



Unleashing Utility Resources to Energy Retrofit America's Affordable Housing Stock

Project Summary

The National Housing Trust (NHT) is advancing innovative partnering and financing models to preserve and green multifamily affordable rental properties using a nontraditional and growing source of capital – energy efficiency grants and loans from the country's utilities.

Energy retrofitting multifamily housing is a key strategy for preserving affordable homes and stabilizing neighborhoods. NHT is working to ensure that low income residents benefit from increased energy efficiency in rental housing and that utilities are able to realize additional energy consumption reductions in this underserved housing stock.

NHT is working in several states to build the partnerships essential to create the shifts in attitude, policy and practice required to increase utility resources dedicated to multifamily affordable housing. These states include Minnesota, Pennsylvania, Rhode Island, Illinois, Colorado, Maryland, Michigan, and Ohio. This work is being supported by the **Doris Duke Charitable Foundation**, the **Energy Foundation**, the **Kresge Foundation**, and the **Housing Partnership Network's Innovation in Neighborhood Stabilization Initiative** funded by the **Citi Foundation**.

NHT is conducting this work with the **American Council for an Energy-Efficient Economy**, **D&R International**, and the **National Consumer Law Center**. We are also working with local energy advocates and intermediaries to ensure that we can readily reach key decision makers.

[Funding support of \\$570,000 has helped NHT and our partners leverage more than \\$40 million in utility funding for energy efficiency improvements in multifamily housing.](#)

Approach

Our approach to building customized state partnerships with utilities has four components:

- Identify current barriers to developing a coordinated financing model as well as harness our collective knowledge to posit solutions to these barriers.
- Initiate a convening process in each state to build the needed relationships and dialogue between the players – affordable housing providers, the housing finance agency, energy advocates and key utilities.
- Provide technical advice to ensure optimal program design and implementation based on best practices in existing utility, housing and energy efficiency programs.
- Connect relevant stakeholders across state lines through regular webinars to share challenges and solutions.

Results to Date

	Successful NHT-led Utility Outcomes	Expected Multifamily Investments	State/Local Partners
Maryland	Utilities have transferred \$21 million to the MD Department of Housing and Community Development (DHCD) for energy retrofits of multifamily housing (to be combined with state housing funding).	\$21 million for low-income multifamily housing	MD Department of Housing and Community Development
Minnesota	Both Xcel Energy and CenterPoint Energy have developed targeted utility energy efficiency programs for low-income multifamily housing.	\$3 million for energy efficiency upgrades to low-income multifamily housing	Minnesota Housing Finance Agency; MN Green Communities
Michigan	NHT is negotiating a multifamily pilot program with Detroit Energy (DTE), bringing together the utility, a CDFI, the State Housing Development Authority and an energy services provider to participate in the program.	A \$500,000 investment by DTE Energy is expected to leverage approximately \$2 million in private, low-cost financing.	Great Lakes Capital
Rhode Island	NHT organized two unprecedented meetings with key stakeholders in Rhode Island -- representatives from the region's major utility, National Grid, and the state housing finance agency. As a result, National Grid recently announced it would create a dedicated multifamily program for energy efficiency measures.	National Grid's 2013 Energy Efficiency Program Plan includes \$5.6 million for multifamily housing. This new multifamily program provides a single point-of-contact, better coordination of services, and easier access to information for multifamily owners.	Rhode Island Housing
Pennsylvania	NHT worked with our partners to unite a coalition of 30+ organizations that convinced the PA Public Utility Commission that electric utilities should develop strategies and programs to address multifamily housing within their Phase II Energy Efficiency & Conservation plans.	PECO's plan for Phase II of Act 129 includes \$10 million for multifamily housing over three years.	Pennsylvania Housing Finance Agency; Pennsylvania Utility Law Project
Illinois	NHT and CNT Energy organized two forums with the state's utilities, the state energy office, the state HFA and other key stakeholders.	These forums have spurred increased collaboration between the utilities and CNT Energy's multifamily Energy Savers program and increased resources for multifamily housing.	CNT Energy