



# Energy Efficiency for All

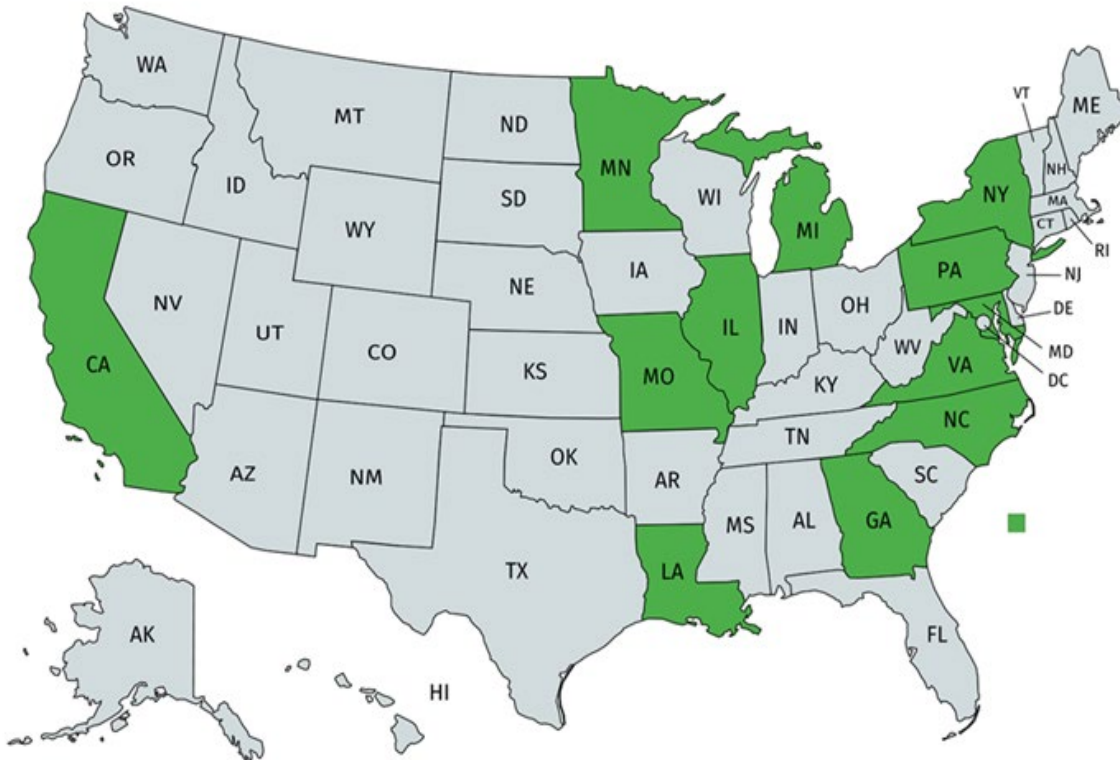
D.C. Green Bank Hearing

DECEMBER 9, 2020



[energyefficiencyforall.org](http://energyefficiencyforall.org)

## Who We Are



- **4 National Partners**
- **12 State Coalitions**
  - Mission-driven coalitions of varying size and composition
  - Including 50 coalition partners funded through the Energy Foundation
- **~300 NEWHAB Members and Allies**



**NRDC**



**ELEVATE ENERGY**



## ***Energy efficiency and helps ensure that all renters live in homes that are affordable and healthy by...***



### **Making Homes Healthier →**

- Improve indoor air quality;
- Protect residents from harmful weather;
- Reduce community exposure to dangerous chemicals



### **Preserving Affordable Housing →**

- Utility bills up to 1/5<sup>th</sup> of operating expenses;
- Cost savings allow housing providers to replenish their reserves, address deferred maintenance, and increase resident services.



### **Reducing Energy Burdens →**

- Black, Latinx, and renter HHs spend greater share of income on energy;
- EE can eliminate or significantly cut the excess energy burden.

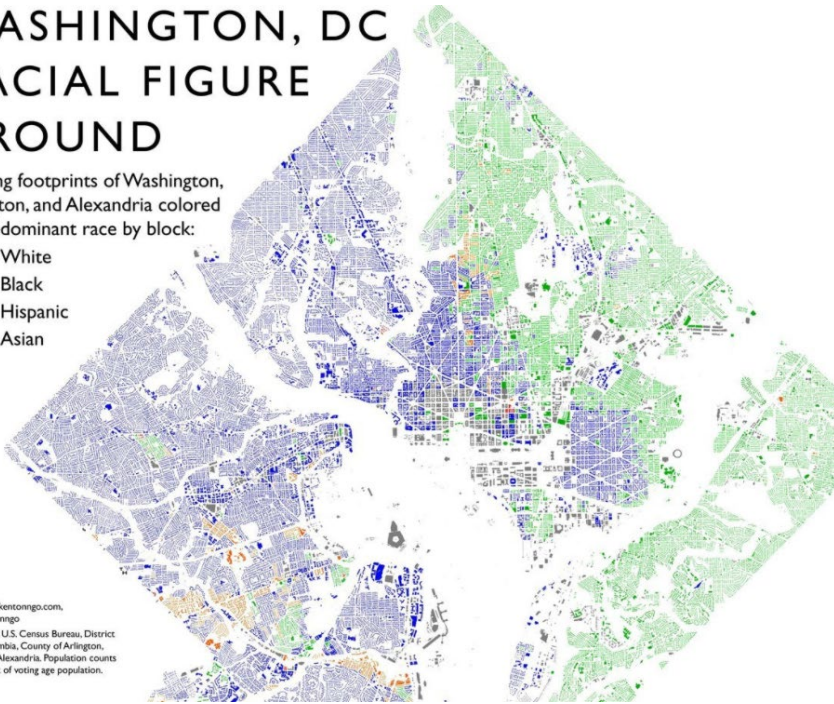


# Centering Racial Equity

## WASHINGTON, DC RACIAL FIGURE GROUND

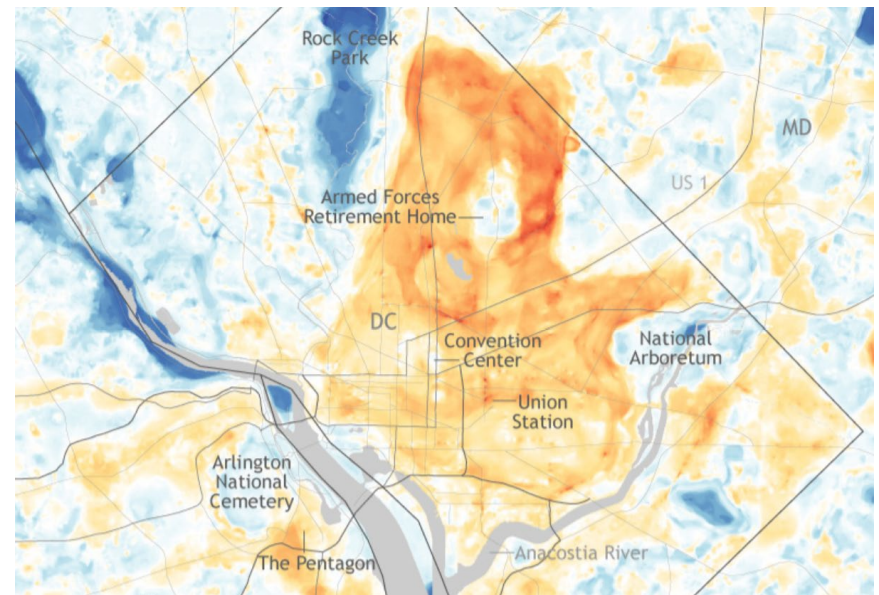
Building footprints of Washington, Arlington, and Alexandria colored by predominant race by block:

- White
- Black
- Hispanic
- Asian



Map by kentonngo.com,  
@kentonngo  
sources: U.S. Census Bureau, District  
of Columbia, County of Arlington,  
City of Alexandria, Population counts  
by block of voting age population.

## Urban Heat Island Effect





***The challenges of bringing both energy efficiency and electrification to affordable multifamily housing require tailored strategies.***

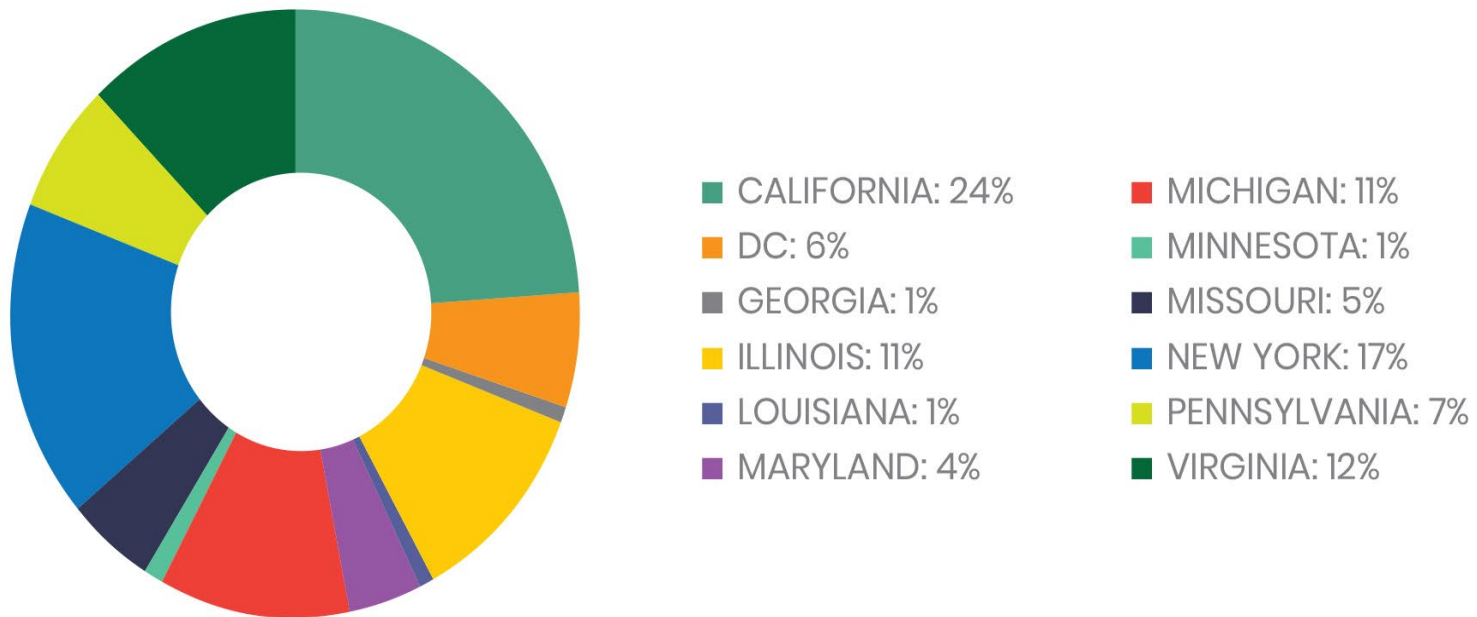
- **Financial Constraints include:**
  - Tight operating margins;
  - Limited ability to take on additional debt;
  - Need to address deferred maintenance;
  - Inability to recoup the costs of building upgrades due to the split incentive or utility allowance rules;
  - For NOAH, inability to cover upgrade costs without raising rents
- **Technical Constraints include:**
  - Limited staff capacity and resources;
  - Lack of familiarity with energy efficiency and electrification;
  - Missing the opportunity to upgrade equipment at the time of equipment failure because systems need to be replaced quickly
  - Building retrofits can take a considerable amount of time to complete; and
  - Lack of coordinated and easy to navigate incentive programs and financing that can also increase costs for owners or dissuade them entirely from pursuing energy upgrades

## EEFA's Strategies

- **Coalition-Building.** Supporting coalitions through coaching, training and funding; coordinating coalition activities; and providing coalition-building and technical expertise.
- **Research.** Producing and shares resources to help interested individuals and organizations tackle the roadblocks to energy efficiency and affordable housing in their own communities.
- **Advocacy.** Ensure that utility, state, local, and federal entities provide equitable investment to improve the efficiency of affordable multifamily homes.
- **Program Design.** Advance proven best practices in efficiency program design and implementation to help meet the needs of affordable housing building owners and residents.

# \$1 billion in new resources for AMF

## % of New Funding for Affordable Multifamily Housing by Location





## California: Low-Income Weatherization Program (LIWP)

- Covers up to 80% of the cost of efficiency, electrification, and solar upgrades
- High-quality, comprehensive, and free technical assistance
- Protections for residents in NOAH
- Average energy use reduction: 44%
- Average resident bill savings: 30%
- Projects that included electrification: 68%



California Department of  
Community Services & Development





# New York: Coordinated Approach to Serve Preservation Projects

Requirements &  
Integration Into  
Standard Practices

Flexible  
Incentives

Green Bank  
Financing



## D.C. Multifamily Affordable Housing Whole Building Deep Retrofit Program



An Exelon Company



- New program launching in 2021
- Provides comprehensive energy efficiency building upgrades via a one-stop shop approach
  - Ease of use for owners
  - Technical assistance
- Pay-for-Performance incentives- the more energy saved, the higher the incentive level- incentives will cover up to 80% of retrofit costs
- Eligibility: Buildings w/ 3+ units where either a) majority of residents have incomes below 80% AMI or b) majority of units rent at levels affordable to residents w/ incomes below 80% AMI

**KEY RESOURCE TO HELP BUILDING OWNERS COMPLY WITH BEPS**

## For More Information:



LINDSAY ROBBINS,  
NATURAL RESOURCES DEFENSE COUNCIL  
[LROBBINS@NRDC.ORG](mailto:LROBBINS@NRDC.ORG)



TODD NEDWICK,  
NATIONAL HOUSING TRUST  
[TNEDWICK@NHTINC.ORG](mailto:TNEDWICK@NHTINC.ORG)