SOCIAL IMPACT BOND FOR ZNE ABANDONED HOMES
Integrating the Triple Bottom Line

Presented at Getting to Zero Forum
Energy Solutions
April 18, 2018 | Brett Webster, Energy Solutions
ENVIRONMENTAL IMPACT

PROJECT IMPLEMENTATION
- Developer
- Builder
- SparkPoint Program, Contra Costa County
- City
- Community Foundation
- Bank

PROJECT SUPPORT
- Energy Solutions
- California Energy Commission
- City Environmental Manager
- Local Architect

SOCIAL IMPACT BOND

All-electric ZNE Abandoned Homes

SINGLE FAMILY CONSTRUCTION COSTS - ELECTRIFICATION (EXAMPLE)

<table>
<thead>
<tr>
<th>Category</th>
<th>Net Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas line and meter installation</td>
<td>+ $10,000</td>
</tr>
<tr>
<td>Water heater</td>
<td>$ (500)</td>
</tr>
<tr>
<td>Heating &amp; Cooling</td>
<td>$ (2,700)</td>
</tr>
<tr>
<td>Cooktop/Range</td>
<td>No change</td>
</tr>
<tr>
<td>Dryer</td>
<td>negligible</td>
</tr>
<tr>
<td>Gas plumber vs. Electrician</td>
<td>No change</td>
</tr>
<tr>
<td>Solar PV (GRID Alternatives)</td>
<td>No change</td>
</tr>
</tbody>
</table>

Total Project Savings: $ 6,800
DESPITE CHEAPER UP-FRONT COSTS, RATES FAVOR GAS

KEY TAKEAWAYS

Intersection of stakeholders around the triple bottom line = widespread benefits

Electrification can further augment ZNE and climate goals

Opportunities to reduce net lifecycle costs