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HOMEOWNERS ASSOCIATIONS: UNDERSTANDING FUNCTIONAL AND NON-FUNCTIONAL TURF

Overview of the California Water
Conservation Law – AB 1572

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Senior Water Resources Project Manager





AGENDA

1. Why this Regulation?
2. Regulation Overview Bill 1572
3. Tools for Identifying non-functional turf in your HOA
4. BMP's for transforming turf to desert-friendly landscapes
5. Addressing HOA residents' concerns & common questions

What word comes to mind when you hear Non-Functional Turf?

35 responses





REGULATION OVERVIEW

WHAT ARE THE REQUIREMENTS FOR
HOA'S?

BILL NO. 1572: GOAL AND INTENT

Enacted on January 1, 2024

Goal:

Conserve California Water Supply: **Reduce usage on Colorado Basin and build local supply resilience.**

Intent: “Use What You Need”

Reduce potable water use by prohibiting irrigation of nonfunctional turf in specific property types.

Promote sustainable water use practices to enhance drought resilience.

Support adaption to climate change by transitioning to low water use landscapes.



California Climate Trends – Projected Evaporative Demand

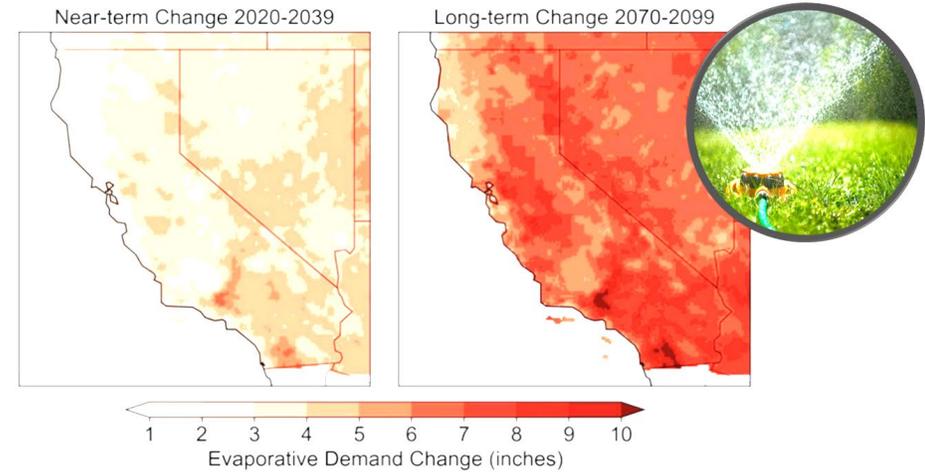


Figure 4. Climate model simulations showing the difference in average annual evaporative demand from the baseline period (1950-2019) average. Increases in evaporative demand are projected across the entire region. Results are based on the lower emissions scenario RCP 4.5. Data from LOCA; analysis from McEvoy et al. (2020).

Source: NOAA, CA-NV Climate Applications Program, *Evaporative Demand* (Feb. 2022) https://cnap.ucsd.edu/wp-content/uploads/sites/430/2022/02/CNAPEvaporativeDemand_final.pdf

Public water systems (PWS) by no later than January 1, 2027, would be revising policies to include the requirements of the bill and communicate the requirements to their customers.

BILL NO. 1572

Implementation schedule is as follows:

January 1, 2027: Properties owned by the California Department of General Services and local government agencies.

January 1, 2028: Commercial, industrial, and institutional properties.

January 1, 2029: Common areas of homeowners' associations, common interest developments, and community service organizations.

January 1, 2031: Local government facilities in disadvantaged communities, contingent upon available state financial assistance.

CII properties include, but are not limited to:

	Homeowner association owned properties, common areas of mobile home parks, and apartment, condominium, and townhouse complexes.		Restaurants
	Manufacturing plants and facilities		Grocery stores
	Industrial and commercial construction sites		Educational institutions
	Retail and shopping malls		Sporting arenas
	Hospitals		Office buildings
	Religious institutions		Sporting arenas
	Government facilities (including parks but not sports fields).		

- Does not apply to residential lawns
- Does not ban the irrigation of trees or other non-turf plantings.



Western states turn to homeowners to deflect drought

As Colorado River Basin supplies shrink, drought-stricken states follow southern Nevada's lead in a push to swap out thirsty lawns for other landscapes.

Las Vegas's new strategy for tackling drought - banning 'useless grass'

First-in-the-nation ban targets grass at office parks, street medians and housing development entrances that no one uses

Nonfunctional turf to be cut

City of Santa Fe looking at replacing turf to reduce water usage

Turf wars: 'Non-functional' landscaping a big pain in the grass for water-saving initiatives

A Colorado city considers state's first-ever nonfunctional grass ban for new development

Editorial: Say goodbye to grass that's only there for looks. California can't afford to waste water

What's the difference?

Functional

**Non-
Functional**

BILL NO. 1572

State-Defined Thresholds:

“CII water use” means water used by commercial water users, industrial water users, institutional water users, and large landscape water users.

“Common area” means that portion of a common interest development or of a property owned or managed by a homeowners’ association

“Potable water” means water that is suitable for human consumption. Therefore, non-functional turf irrigated by private wells, recycled water, or canal water are not impacted.



BILL NO. 1572

State-Defined Thresholds:

“Recreational use area”

means an area designated for recreation, including, but not limited to, sports fields, golf courses, playgrounds, picnic grounds, or pet exercise areas.

“Functional turf” means a turf located in a recreational use area or community space. Turf permanently enclosed by fencing or other barriers is not functional turf.

“Nonfunctional turf” means any turf that is not functional turf (ornamental), and includes turf located within street rights-of-way and parking lots.



“Turf” means a ground cover surface of mowed grass that exceeds the horticultural requirements (such as high-water use irrigation, fertilization, and mowing) of normally occurring native vegetation.

BILL NO. 1572

How the Bill Affects HOAs Specifically

Compliance starts January 1, 2029.

State Water Resources Control Board compliance certification

HOAs self-certifying areas: to comply HOA's should review areas of turf that it maintains, consult with residents, and determine whether the turf is functional or not



PRACTICAL ADVICE FOR AB 1572 COMPLIANCE: WATER CONSERVATION & COST-SAVING ALTERNATIVES



How Much Turf Removal is Enough? The key to compliance with AB 1572 is to eliminate Non-Functional Turf (NFT) in areas where potable water irrigation is unnecessary or inefficient.



Saving Tip:

Spread the project over multiple years to distribute costs.

Check with local water agencies for turf replacement rebates and irrigation efficiency grants.



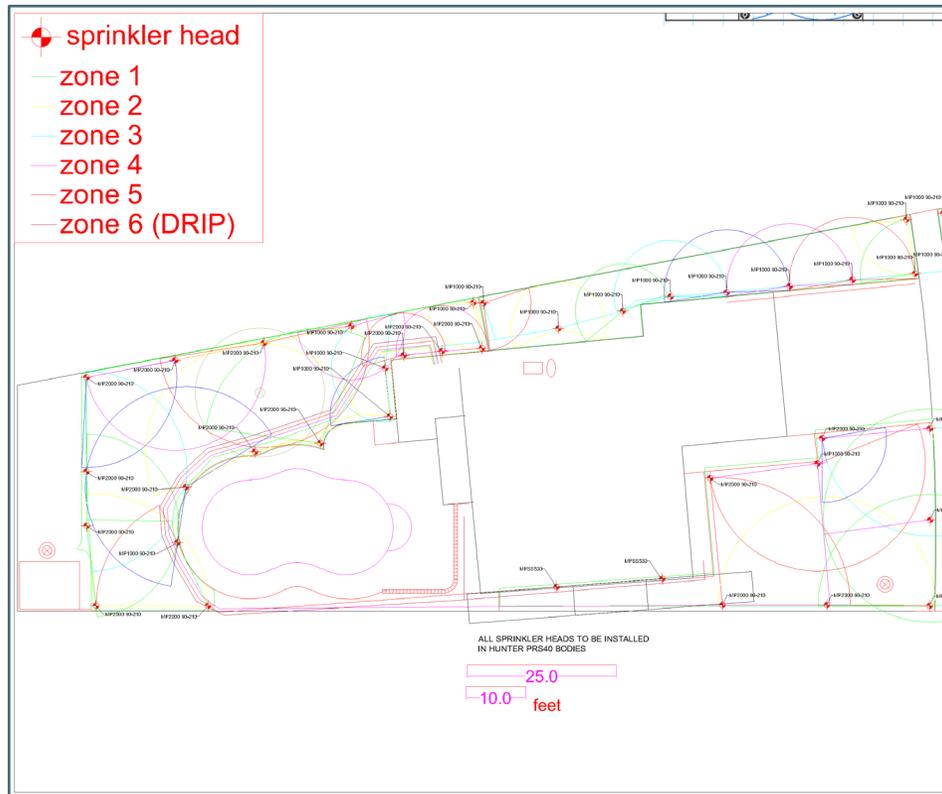
How to Make Something a Functional Area? To qualify as functional turf the area must support active use beyond aesthetics. This means: Recreational Purposes, Gathering spaces or Environmental (Tree canopy).



TOOLS & IDEAS FOR IDENTIFYING NON-FUNCTIONAL TURF IN YOUR HOA

1. Landscape Design and Irrigation as-Built
2. HOA Functional and Non-Functional Turf Inventory Checklist
3. Site Walks & Visual Inspections (On-the-ground assessments)
4. Aerial & Satellite Mapping Tools (e.g., Google Earth, GIS systems)
5. GIS & Water Usage Data Analysis (Identifying high-water-use areas)
6. Online Resources & Local Agency Assistance

LANDSCAPE DESIGN AND IRRIGATION AS-BUILT



HOA Functional and Non-Functional Turf Inventory Checklist

HOA FUNCTIONAL AND NON-FUNCTIONAL TURF INVENTORY CHECKLIST

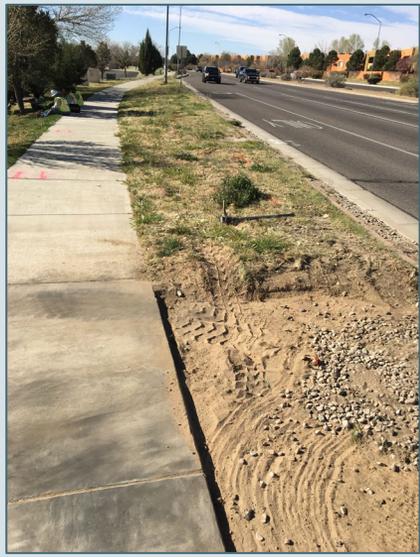
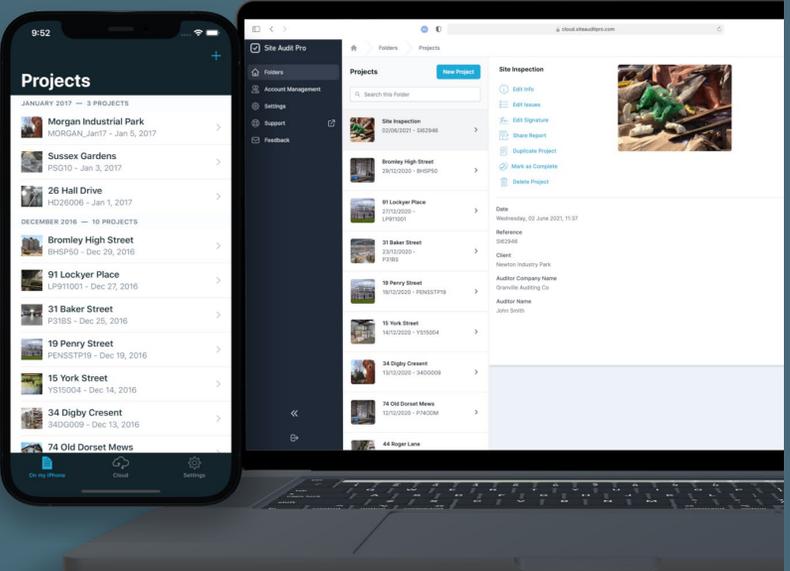
Date of Assessment:

Location:

Assessor Name:

Area	Zone	Type
Pool area	1	FT: Active / Programmed Recreation Turf (e.g., playgrounds, sports fields, designated recreational areas)
West side	8	FT: Athletic Field & Playground Turf (regularly used for organized sports or play)
Club house	8	FT: Designated Pet Relief Area (clearly marked and actively used)
Fitness center area	10	FT: Native Grass: Pollinator Habitat & Biodiversity Consideration (integrated with native plants, supports ecological functions)
East Trail	12	FT: Turfgrass Directly Beneath Tree Canopies (protecting roots and providing shade)
East sidewalks	14	NFT: Turfgrass with any single dimension of 8 feet or less (e.g., narrow strips)
North sidewalks	16	NFT: Turf exceeding a 25% slope
Dumpsters	4	NFT: Turf in areas not accessible by paved pathways or restricted by physical barriers
Event Center	2	NFT: Adjacent to and within all parking lots
Entry Roadways	9	NFT: Turf located in the public right of way, including center medians, roundabouts, streetscapes (between sidewalk and street)
West Entrance	18	NFT: Turf located at HOA entries/exits
BBQ Area	22	NFT: Turf with non-conforming dimensions (inefficient to irrigate)
Visitor Center	27	NFT: Interior/courtyard turf (not used for recreation)

SITE WALKS & VISUAL INSPECTIONS (ON-THE-GROUND ASSESSMENTS)



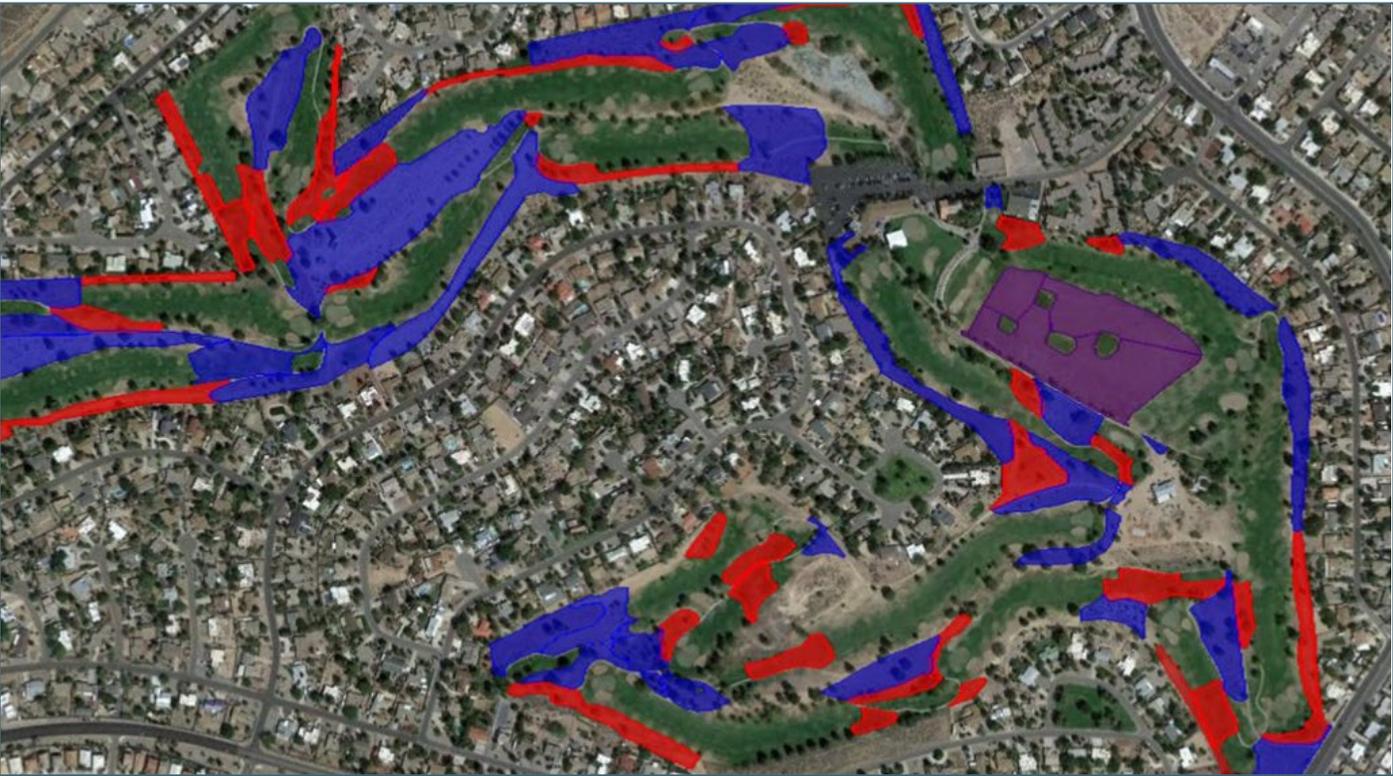
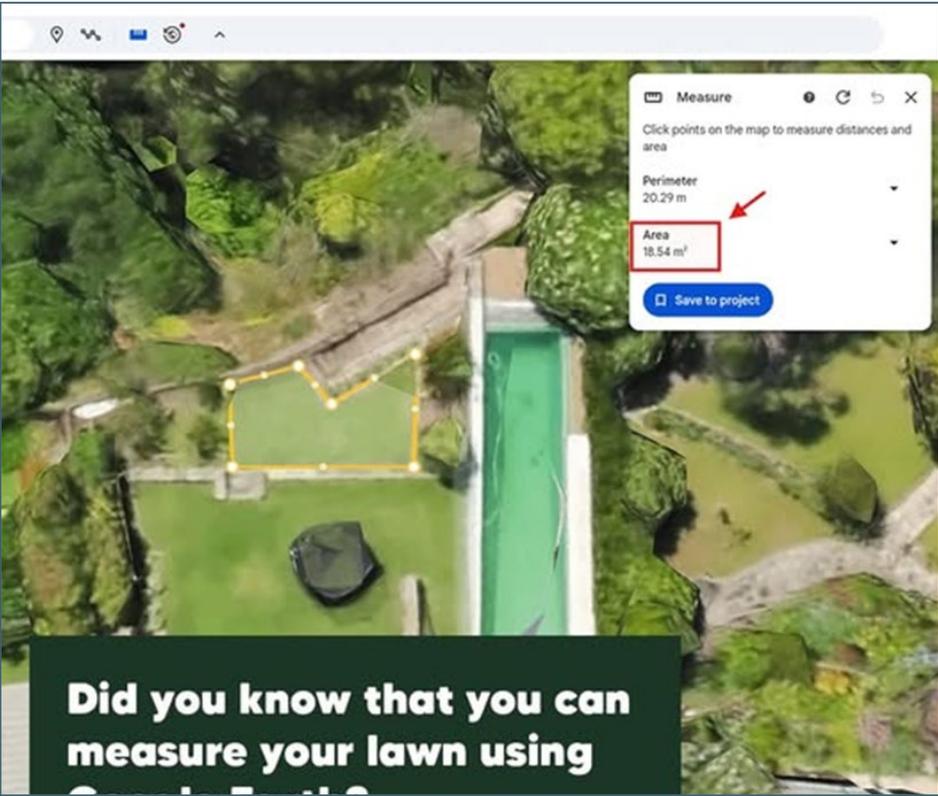
✓ Site Audit Pro

 SiteRecon

 iScape



AERIAL & SATELLITE MAPPING TOOLS – GOOGLE EARTH



ESRI GIS & Trimble eCognition

Turfgrass
Turfgrass with trees
Turfgrass no trees
Trees
Xeriscape
Native areas
Non-irrigated parcels
Building
Roads

***Integrate NFT
Checklist**

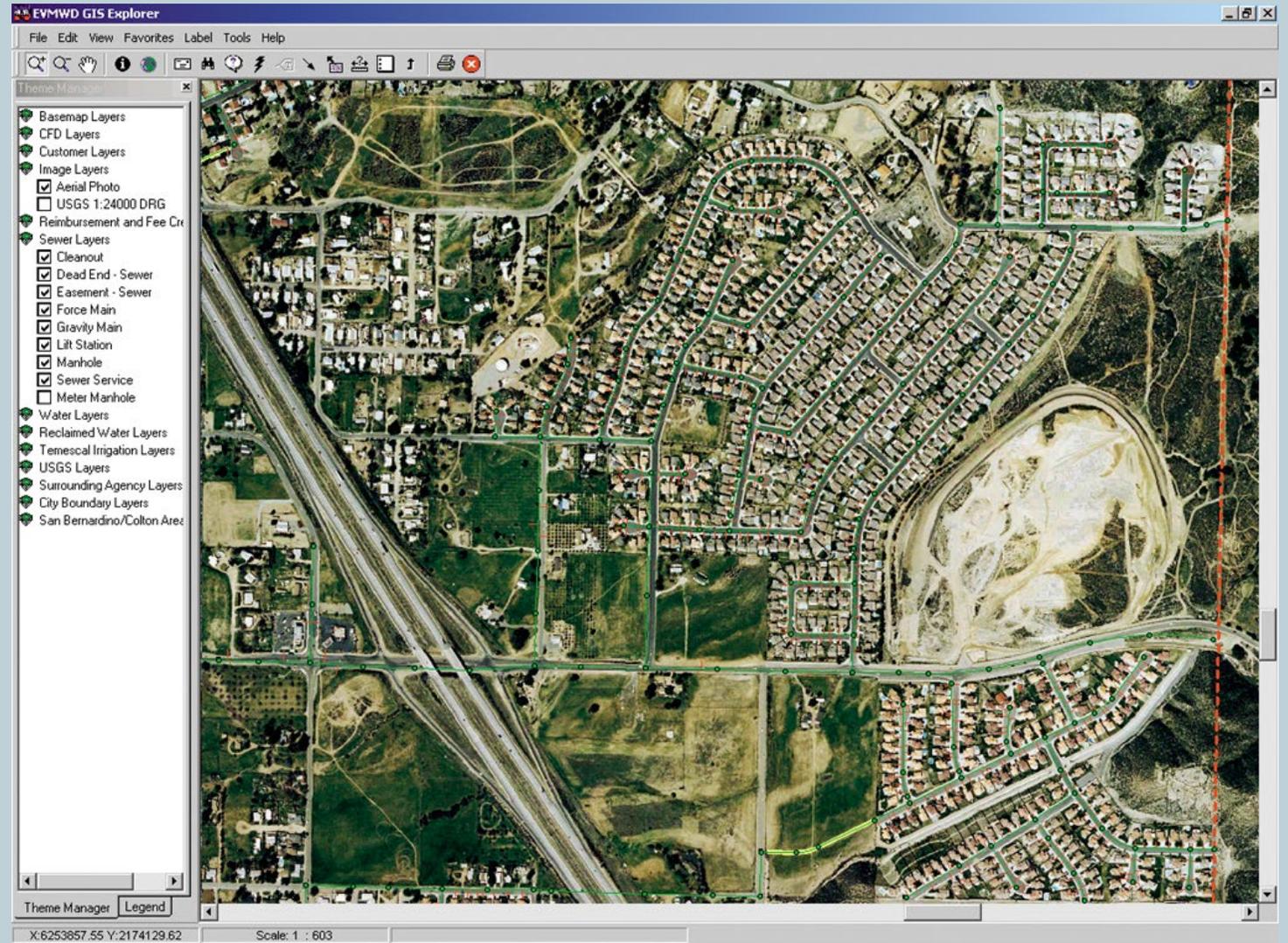
AERIAL & SATELLITE MAPPING TOOLS



GIS & WATER USAGE DATA ANALYSIS

High-water use areas

Acct	IrrOnly	Latitude	Longitude
5906579560	1	35.14730453	-106.5321045
3015579560	1	35.18239212	-106.6066971
9394579560	1	35.072052	-106.7072144
9844579560	1	35.09867477	-106.5982971
7844579560	1	35.0988884	-106.5994415
1944579560	1	35.09693909	-106.5992661
7084579560	1	35.09924698	-106.5809555
9983604262	1	35.13710403	-106.6936874
0771010306	1	35.02857208	-106.7501984
1988659560	1	35.15067673	-106.575592
1623659560	1	35.13982773	-106.5532303
7854579560	1	35.13982773	-106.55336
6754579560	1	35.13779831	-106.5550308
7825847415	1	35.08017349	-106.7372894
7394579560	1	35.12129974	-106.5407028
1494579560	1	35.12031937	-106.5409775
7459649560	1	35.10847092	-106.6090317
4529730662	0	35.19411087	-106.5950317
7305579560	1	35.19233704	-106.5974655
9305579560	0	35.192276	-106.5975952
8705579560	1	35.19525146	-106.5965042
5166257482	0	35.19838333	-106.5923157



RESOURCES & LOCAL AGENCY ASSISTANCE

EDUCATION
AUDITS
REBATES
GIS
GRANTS
RESOURCES

<https://www.epa.gov/watersense/homeowner-associations>

<https://cvwd.org/NFT>

<https://www.waterboards.ca.gov/conservation/>

https://www.waterboards.ca.gov/water_issues/programs/grants_loans/

<https://allianceforwaterefficiency.org/resource/non-functional-turf-2023-summary-of-programs-and-policies/>

<https://allianceforwaterefficiency.org/resource/learning-landscapes-outdoor-water-efficiency-and-conservation-lessons/>

<https://www.palmspringsca.gov/government/departments/sustainability-and-recycling/environment/turf-conversion>

<https://caii.org/>

<https://www.calassoc-hoa.com/>

<https://gis.ucla.edu/>

<https://allianceforwaterefficiency.org/resource/irrigation-after-landscape-conversions/>

<https://calscape.org/>

<https://www.bewaterwise.com/california-native-plants.html>

<https://clca.org/consumer-resources/companies-certified-employees/>



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 Mentimeter

What features would you LOVE to see replace unused turf?

0 responses





BEST MANAGEMENT PRACTICES FOR TRANSFORMING TURF TO DESERT-FRIENDLY LANDSCAPES

BMP 1: Create a landscape master plan

The first step in transforming your landscape is conducting an in-depth consultation with the HOA board and members of your community to understand their goals, preferences, resources and vision for the landscape.



TREES of CALIFORNIA



PONDEROSA PINE
Pinus ponderosa



COAST LIVE OAK
Quercus agrifolia



GIANT SEQUOIA
Sequoiadendron giganteum



CALIFORNIA BLACK OAK
Quercus douglasii



COAST REDWOOD
Sequoia sempervirens



PACIFIC MADRONE
Arbutus menziesii



FOXTAIL PINE
Pinus balfouriana



CALIFORNIA SYCAMORE
Platanus racemosa



MONTEREY PINE
Pinus radiata

BMP 2: STRATEGICALLY ENHANCE EXISTING LANDSCAPES AND CONSERVE WATER TO MEET REQUIREMENTS

1. Encourage HOA Resident Participation & Education

2. Utilize Non-Potable and Stormwater Capture

3. Replace Non-Functional Turf (NFT) with Desert-Friendly Landscaping

6. Maintain detailed landscape inventories to track compliance with AB 1572

5. Implement Smart Irrigation Systems in your HOA Recreational Common Areas

4. Prioritize Climate Ready Tree Canopy for Cooling & Water Savings

7. Work with local water agencies to align HOA irrigation policies with municipal conservation goals

BMP 3: COST-SAVING ALTERNATIVES FOR TURF REMOVAL & CONVERSION



DIY & IN-HOUSE PROJECTS

- Leverage using HOA maintenance staff
- Community volunteer events
- Bulk purchasing
- Reseed with Native Grasses
- Use very low water use plants and trees
- Seek tree giveaway events

REBATES & INCENTIVES

- Turf conversion and irrigation rebates
 - Start Now/Plan while funding is available: Agencies have limited budgets

PHASED APPROACH TO REDUCE UPFRONT COSTS

- Convert high-priority areas first and phase out turf over time
- Start with low-cost conversions

BMP 4: TRANSITIONING FROM TURF TO DESERT-FRIENDLY LANDSCAPES



Protecting Existing Trees & Adding Trees

Best Practices:

- Protect tree roots during turf removal
- Water deeply & infrequently to encourage deep root growth
- Mulch around trees
- Supplement irrigation for trees transitioning from turf watering
- Plant drought-resistant native trees like Acacia, California Sycamore, and Palo Verde.

Resources for Tree Selection & Protection:

- California Native Plant Society (CNPS): <https://calscape.org>
- CalFire's Tree Planting & Care Guide: <https://www.fire.ca.gov>
- Cal Poly Urban Forest Ecosystems Institute (UFEI) <https://selectree.calpoly.edu/>

BMP 5: TRANSITIONING FROM TURF TO DESERT-FRIENDLY LANDSCAPES



Key Elements of Efficient Irrigation

Smart Irrigation Practices:

- Switch from overhead spray to drip irrigation
- Install weather-based irrigation controllers to adjust watering schedules based on real-time conditions.
- Use high-efficiency nozzles & pressure-regulating devices to prevent overspray & runoff.
- Check for leaks & adjust watering schedules seasonally to prevent water waste.

Irrigation System Upgrade Rebates

- Many California water agencies offer rebates for smart irrigation controllers & drip irrigation conversions.

Resource: EPA's WaterSense Irrigation Best Practices:

<https://www.epa.gov/watersense>

Selecting the Right Plants & Trees for a Desert-Friendly Landscape

BMP 6: TRANSITIONING FROM TURF TO DESERT-FRIENDLY LANDSCAPES

What to Look For:

- Drought-tolerant & native species (require less water & support local wildlife).
- Fire-resistant plants (especially in wildfire-prone areas).
- Low-maintenance ground covers (California Fescue, Yarrow, Dwarf Coyote Bush).
- Pollinator-friendly species (Milkweed, Salvias, Ceanothus).

Easy-care Native Plants of Southern California

Matilija poppy



Lemonade berry



Hoary California fuchsia



Shaw's agave



Chalk liveforever



Hummingbird sage



BHG

Resources for Plant Selection:

- Calscape (Native Plant Finder): <https://calscape.org>
- Water Use Classification of Landscape Species (WUCOLS): <https://ucanr.edu/sites/WUCOLS>
- Coachella Valley Water District: https://web.cvwd.org/conservation/lush_book/index.html

BMP 7: TRANSITIONING FROM TURF TO DESERT-FRIENDLY LANDSCAPES



Alternative Landscaping Options to Maintain Curb Appeal

Stylish, Low-Water Landscaping Ideas:

- Drought-Tolerant Plant Beds
- Permeable Pathways & Hardscaping
- Fire-wise buffer areas
- Mulch & Rock Gardens
- Bioswales & Rain Gardens
- Artificial Turf (Selective Use) – Great for playgrounds, sports fields, or small pet areas.

Resources for Design Inspiration:

- California Water-Efficient Landscaping Guide (DWR): <https://water.ca.gov>
- <https://bewaterwise.com>

BMP 8: TRANSITIONING FROM TURF TO DESERT- FRIENDLY LANDSCAPES



NATIONAL
ASSOCIATION OF
LANDSCAPE
PROFESSIONALS

Hiring & Training Qualified Landscape Professionals

1. Why Certified Professionals?

- They understand **California's specific climate and water regulations** (including AB 1572 compliance).
- They design and maintain landscapes that **conserve water** while preserving or enhancing **curb appeal**.
- Certified professionals can help **maximize water efficiency**, which translates to **lower water bills**.
- They can assist with **rebate programs** and ensure compliance with local codes and state mandates.

BMP 8: TRANSITIONING FROM TURF TO DESERT- FRIENDLY LANDSCAPES



Hiring & Training Qualified Landscape Professionals

2. Best Practices for Hiring & Training:

- **Require Certifications**
- **Ask for a Water Budget Plan:**
- **Prioritize Local Experience:**
- **Ongoing Training for Maintenance Staff**
- **Get Help Navigating Rebates**

BMP 8: TRANSITIONING FROM TURF TO DESERT-FRIENDLY LANDSCAPES

California Landscape
Contractors Association



Hiring & Training Qualified Landscape Professionals

Certification / Organization

QWEL (Qualified Water Efficient Landscaper)

Irrigation Association (IA)

California Landscape Contractors Association (CLCA)

EPA WaterSense Irrigation Partners

LEED AP (Leadership in Energy and Environmental Design)

ISA Certified Arborists

Description

Provides training on water-efficient and sustainable landscaping practices. Endorsed by many California water agencies.

Offers Certified Irrigation Designer (CID), Certified Irrigation Contractor (CIC), and Certified Landscape Irrigation Auditor (CLIA) credentials.

CLCA members are often up-to-date on California-specific requirements and standards.

Professionals certified by WaterSense labeled programs adhere to strict water efficiency practices.

Professionals familiar with LEED can design landscapes that meet sustainability goals.

Ensure tree care professionals are trained to protect existing trees during landscape conversion.

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ADDRESSING HOA CONCERNS & COMMON QUESTIONS

ADDRESSING HOA CONCERNS & COMMON QUESTIONS



1. Early Community Engagement

Why It Matters:

- Reduces resistance
- Allows feedback & collaboration
- Creates buy-in by

Best Practices for Engagement:

- Host informational sessions
- Provide visual examples
- Offer surveys
- Showcase drought-tolerant landscaping

Pro Tip: Partner with local water agencies to provide educational workshops and rebate information to residents.

ADDRESSING HOA CONCERNS & COMMON QUESTIONS



2. Addressing Property Value Concerns & Residents' Desire for Turf

How to Address Concerns:

- Showcase colorful drought-tolerant plants
- Add pathways and seating
- Use decorative rock, mulch, and dry riverbeds for visual interest.
- Keep turf areas for sports and play.
- Convert non-functional turf to shaded, multi-use gathering spaces.

Pro Tip: Highlight studies showing that low-water landscapes increase property value by reducing maintenance costs and water bills.

ADDRESSING HOA CONCERNS & COMMON QUESTIONS



3. Cost of Damage from Over-Irrigation

Common Issues & Costs of Overwatering:

- Cracks & Potholes
- Mold & Structural Damage
- Increased Maintenance Costs
- High Water Bills
- Water Waste

Pro Tip: Landscape maintenance cost should include monthly irrigation system check ups for misalign spray heads and leaks

ADDRESSING HOA CONCERNS & COMMON QUESTIONS



4. Tips for Convincing Residents to Transform High-Water-Use Turf in Non-Functional Areas

Key Selling Points:

- Lower Water Bills
- Less Maintenance
- More Usable Spaces
- Eco-Friendly Appeal
- Leverage HOA rebates & grant programs
- Start Small
- Provide Visuals

Pro Tip: Suggest a gradual transition plan instead of an immediate turf removal.

Menu of Rebates & Programs

Outdoor Rebates

Turf Conversion

Nozzles

Irrigation Upgrade

Smart Controller

No Cost to Residential customers

75% Cost Rebate for HOA/Comm

Indoor Rebates

HE Toilets (Res. & CII)

HE Washing Machine (*Res. Only*)

Hot Water Recirculating Pump (*Res. Only*)

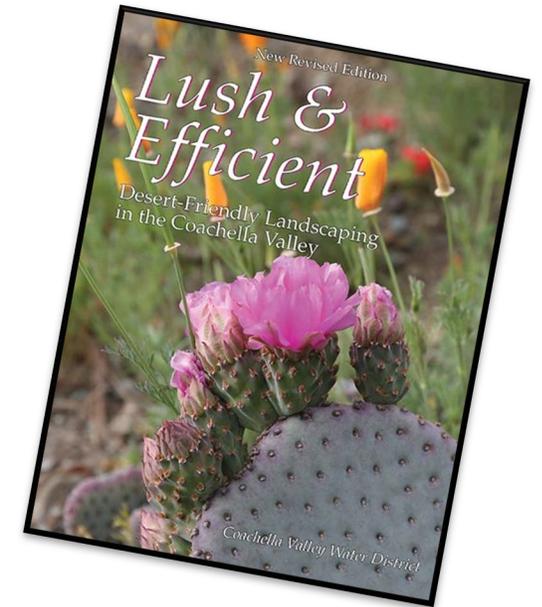
Programs

Simplified Audits

Conservation Reviews

Landscape Workshops

QWEL Certification



cvwd.org/rebates

THANK YOU!

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2025 RESIDENTIAL ENERGY-EFFICIENCY PROGRAMS

Elizabeth Medrano
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Residential Programs

- » **Single Family**
 - Direct Install*
 - Rebates
- » **Multifamily Dwelling & Common Areas**
 - Direct Install *
 - Rebates (In-Dwelling & Common Areas)
 - Whole Building Incentives
- » **Other Services**
 - Online Energy Tools
 - SoCalGas Marketplace



*Programs have a focus on enrolling customers in Hard to Reach(HTR) & Disadvantage Communities(DAC) but will provide services to all eligible customers.

Home Energy-Efficiency Rebate Program

Rebates on natural gas products that could help you save money and make your home more energy efficient.

Who qualifies?

Single Family residential customers

- SF detached homes
- Attached homes (up to a four-plex)
- Condominium units
- Mobile Homes

**Note: New Construction does not qualify.*



2025 Qualifying Products

Up to \$25 per kBtuh on **ENERGY STAR CERTIFIED NATURAL GAS FURNACE**

Up to \$70 rebate on **ENERGY STAR® CERTIFIED NATURAL GAS CLOTHES DRYERS**

Up to \$500 rebate on **NATURAL GAS FIREPLACE INSERT**

Up to \$120 rebate **ENERGY-EFFICIENT RESIDENTIAL FREESTANDING NATURAL GAS OVENS**



Up to \$1,500 rebate on **NATURAL GAS POOL HEATERS**



Up to \$75 rebate on **HIGH EFFICIENCY NATURAL GAS STORAGE WATER HEATERS**



Up to \$1,500 rebate on **ENERGY STAR® CERTIFIED NATURAL GAS TANKLESS WATER HEATERS**



Up to \$5,000 rebate on **ENERGY STAR® SOLAR THERMAL WATER HEATING SYSTEM**

Solar Water Heating Systems must have an SUEF of 1.8 or greater.

Up to \$400 rebate in **NATURAL GAS PATIO HEATER**

Qualifying models on residential natural gas standalone or wall mount patio heaters.

Up to \$500 rebate on **ENERGY EFFICIENT RESIDENTIAL NATURAL GAS WALL OVEN**

Single Family - Additional Measures

Energy-Efficiency Starter Kits

- Available at no cost to customers.
 - 1 Low Flow Showerhead
 - 1 Faucet Aerator Kitchen Sink
 - 2 Faucet Aerator Bathroom Sink
- These devices allow air to enter the water stream, maintaining a high-pressure flow while reducing water usage.
- Link available on SoCalGas single family rebate page:
<https://scg-eeep.semprautilities.com/m/rebates/3831/THMKTRQ>



Multifamily Energy Efficiency Rebate Program

- » Program offers rebates to property owners/managers for the purchase & installation of qualified energy-efficiency products in:
- Existing residential multifamily properties (2 or more units):
 - Dwellings: Apartments
 - Common Areas: Apartments, Condominiums & Mobile Home Parks

2025 Qualifying Products		
	Equipment	Rebates up to:
Common Area	Central System Natural Gas Storage Water Heaters	\$6 per mBtu
	Central System Natural Gas Boilers	\$12 per mBtu
	Central System Natural Gas Tankless Water Heaters	\$12 per mBtu
	Boiler (Domestic Hot Water Loop) Controller	\$1,400 ea.
In-dwelling Unit	Tankless Water Heaters	\$1,500 ea.
	Energy-Efficient Residential Natural Gas Ovens <small>Qualifying models on residential natural gas Freestanding or wall ovens.</small>	\$500 ea.
	Fireplace Inserts	\$500 ea.
	Natural Gas Patio Heaters <small>Qualifying models on residential natural gas standalone or wall mount patio heaters.</small>	\$400 ea.

Multifamily Vended Clothes Washer Rebate Program

Utility Service(s) Provided By	Rebate Per Vended Clothes Washer
SoCalGas, LADWP, and Metropolitan	\$675 each
SoCalGas and Metropolitan	\$175 each
Metropolitan and LADWP	\$550 each
SoCalGas Only	\$125 each
Metropolitan Only	\$50 each

- » SoCalGas, Metropolitan Water District of Southern California (Metropolitan), and Los Angeles Department of Water and Power (LADWP) have collaborated to offer rebates to property owners within their respective service territories who install qualified energy and water-efficient Vended Clothes Washers in their multifamily property.
 - Existing residential multifamily properties must have 5 or more dwelling units.
 - Must have a common area laundry room on site.
 - Active natural gas and/or water meters as well as active utility account.
 - Must be receiving service by either of the following: SoCalGas, Metropolitan, or LADWP

Comprehensive Multifamily Incentive (CoMFI) – 3rd Party Program

The CoMFI Program provides multifamily property owners and managers energy efficient solutions to help reduce energy usage and cost. The incentives are designed to help alleviate financial barriers that may be holding multifamily properties from their next energy efficiency project.

Eligibility Requirements

- ✓ Must have an active SoCalGas account
- ✓ Must be an existing Multifamily Property with 3 or more dwelling units
- ✓ Must be on a Multifamily Rate Code

Program Process



1. Apply to the CoMFI Program

Submit your completed application to convey interest in participating in the program.



2. No-cost energy assessment

A CoMFI Program team member will schedule and conduct a no-cost energy assessment of the property to identify potential upgrade opportunities.



3. Select your installation contractor

Select your own licensed contractor, or program staff can provide a list of participating licensed contractors to choose from.



4. Reserve your energy efficiency incentive

A CoMFI Program team member will work with your property and selected contractor to finalize the project's scope of work and reserve incentive funds.



5. Notice to proceed or start construction

Once the eligible scope of work has been approved, a CoMFI Program team member will provide a notice to proceed with construction.



6. Project completion and closeout

When construction is complete, a CoMFI Program team member will perform an onsite inspection and collect the necessary program documents. Subject to the Terms and Conditions, once all documentation has been received and verified, a check will be issued to the designated payee.

Comprehensive Multifamily Incentive (CoMFI) – 3rd Party Program

Customer Benefits

1. No-Cost energy assessment
2. A tailored report describing existing equipment and available upgrades at the property
3. Contractor connection
4. Financing options (i.e., On-Bill Financing and GoGreen Financing)
5. Incentives based on energy savings associated with selected upgrades

Tier	Natural Gas Savings*	Project Cost Incentive
1	10-14%	25%
2	15-24%	40%
3	25-49%	60%
4	50-74%	75%
5	75-100%	100%

Incentive tiers are based on the level of energy efficiency achieved in the property by installing energy efficiency equipment.

Thank You!

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SURVEY TIME!!!

