweigh the challenges that staff members might face in developing their first LEED project," says Abode Communities Senior Project Manager Dana Trujillo. "The key is to have a knowledgeable green rater to walk you through the process."

What made this project successful:

- Organizational commitment to sustainable design and construction
- Focus on the long-term efficient operations of the property
- Enlisting a knowledgeable architect and contractor
- Capitalizing on the experience of development and architectural staff by using tried and tested green strategies developed in previous LEED for Homes projects

Specific strategies used to reduce energy consumption:

Abode Communities addresses sustainability in three primary areas at Hudson Oaks - energy efficiency, water efficiency, and re-use and recycling.

1) Energy consumption is reduced through a variety of methods:

- Over 48% of the building's electricity is provided by renewable energy (solar power) - 100% offset of common area electrical demand
- Over 65% of the buildings natural gas consumption is offset by solar hot water panels (solar thermal)

PROJECT DESCRIPTION

TYPE

Senior Housing, Rehabilitation & Modernization

SIZE

24,982 square feet, residential
1,126 square feet, common area

UNITS

45 units: 44 one-bedroom, 1 two-bedroom

PARKING

38 spaces

RESIDENT PROFILE

Seniors earning at or below 30% of Area Median Income

AMENITIES

Accessibility upgrades, community room opening into central courtyard, private balconies and porches, on-site property management, laundry

SUSTAINABILITY

LEED® for Homes Platinum

SERVICES

Case management; benefit assistance; health, nutrition and wellness workshops; social activities; financial education; and gardening club

COMPLETE

April 2012

- Blown-in insulation ensures compliance with Energy Star insulation requirements
- High-efficiency doors and windows, as well as the incorporation of balconies reduce heat gain
- Solar thermal water heating systems reduce use of the boiler
- Energy Star appliances and fixtures promote energy efficiency
- Split system fan coil units with a 25 Seasonal Energy Efficiency Rating (SEER) reduce operational costs for smaller unit sizes

2) Water efficiency is achieved in the following areas:

- Over 90% of plants are drought tolerant
- 100% of the impermeable surfaces direct rainwater runoff to an on-site infiltration trench and bioswale to prevent rainwater runoff into the ocean
- High-efficiency irrigation system was installed
- Very high-efficiency lavatory and showers
 - Lavatories < 1.5 gpm
 - Showers < 1.6 gpm
 - All toilets are dual flush

3) Re-use and recycling

- Re-use of an entire building (previously damaged by a fire)
- 96% of construction waste was diverted from a land fill
- Resident recycling program

Resident engagement and training

Prior to move-in, all residents participated in a meeting with Abode Communities Property Management and Resident Services to review and discuss the policies and procedures of living at Hudson Oaks, including a review of the Resident Green Living Guide. The Green Living Guide provides each resident with insight about all the building systems, particularly what is installed in each residential unit, and the know-how to maintain their apartment; properly use appliances and fixtures; properly designate trash and recycling; locate nearby transportation methods; and create homemade cleaning solutions from everyday products among other sustainable living practices. It tells residents how everything works and provides recommendations on how to achieve the greatest benefits from the installed measures.

CHPC thanks our sponsors for their generous support of our GREEN program.



THE SAN FRANCISCO FOUNDATION

The Community Foundation of the Bay Area

HOW DO I GET INVOLVED?

The GREEN Network is a collaborative effort by stakeholders to make energy retrofit funding available to federally assisted low income rental apartments that serve our state's lowest income residents. To learn more, please contact our Sustainable Housing Program Manager, Tara Siegel at: tsiegel@chpc.net or 415-433-6804 x310.

SUBJECT: Completion of Pasadena Senior Center CDBG Project



PROJECT PLANNING SCHEDULE

12/17/2012

December							January							2013							February							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
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23	24	25	26	27	28	29	27	28	29	30	31																	
30	31																											

- December 17, 2012: BBM / TOR walk concourse (3pm/ Gate A)
- December 19, 2012: Rose Bowl staff UCLA season debrief meeting (7:30am/ Brookside)
- December 21, 2012: Construction pre-game walkthrough (1pm/ BBM trailer)
- December 25, 2012: Christmas
- December 26, 2012: RBOC Finance Committee Meeting (8am/ Conference Room)
- December 26-31, 2012: Rose Bowl Game Pre-week (Credentials required for stadium access)
- December 27, 2012: RBOC Operations Meeting
- **January 1, 2013: Rose Bowl Game**
- January 3, 2013: RBOC Meeting
- January 5, 2012: Battle of the Bowl
- January 7, 2013: BCS Game Viewing Party (4pm/ South Media Area)
- January 10, 2012: Neighborhood Meeting (7:30am/ Brookside)
- January 13, 2012: Flea Market