



SOLARA: First Apartment in CA Fully Powered by PV

Go Green *NOW*
Energy Efficiency, Health Housing, Green Building

**Morning Plenary:
Putting Green Into Practice**

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SOLARA: Site

- **Significance**

- First PV

- First ZENH

- Carbon Footprint

- **Infill**

- **Team**

- **Why?**

- Triple Bottom Line





SOLARA: Materials

- **IAQ**

Chemicals

Choices

- **Recycled and Recyclable**

No “New Home”
Smell

- **Difficulty**

Sourcing

Installing

- **Echoed in Public Art**







SOLARA: Water Efficiency

- **Southern CA**
90% imported
- **Interiors**
Dual Flush
- **Landscape**
CA Natives
No mown lawn
Edible
Bioswale





SOLARA: Energy Efficiency

- Energy Modeling
- Passive Design
- Envelope
- Mechanical Systems
- Air Conditioning
- Rating





SOLARA: Photovoltaic

- **Apartments and Common Area**
- **142 kw**
- **Issues of Net Metering**
- **Sources:**
 - LIHTC**
 - 30% Energy Tax Credit**
 - CEC rebates**

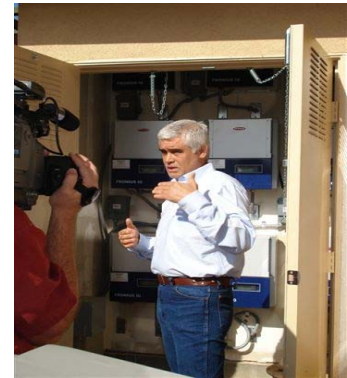






SOLARA: Lessons and Policy

- **Why defensive about subsidies??**
- **Green and PV – Costs**
 - 1-2% more for green
 - Sources for PV
- **Identification of PV Issues**
 - Design, Finance, Regulatory
- **Commitment Needed for Design and Construction**
 - New Paradigm – e.g., sizing mechanical
- **Keeping it Green**
 - Management / Maintenance
 - Curriculum





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