

San Diego Area Home Energy Retrofit Rebates - Summer 2010

By Will Johnson

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This summer could be unprecedented in energy retrofit programs for homeowners. These programs are driven to stimulate the ailing construction industry while homeowners save on multiple rebates and energy costs.

Energy Retrofit Programs

This summer could be unprecedented in energy retrofit programs for homeowners. For the past six months, **Inspection Perfection** has researched and continues to monitor energy efficiency programs focused on homeowners. For San Diego County alone, we've identified over 60 programs from free training to attractive rebates that can be paid through property taxes.

Inspection Perfection, a San Diego home inspection company inspects over 250 homes annually of mostly existing homes. Our experience validates the lack of energy efficiency. Our favorable climate has allowed home owners to defer energy efficiency upgrades. Single pane windows, minimum insulation and neglected heating systems are common.

San Diego County home owners will greatly benefit from several key programs still in the making. One of the biggest motivations for these programs is to stimulate the ailing construction industry with 38% unemployment. The program will also help manufacturing while reducing our energy costs and our carbon footprint. Consumers are expected to save from \$200 - \$500 a year in energy costs.

The following are programs pending approval that have attractive rebates and deferred payments that should become effective this summer.

Homestar - National

Homestar is a \$6 billion rebate program for residential energy retrofit. Rebates range \$1,500 and up to \$8,000 for multiple rebates and higher when consumer commits to higher energy efficiency.

Homestar is progressing through the legislature process with bipartisan support. It was just introduced to the Senate known as the Home Star Energy Retrofit Act of 2010.

Contractors must be certified as a home performance contractor. Training organizations like Performance Builders Institute (PBI) and Calif. Building Performance Contractors Assoc. (CBPCA) offers training, certification and programs.

To track progress and provide support thru Energy First, a nonprofit organization: <http://www.encyfirst.org>

San Diego Clean Generation Program - July 2010 San Diego

City of San Diego is in the final stages of rolling out an exciting energy efficiency program. Enacted statewide through assembly bill AB-811 allows energy efficiency upgrades to existing homes to be financed through your property taxes. This means no loan approval and minimal out of pocket costs. Upgrades include ability to improve energy improvements such as upgrades to dual pane windows, insulation and solar photo voltaic systems.

A low interest 20 year loan will be attached to your property taxes. In the event of the property is sold, the asset and obligation will pass to the future owner.

Other San Diego County cities will also participate in a similar program through AB 811 called California First. So far, cities listed are: Poway, Oceanside, Escondido, Carlsbad, Solana Beach, Encinitas Chula Vista, Santee, Imperial Beach, La Mesa and Lemon Grove.

Similar to Homestar, contractors will require training and certification.

Program is being administrated by the Center for Sustained Energy located in Kearny Mesa. To stay

current, please visit the: <http://www.energycenter.org/index.php/incentive-programs>. For all other participating cities in San Diego, please visit <http://www.californiafirst.org>

SDGE Energy Rebate Program

SDG&E is working with PUC in approving an energy retrofit rebate program. The program is still in early development. Preliminarily for specific energy upgrades like rebates could be \$1,000. For a whole house retrofit would qualify for \$3,500.

Program is awaiting PUC approval in the next 30-45 days. The program tentatively is scheduled to launch in the June/July timeframe.

Any conscientious homeowner should closely evaluate these programs. Some of these rebates can work together to highly absorbed these upgrade costs. These funds are limited and first come first serve basis.

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