Alternative Energy in Affordable Housing: Starting the conversation in Minnesota

MAY 21, 2015
# AGENDA

## 7:50 Welcome and Policy Update

**Chip Halbach**, MHP  
**Sarah Berke**, MHP

## 7:55 Panel and discussion

**Mary Tingerthal**, Minnesota Housing (Moderator)  
**Michael Bodaken**, National Housing Trust  
**Gina Ciganik**, Aeon  
**Vihar Sheth**, US Bancorp Community Development Corporation

## 8:50 Closing

**Paul Sween** (MHP Board Chair)  
Dominium

#InvestMHP
Commissioner Mary Tingerthal
MINNESOTA HOUSING
ENERGY EFFICIENCY FOR ALL

ENERGY FOUNDATION
NATIONAL HOUSING TRUST
NRDC
ELEVATE ENERGY
Annual Utility Energy Efficiency Program Spending (in Billion $)

Annual Utility Spending on Efficiency Investments in Buildings

Program Spending (Billion $)

- 1999: $1.0
- 2003: $1.4
- 2007: $2.5
- 2009: $4.3
- 2011: $7.2
- 2025: $15.6

Projected Spending
State-Based Coalitions

We are recruiting allies, building capacity and expanding coalitions, resulting in:

- Increased awareness about the role of energy efficiency in preserving affordable housing;
- Common understanding of challenges and solutions;
- Expanded support from non-traditional allies; and
- More influence w/ key decision-makers

Our network in Pennsylvania meets to develop a work plan for advancing improved utility programs
Notable Milestones

- Secured nearly $45 million to make affordable multifamily housing more energy efficient and healthy for low-income families.

- In MN, Xcel and Centerpoint (largest electric and gas utilities in the state, respectively) proposed a new performance-based, jointly-delivered, one-stop multifamily program.

- The MD Public Service Commission (PSC) increased the budget for utility investments in low-income multifamily housing by $3 million annually. The PSC also approved the use of utility funding on energy efficiency improvements in multifamily common areas.

- Philadelphia Gas Works announced their first low-income multifamily energy efficiency program.
Renewable Energy:NHT Renewable

NHT/Enterprise Properties Impacted:
5, 11 buildings

Solar Thermal Systems: 2

Solar Photovoltaic Systems: 4

Project Cost: $1.25 Million, financing assured by NHT, DC SEU, MacArthur Foundation and Loan from Enterprise.

Solar Photovoltaic Generation:
500,000 kWh/year

Solar Thermal Generation:
10,000 therms/year

- Renewable Energy has generated 500,000 kWh in solar energy, and wind credits have reduced consumption by an additional 500,000 kWh.
- Over the next 5 years, solar will generate $1.2 million in utility savings for NHT/Enterprise and residents.
Why Invest in Energy Efficiency?

Total Savings over 10 years = $550,000

*NHT/E Utility costs will decrease by $350,000 by 2020.
Why Do This Work?

- NHT/Enterprise has invested $2.5 million in energy efficiency retrofits into its existing housing developments across 11 properties in Washington, D.C., Maryland, Virginia and Florida.
- The energy efficiency retrofits have saved NHT/Enterprise and our residents $300,000 per year in utility costs. *The savings represents a 7 year payback on the initial investment.*
- We’ve avoided annual 165 metric tons of greenhouse gases.
- Through *NHT Renewable*, NHT/Enterprise dedicated $1.25 million in investment in solar power. The projects, installed across 5 properties (11 buildings) in the District of Columbia generate 1/2 a Megawatt of energy, the equivalent of approximately 50% of NHT/Enterprise’s common area energy usage on its DC properties. *We’ve avoided annual 380 metric tons of greenhouse gases.*
Gina Ciganik
AEON
Gina Ciganik
Vice President – Housing Development
What does this add up to?

Design EUI: 31 kbtu / sf / year

ASHRAE 2004 Regional Baseline: 119
Green Communities Baseline: 65
SB 2030 & 2030 Challenge Current Target 60% Reduction: 52
As Designed: 31
As Designed; with PV Installed: 21
[LBC Energy Petal: Net Zero]
Vihar Sheth

US BANCORP COMMUNITY DEVELOPMENT CORPORATION

#InvestMHP
Thank you for joining us

www.mhponline.org

#InvestMHP