

Request Description

Mercy Housing is a nationwide affordable housing developer that approached the Technical Assistance Program with a request for support on two matters:

1. The design of a specific all-electric multi-family new construction project, including proposed electric vehicle charging stations that had limited electrical supply for the proposed design, and challenges achieving Energy Code compliance.
2. A presentation to their West Coast development team providing an overview of new construction electrification including broad ranging topics such as the status of the industry, statewide and local electrification policies, all-electric technologies (heating, hot water, solar + storage), costs, grid reliability, market barriers, Utility Allowance Calculation impacts, and more.

Support Offering

The Technical Assistance Program team provided Mercy Housing with the following services in response to the support requested, respectively:

1. The Program team reviewed the new construction plans and energy model to ensure an optimized design, including central heat pump water heater and efficiency measures. The Team delivered a memo covering EV load reduction strategies to maximize the number of charging ports installed given site constraints, alongside Peninsula Clean Energy’s EV Make Ready Program resources. Further, the Program team recommended enhancements to energy efficiency measures and modelling approaches, including the validity of using propane as an Energy Code baseline in a jurisdiction with an all-electric requirement.
2. A customized 90-minute presentation and Q&A that fostered robust dialogue on a multitude of detailed technical issues, such as considerations for installing air-conditioning to mitigate adverse health impacts, and considerations for electricity master-metering versus metering at each dwelling unit.

The design team is currently in the process of supporting updates to Mercy Housing’s new construction design guidelines to promote electrification.



Source: [Mercy Housing](#)

Project Summary	
Building systems of interest	All thermal systems and electric vehicles
Referral source	Stewards of Affordable Housing Future
Location	San Mateo County
Building occupancy type	Multi-family
Approximate square footage	270,000 ft ²
Stage of project design	Construction, design
Question or issue description	Design strategies, educational presentation
Profession	Affordable housing developer
Project description	New construction multifamily, 179 dwelling units
Program assistance provided	Design recommendations, info session