

Energy Efficiency Retrofit Program - Electric

Frequently Asked Questions

► What is the Program?

In 2011, BC Housing, BC Non-Profit Housing Association (BCNPHA) and BC Hydro partnered together to increase the energy efficiency of social housing and return some of the resulting savings to participating non-profit housing providers. The resulting Energy Efficiency Retrofit Program (EERP) builds on existing BC Hydro incentives, Business Energy Savings Incentives (BESI), Power Smart Partner Express (PSPX), Social Housing Retrofit Support Program (SHRSP) or other incentive programs and provides further funds to make small-scale energy-saving retrofits of items like light fixtures.

► How does the program funding work?

Either a rebate or grant is provided to eligible projects by BC Housing to help fund the retrofits. The grant is for housing providers that either receive a fixed operating subsidy or do not receive an operating subsidy from BC Housing. The rebate is for housing providers that receive an operating subsidy from BC Housing, where the utility costs are included as part of the approved operating budget.

► How is the grant calculated?

The grant is equal to 50 per cent of the project cost. Grants are intended to fund the energy retrofits in conjunction with the utility incentive program. Project costs exceeding the combined value of the BC Housing grant and the utility incentive are approved replacement reserve expenditures. Larger grant projects may need to be reviewed to determine eligibility to the EERP program.

► How is the rebate calculated?

The rebate is equal to the net present value of the projected energy savings up to 100 per cent of the project cost. Rebates are intended to fund the energy retrofits in conjunction with the utility incentive program. In effect, BC Housing is advancing the value of the estimated energy savings (in today's dollars) that the retrofits will accrue over the next ten years up to a maximum of the project cost.

► Who is eligible?

To be eligible, projects should contain a housing component and be operated under an eligible program operating agreement with BC Housing. As a condition to project funding, housing providers agree to maintain the project as affordable long-term rental housing for low and moderate-income households for a minimum of ten (10) years. Please refer to the Program Funding Guide for further eligibility details. Project application to BC Hydro Business Energy Savings Incentives (BESI), Power Smart Partner Express (PSPX) or other incentive program must be completed while funds remain available. To ensure funding is available to as many housing providers as possible, a restriction of one building per housing provider, per year may be applied.

► Why do we use the BC Hydro BESI, PSPX, SHRSP or other utility programs?

Because BC Hydro is regulated by the BC Utilities Commission (BCUC), all of their incentive programs are verified by the BCUC to ensure that the savings estimates are valid. In addition, BC Hydro has existing infrastructure in place to provide validation that the products eligible under the applicable incentive program are likely to achieve the estimated savings.

BC Hydro's Power Smart contractors have also met eligibility requirements. Neither BC Housing nor the BCNPHA have the necessary infrastructure to provide this kind of quality control. The utility program provides incentive dollars in addition to the grant or rebate provided by BC Housing.

► What are the application steps?

- Contact BCNPHA to determine eligibility for the program. Include BC Hydro account information.
- Apply for the BC Hydro BESI/PSPX online program or other program soonest to ensure maximum incentive funding with BC Hydro and BC Housing.
- For projects with larger, more complicated scope, please contact BCNPHA to discuss other potential programs. EERP funding will need to be reconfirmed by BC Housing.



Continued...What are the application steps?

- The work needs to be completed by approved BC Hydro Power Smart Alliance contractors and distributors. Competition for the work is recommended.
- Contact BCNPHA or review their web page for project roll out steps and guidelines in order to maintain eligibility for funding.
- Submit your Application and Consent form with the estimated project cost and savings. This form gives permission for your utility information to be shared with BC Housing. Please note that one Application and Consent form PER PROJECT is required.
- BC Housing will confirm eligibility of your Application and Consent form via Funding Approval Agreement (FAA) and email to the contact you list on the form.
- Following confirmation of your Application and Consent form, you may proceed with the project.
- Should project costs increase by over 10 per cent of estimates, please submit a new EERP consent and application form to BC Housing to secure additional funding. A new FAA will be issued by BC Housing.
- BC Hydro will notify BC Housing once a successful review has been completed.

▶ **When does the retrofit work need to be completed by?**

The retrofit work must be completed, and all utility program requirements submitted to BC Hydro in accordance with your BC Hydro application.

▶ **What information must be submitted after the retrofit is completed?**

All necessary information will be contained within the utility final application. Please refer to [BC Hydro's requirements](#).

▶ **When will the grant or rebate be issued?**

BC Hydro will notify BC Housing of the successful review of the information on the application and BC Housing will issue appropriate payment directly to the housing provider.

▶ **How are project costs and the grant/rebate reported on financial statements at year-end?**

Both project costs and grant/rebate funds should be reported as separate line items on your financial statements and identified as Energy Efficiency Retrofit Program items. (For further information, please see [EERP Reporting Requirements](#).)

▶ **Is it acceptable to use replacement reserves for any project cost shortfall?**

Grant Projects – yes, it is acceptable to use replacement reserves for costs exceeding the total amount received from BC Housing and BC Hydro. Please note if the replacement reserve funds were used for the Energy Efficiency Retrofit Program when reporting replacement reserve expenditures.

Rebate Projects – for the majority of projects it is unlikely that there will be a shortfall, but for the few projects where this happens, please contact your Non-Profit Portfolio Manager (NPPM) directly for approval. Please note that replacement reserve funds were used for the Energy Efficiency Retrofit Program when reporting replacement reserve expenditures.

▶ **Who can provide more information?**

General questions	Contact your NPPM
For information about the funding application process	Contact information available on the Project Info Sheet or energy@bchousing.org
Additional information on the project process	BCNPHA at energy@bcnpha.ca or 604-291-2600 ext. 235
Additional information on the program	Misha Nordquist, BC Housing at 778-452-6489

[Additional information on BC Hydro PSX program](#)

