



Building a Multifamily Energy Efficiency Coalition in Virginia





- **What was in Place in VA prior to MFEEC**
- **Conditions that Paved the Way**

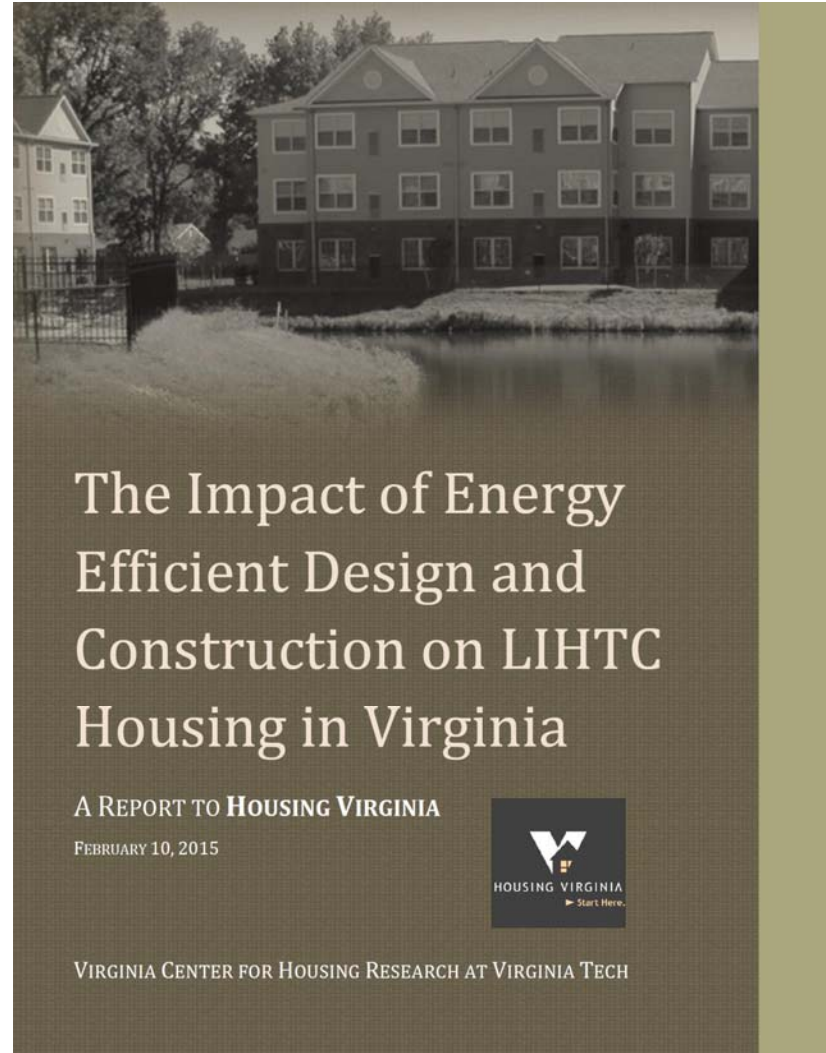


**VHDA QAP
Includes
Strong
Incentives**





Housing Virginia: LIHC Study





Housing Virginia: LIHC Study

TWELVE FACTS FROM NEW ENERGY STUDY* SHOW COST SAVINGS TO
LOW INCOME HOUSING TAX CREDIT (LIHC) RESIDENTS IN VIRGINIA

FACT SHEET

1 Energy Costs - Over the past decade the average cost of electricity for residents has increased by 42% in Virginia



The residential sector represents 25% of total annual energy use in Virginia. Apartment housing is 20% of all residential usage.

2

3 Virginia is leading the nation in using energy efficient design to save money for residents of affordable rental housing. Since 2000, over 90% of all tax credit apartments have met these new energy efficiency standards.



An average tenant saved 464 kilowatt hours of energy per month. This equals \$54 per month at current prices – **a savings of over \$600 per year.**

4

5 There have been over 13,000 EarthCraft certified housing tax credit units developed in Virginia in the past 6 years. This suggests **millions of dollars in annual savings** to EarthCraft residents.



The energy efficiency features have the desired result of making the housing more affordable for lower income families. For a family at 50% of area median, the overall savings is 5.6% of their housing cost. For an extremely low income households (30% of AMI) the savings are even greater at 9.3%.

6



- **EEFA Collaterals helped to Launch the Campaign**

VIRGINIA ENERGY EFFICIENCY FOR ALL

New Studies Identify Significant Energy Savings Potential

in Virginia's Affordable Multifamily Housing and Highlight Best Practices for Achieving Savings

A new study, "Potential for Energy Savings in Affordable Multifamily Housing," documents the potential energy savings and non-energy benefits from the implementation of energy efficiency measures in Virginia's affordable multifamily housing. The study identifies the maximum achievable potential savings and benefits that can be captured over the 20-year period 2015-2034 through the deployment of affordable multifamily energy efficiency programs.

THE STUDY DETERMINED THAT BY 2035, VIRGINIA COULD COST-EFFECTIVELY:

- 28%** Reduce annual electricity usage by 838 GWh (28 percent) in affordable multifamily buildings.
- 19%** Reduce gas usage by 149788Btu (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.

A companion report, "Program Design Guide: Energy Efficiency Programs in Multifamily Affordable Housing," highlights best practices in implementing efficiency programs that can be used to effectively reach Virginia's affordable multifamily housing. The recommended best practices, based on research on efficiency programs for multifamily affordable housing (MFAH) nationwide, include the following:

- 1 Establish the goal of capturing all cost-effective efficiency in MFAH.
- 2 Improve building owners' access to energy usage information.
- 3 Develop programs specifically targeted to MFAH buildings.
- 4 Structure incentives for whole-building savings.
- 5 Build partnerships with key local market participants.

12% PERCENTAGE OF VIRGINIA HOUSING STOCK THAT IS AFFORDABLE MULTIFAMILY

385,000 UNITS OF AFFORDABLE MULTIFAMILY HOUSING IN VIRGINIA



- **During ARRA the VA WAP Program produced 5,000 MF units**





Getting the Right People in the Room

- Why Housing Led
- Track Record of Cross Sector Collaboration
- Bringing “housers” to this issue



Opportunity Knocks !

- **Dominion-AEP – 2015 GA**
- **“Rate Freeze” bill**
- **Opposition & the Governor**
- **Solar and EE**



- **Each Phase I and II Utility shall conduct a pilot program for energy assistance and weatherization for low income, elderly, and disabled individuals in their respective service territories in the Commonwealth. Each pilot program shall be funded by the utility and shall commence September 1, 2015.**



Post 2015 GA Session

- “Rider” – light touch program**
- Meetings with Dominion**
- Single Focus on MF**
- Data Support from Elevate, NHT, NRDC**



Formation of MFEEC

- **Program of Va. Housing Coalition**
- **Membership (no utility or state agency)**
- **Mission / Purpose**
- **Meetings / Activities / Priorities**
- **Communications**



Dominion Program Development

- **Meetings with Gov. Office**
- **\$100 million program rationale**
- **Production Capacity**
- **Eligible Measures**
- **Cost per Unit and Production**



Endgame

- **Direct intervention by Gov Office**
- **DOM announces \$59 million effort**
- **Devil in the details !!**
- **Public relations and EE policy**
- **Going forward**



Next Steps

- **Gas Utilities**
- **Coops**
- **WAP – MF set aside**
- **PACE**
- **QECB loans from VCC**



Next Steps

- **SCC Education**
 - Staff
 - Commissioners
- **Rate payer funded EE – 5 years**
- **Clean Power Plan**
- **RGGI**
- **QECB loans from VCC**



Next Steps

- **New Study – Next Step – Resident Education & Incentives**
- **Build greater interest among housers**
- **Newhab**



Contact:

Bob Adams – bob@hdadvisors.net

804-240-3755