



PROJECT DETAILS

PROJECT NAME: 860 on the Wye

LOCATION: San Luis Obispo

CLIMATE ZONE: 5

PROJECT TEAM

BUILDER: Housing Authority of San Luis Obispo

HERS RATER: Central Coast Energy Compliance

ENERGY CONSULTANT: In Balance Green Consulting

PROGRAM SUMMARY

The Pacific Gas and Electric Company's (PG&E) California Multifamily New Homes (CMFNH) program promotes and facilitates energy-efficient design in newly constructed low-rise and high-rise multifamily housing through design assistance, cash incentives, program coordination, and educational opportunities. TRC Energy Services (TRC) implements this program as a third-party on PG&E's behalf.

PROJECT SUMMARY

Located in San Luis Obispo, California, the 860 on the Wye community included development of 20 units between 2 buildings. All units are all-electric, affordable housing for veterans. The project incorporates many environmentally sensitive design elements, including infill- and transit-oriented development, energy-efficient design, reduced indoor and outdoor water use, durable and sustainable materials use, improved indoor air quality, and a focus on community. The Housing Authority of San Luis Obispo established energy efficiency as a priority, and aimed to make the project all-electric, with renewables offsetting 100 percent of operational electricity use. In actuality, the project includes a 5kW photovoltaic system that provides 97 percent of predicted dwelling unit energy, and has a modeled energy use that is 71 percent better than Title 24 standard baseline. Incentives from CMFNH and California Tax Credit Allocation Committee (CTCAC) programs helped the project meet basic cost requirements.



By maximizing energy efficiency at the site, HASLO furthered its mission of providing affordable housing in a sustainably conscious manner.

— Michael Burke, HASLO

MEASURES SUMMARY

The 860 on the Wye project is an all-electric, low-rise multifamily project in San Luis Obispo, California, with a total of 20 dwelling units. The builders, HASLO strived to utilize cutting-edge building science and technology to target energy efficiency in the buildings.

The project targets a 22.3% compliance above code (without including PV). SLONP strives for continual improvement and have incorporated for an efficient building envelope and highly efficiency equipment to achieve better performance in the buildings. The cathedral roof was installed with an R-38 insulation and in the walls, the builders employed 2X6 advanced framing, with 16" O.C., with an R-23 cavity insulation, and a 3-Coat Stucco for the continuous exterior insulation.

The project was designed to include high efficiency heat pumps to be used for heating and cooling with HSPF ratings ranging from 10.7 to 12 and the SEER ratings ranging from 17.9 to 19 in different dwelling units. The domestic hot water systems proposed for the residential building are heat pump water heaters with an energy factor of 3.06 with all pipes insulated in both the buildings.

ENERGY EFFICIENCY & SUSTAINABLE MEASURES

- R-23 Exterior Walls with 3 Coats of Stucco
- R-38 attic insulation
- Heat pump HVAC (10.7-12 HSPF)
- Domestic hot water (3.06 EF) systems
- Solar photovoltaic array expected to offset 100% of electricity use at the site (electric only project)
- Efficient operable windows: 0.31 U-Value, 0.26 SHGC

