

Where Energy Efficiency Counts the Most: Multifamily Housing

Zack Miller, Virginia Housing Alliance



VHA Mission

To expand affordable housing opportunities and end homelessness through advocacy, education and collaboration



Virginia Housing Coalition
Educate, Advocate, Change



Virginia Coalition to End Homelessness

VCEH

The Issue: Why Multifamily focus?

- Multifamily housing traditionally left out of energy efficiency programs
- Multifamily rental housing harder to serve than Single-Family
- VA resource poor environment for MFEE**
- Yet, many of Virginia's low-income households live in multifamily rental housing
- African Americans and Latino families twice as likely to live in MF Housing as whites

Energy Cost Burden

APRIL 2016

Lifting the High Energy Burden in America's Largest Cities: How Energy Efficiency Can Improve Low Income and Underserved Communities

Ariel Dreihobl and Lauren Ross

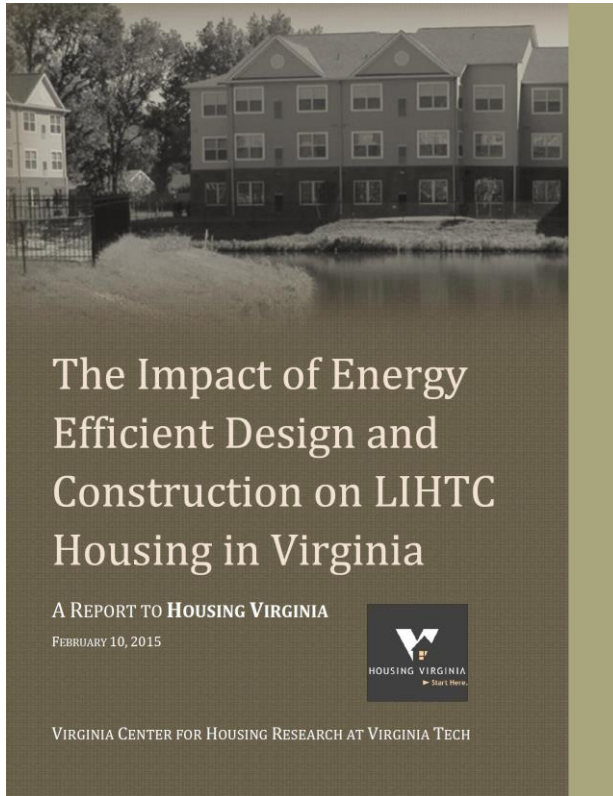


**ENERGY
EFFICIENCY
FOR ALL**

ACEEE
American Council for an Energy-Efficient Economy

- Low-income* renters living in MF rental housing spend more on their utilities
- Virginia Beach – 7.5% of income for low-income households vs. 3.9% average households
- Richmond - 6.5% of income for low-income households vs. 3.1% average households
- Renters, African American, Latinos have higher energy cost burdens

* <80% AMI



Energy Efficiency and Housing Affordability

- Used actual utility data to demonstrate cost savings in LIHTC projects built to EarthCraft standards
- Average savings to tenants - \$54/month, over \$600/year
- Improved housing affordability by 5.6% for 50% AMI HH's, by 9.3% for 30% AMI



**ENERGY
EFFICIENCY
FOR ALL**



Support the work of state and local stakeholders in twelve states over the next two years to expand energy efficiency programs for the affordable multifamily sector.

“By coordinating the efficiency and housing sectors, we can reach our goals and achieve Energy Efficiency for All!”

Virginia Has great potential in its affordable multifamily housing sector

-28%

Reduce annual electricity usage by 838 GWh (28 percent) in affordable multifamily buildings.

-19%

Reduce gas usage by 1,497BBtu (19 percent) in affordable multifamily buildings.

\$2.90

Realize \$2.90 in benefits for every \$1.00 invested in energy savings in affordable multifamily buildings.

-\$

Realize multiple non-energy benefits, including reduced bill arrearages, reduced customer calls and collection activities, reduced safety-related emergency calls, improvements in residents' health, increased resident comfort, and increased housing property values.

12%

PERCENTAGE OF VIRGINIA HOUSING STOCK THAT IS AFFORDABLE MULTIFAMILY

385,000

UNITS OF AFFORDABLE MULTIFAMILY HOUSING IN VIRGINIA

Our Members:

Housing Advocates

Housing Developers and PHA's

Energy Efficiency Professionals

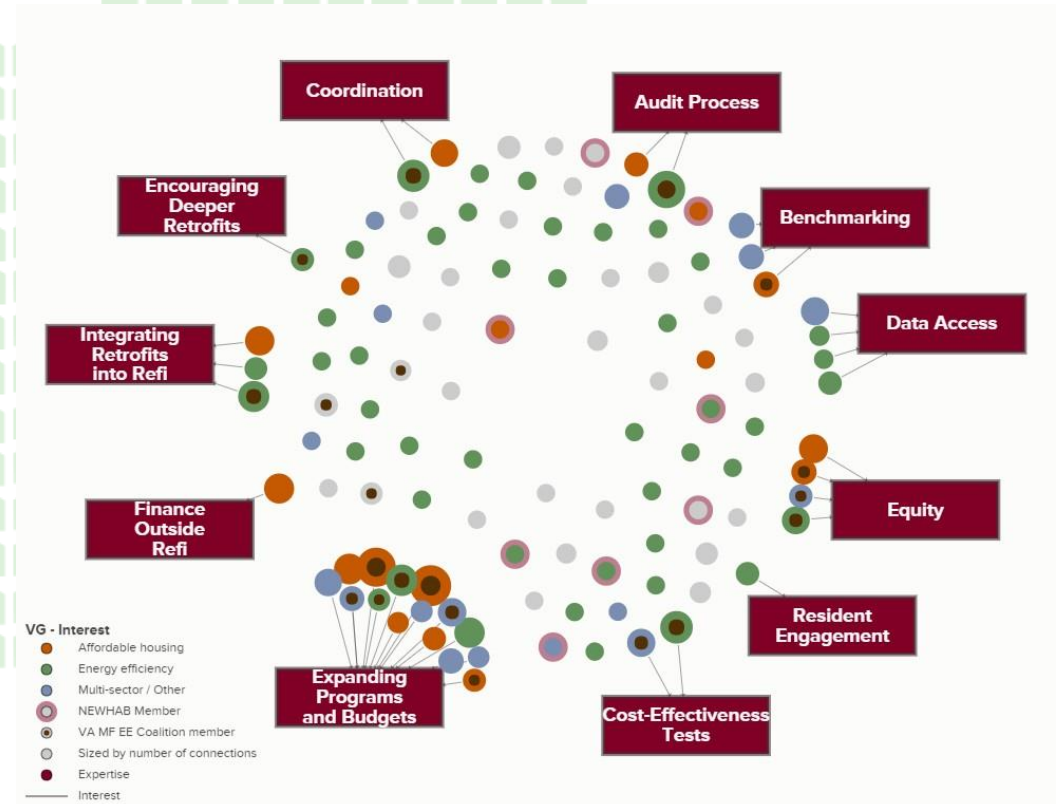
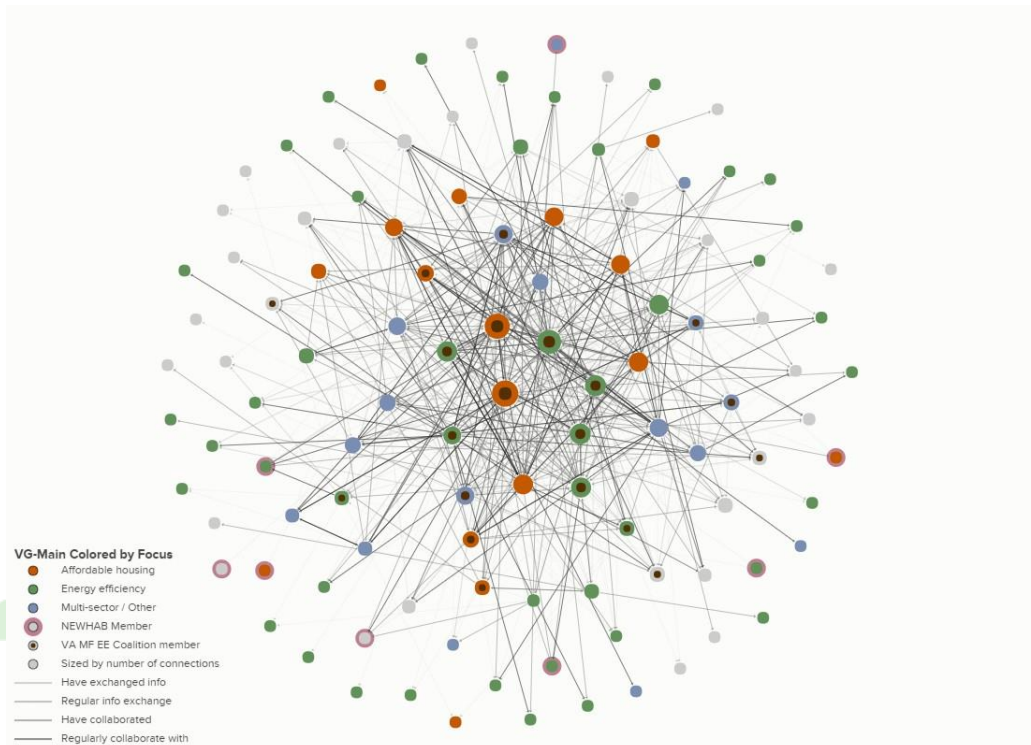
Weatherization Providers

Environmental Groups



Network Connectivity

Network Mapping – Who is already working together and who can we connect?





Our Work

- Coordinated strategy across all opportunity areas: WAP/LIHEAP , Utility Programs, Legislative, Administrative, Financing and other initiatives
- Provide solutions and information to enable action and overcome traditional barriers
- Ensure housing community engagement in Coalition's work and mission



Our Principles

- Efforts are additive and complementary, and do not detract from existing initiatives.
- Focus on advancing long-lasting and comprehensive energy efficiency improvements in preference to transitory or less impactful ones
- Support equitable access to energy efficiency for all customer sectors and constituencies.
- Take a collaborative rather than confrontational approach with when formulating strategy and considering tactics.



Goal: Advance policies that provide comprehensive energy efficiency services to the state's multifamily housing stock

25 by 2025!

- **25** – We support programs and policies that will achieve an average savings of at least 25%
- **Of 25** – We are working to help VA make upgrades to 25% of its affordable MF stock
- **By 2025** – We aim to reach this goal over the next decade

Work Areas

- **SB1349 – EE pilot for low-income, elderly, and disabled individuals. Work with DVP and providers to advance program.**
- **Get Coalition members and housing community and engaged with the SCC on EE programs**
- **Assist in Utility Tracking efforts across the state**
- **Support development of PACE through education and outreach**
- **Support the inclusion of MFEE in the state’s Clean Power Plan and participation in the Clean Energy Incentive Program**



vamfeec.org

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