

# Rental Housing Energy Efficiency Work Group

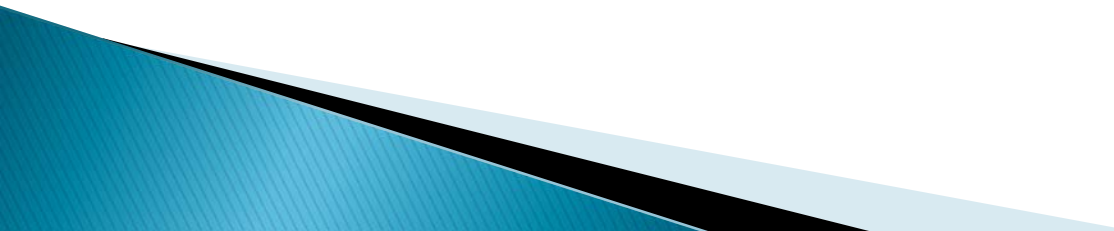
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Minnesota Community Action Partnership

# Why MinnCAP?

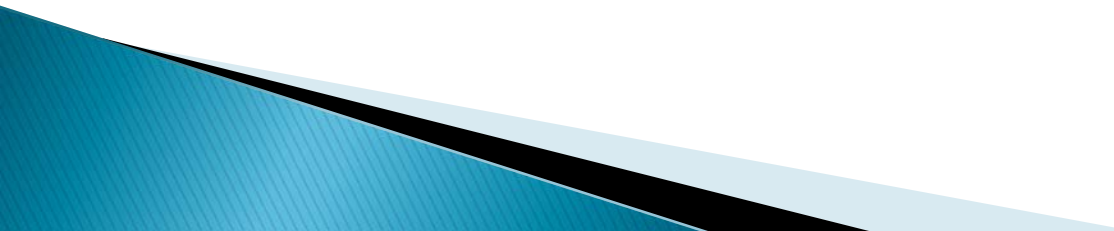
- ▶ Community Action Agencies are nonprofit private and public organizations established under the Economic Opportunity Act of 1964 to fight America's War on Poverty.
  - Weatherization Assistance Program
  - Low Income Home Energy Assistance Program (LIHEAP)
- ▶ Energy Policy Coordinator

# RHEE Work Group

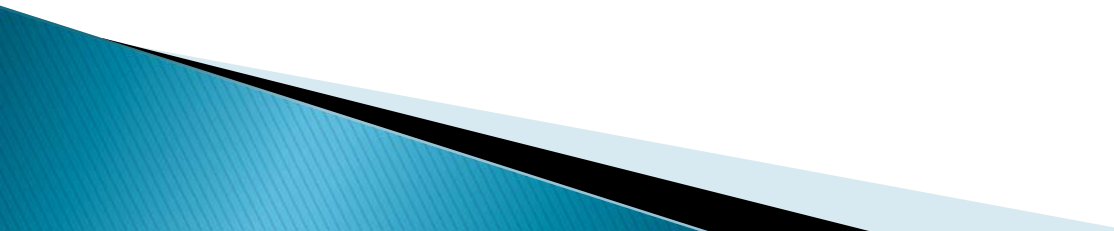
- ▶ RHEEWG Goal: to explore barriers and solutions to greater penetration of effective energy conservation/efficiency practices within the rental housing sector.
  - ▶ Seven Meetings: February – December 2010
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# RHEE Work Group

## ▶ Stakeholders

- utilities
  - affordable housing owners & advocates,
  - renter advocates,
  - a landlord association,
  - energy efficiency advocates,
  - state agencies concerned with energy and housing policy, and
  - PUC
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# RHEE WG Priorities

- ▶ Develop **benchmarking** tools for property owners
  - ▶ Leverage utility **Conservation Improvement Program (CIP)** opportunities
  - ▶ Increase and improve **consumer outreach and resources.**
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# Benchmarking

**GOAL:** Identify and promote accessible benchmarking tools that provide whole-building information to rental property owners on the performance of their properties relative to other similar properties.

**RECOMMENDATION:** Encourage the use of Energy ScoreCards or WEGO Wise by Minnesota property owners.

# Benchmarking

**GOAL:** Explore ways to make data sharing between Minnesota utilities and property owners easier.

**RECOMMENDATION:** In partnership with Minnesota utilities, develop procedures to share data between utilities and property owners.

# Benchmarking

**GOAL:** Develop a pilot project to benchmark energy (and water) consumption for rental housing in Minnesota.

**Recommendation:** Develop a pilot project for benchmarking energy (and water) consumption in Minnesota.

# Multifamily CIP

**GOAL:** Develop methodology to demonstrate tenant benefits under shared metering.

**RECOMMENDATION:** Permit the party making the energy efficiency investment to be eligible for payment of applicable utility rebates or benefits.

# Multifamily CIP

**GOAL:** Develop methodology to demonstrate tenant benefits under shared metering.

**RECOMMENDATION:** When tenants do not pay for energy directly, it must be demonstrated that quantifiable benefits from efficiency measures accrue primarily to tenants

# Multifamily CIP

**GOAL:** Develop guidance for utilities on how multi-family fits into the current residential and business segments.

**RECOMMENDATION:** Special treatment of a multi-family unit may be necessary to address the unique challenges due to ownership structures. Programs should allow a landlord to receive rebates for energy efficiency investments.

# Multifamily CIP

**GOAL:** Develop guidance for utilities on what qualifies as low-income participants.

**RECOMMENDATION:** In order to use low-income CIP funds on a multifamily property, the property must meet one of the six conditions as outlined in the paper.

## Low Income Eligibility Demonstration for Multi-family Buildings for Conservation Improvement Programs (CIP)

Low Income Eligibility Demonstration	Percent of Households that must meet requirement (2-4 Units)	Percent of Households that must meet requirement (5+ Units)	CIP Low Income	WAP Low Income	Method of Demonstrating Income Eligibility
Property is on a US Department of Energy (DOE) list of pre-qualified multi-family properties that are income eligible for Weatherization Assistance Program (WAP) <sup>1</sup>	NA	NA	X	X	Annual certification to US Department of Housing and Urban Development (HUD)
Households that meet income eligibility qualification guidelines for a federal, state, or local government subsidized housing program	50%	66%	X	X	Annual certification to HUD or State
Individual households in property have applied for and have been determined to be LIHEAP <sup>2</sup> eligible and WAP eligible	50%	66%	X	X	WAP service provider determines eligibility
Individual households in property have applied for and have been determined to be WAP eligible but not LIHEAP eligible	50%	66%	X	X	WAP service provider determines eligibility
Housing Choice Voucher (Section 8) <sup>3</sup> payments are made on behalf of households (renters) to the landlord	50%	66%	X		Landlord
Households (renters) have Housing Choice Vouchers (Section 8)	50%	66%	X		Landlord
Individual households in property have an annual income of less than or equal to 60% of area median income	50%	66%	X		Process for resident self-disclosure to be developed by utility and approved by State

<sup>1</sup> Weatherization Assistance Program (WAP), as administered by the US Department of Energy. <http://www1.eere.energy.gov/wip/wap.html>

<sup>2</sup> Low Income Housing Energy Assistance Program (LIHEAP), administered by U.S. Office of Community Services, Administration For Children and Families. <https://www.acf.hhs.gov/programs/ocs/liheap/>.

<sup>3</sup> <http://www.hud.gov/offices/pih/programs/hcv/about/index.cfm>.

# Multifamily CIP

**GOAL:** Compile research in order to better understand the needs and potential of energy efficiency investments in rental housing.

**RECOMMENDATION:** Gather research that has been conducted on energy efficiency programs in rental housing. Leverage current expertise and previous research findings.

# Consumer Education & Resources

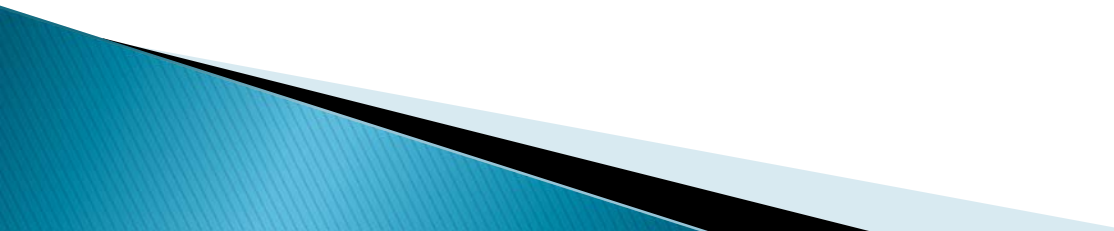
**GOAL:** Identify or create best practices to be shared with program developers and motivated property owners and renters.

**RECOMMENDATION:** Gather research that has been conducted on energy efficiency programs in rental housing. In particular, focus on how to motivate property owners to invest in energy efficiency measures.

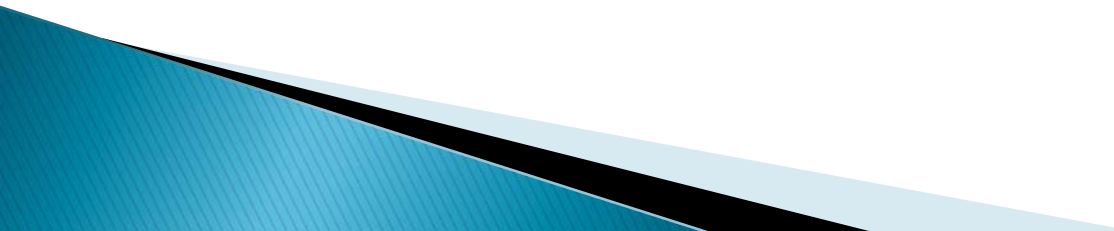
# Consumer Education & Resources

**GOAL:** Increase and improve consumer education outreach by developing a comprehensive accessible resource list.

## **Recommendation:**

- Expand EnergySmartsPay.com statewide resource.
  - Engage EnergySmartsPay.com stakeholders.
  - Assess feasibility of expanding statewide.
  - Determine funding necessary to expand.
  - Develop marketing plan if necessary.
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# RHEEWG Update

- ▶ Develop **benchmarking** tools for property owners
  - ▶ Leverage utility **Conservation Improvement Program (CIP)** opportunities
  - ▶ Increase and improve **consumer outreach and resources.**
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**The End.**