



# Alternative Energy in Affordable Housing: Starting the conversation in Minnesota

MAY 21, 2015



**#InvestMHP**

# 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

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# **Commissioner Mary Tingerthal**

## **MINNESOTA HOUSING**



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**Michael Bodaken**  
**NATIONAL HOUSING TRUST**



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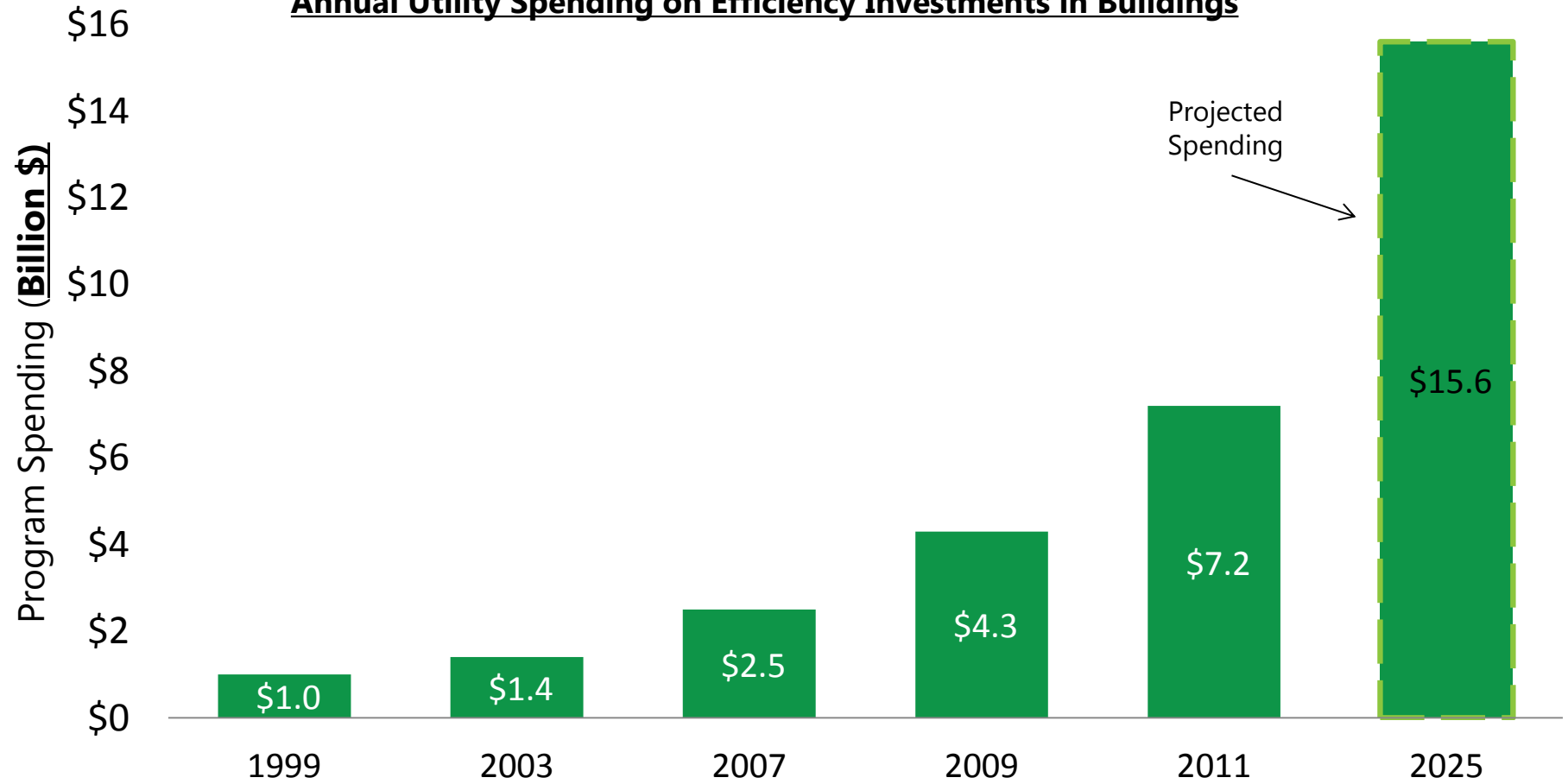


# ENERGY EFFICIENCY FOR ALL



# Annual Utility Energy Efficiency Program Spending (in Billion \$)

Annual Utility Spending on Efficiency Investments in Buildings



# 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

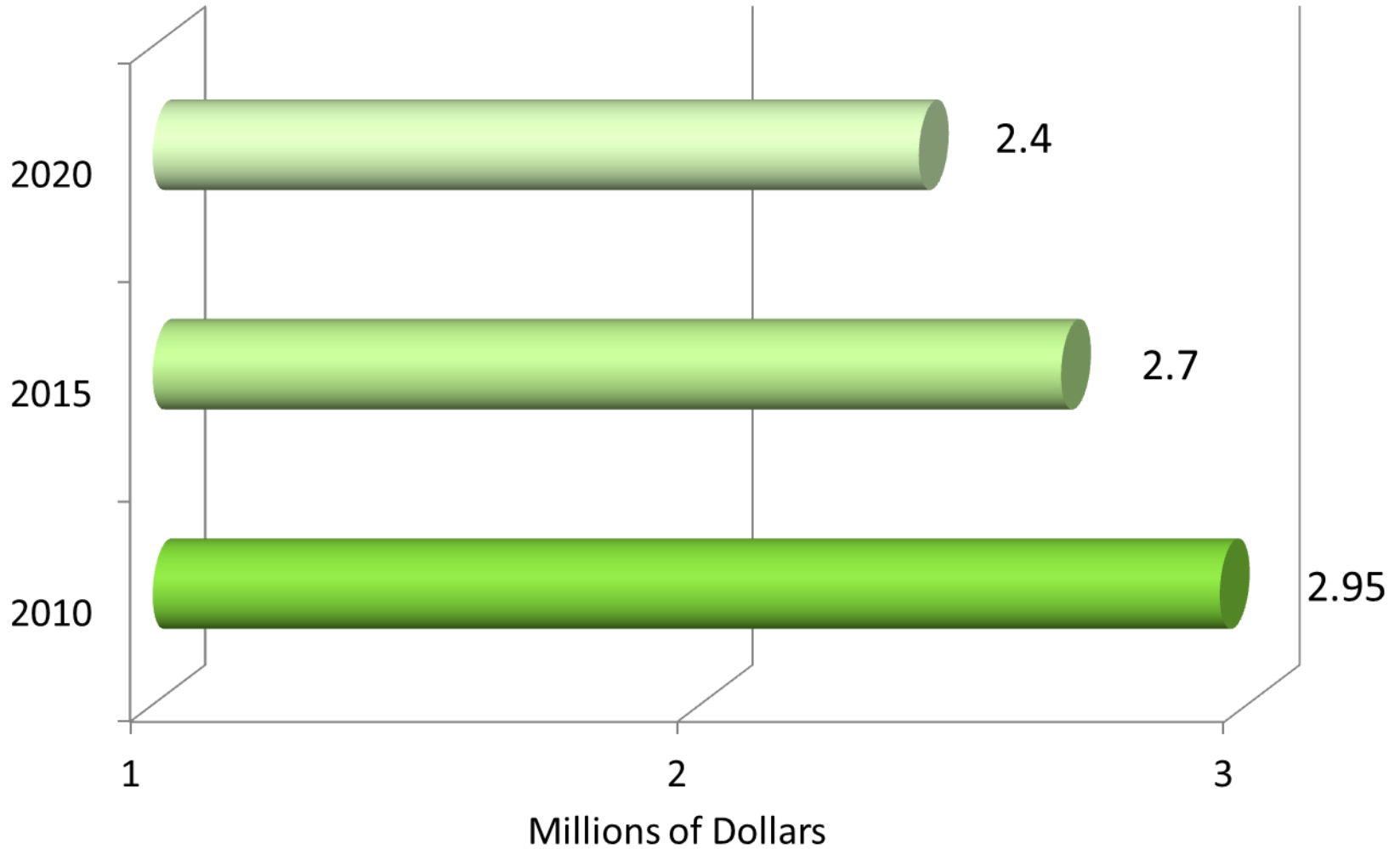
*Solar Thermal Generation:*  
10,000 therms/year



- 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**



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Homes for Generations

Gina Ciganik

Vice President – Housing Development



AEON SOUTH QUARTER: THE ROSE  
FINAL EXTERIOR RENDERINGS  
01.24.2014

MSR

710 South 2nd Street, 8th Floor  
Minneapolis, Minnesota 55401-2282

PORTLAND AVE. AND FRANKLIN AVE.  
-PERSPECTIVE OF THE MAIN ENTRY FROM SOUTH EAST CORNER OF SITE



Homes for Generations



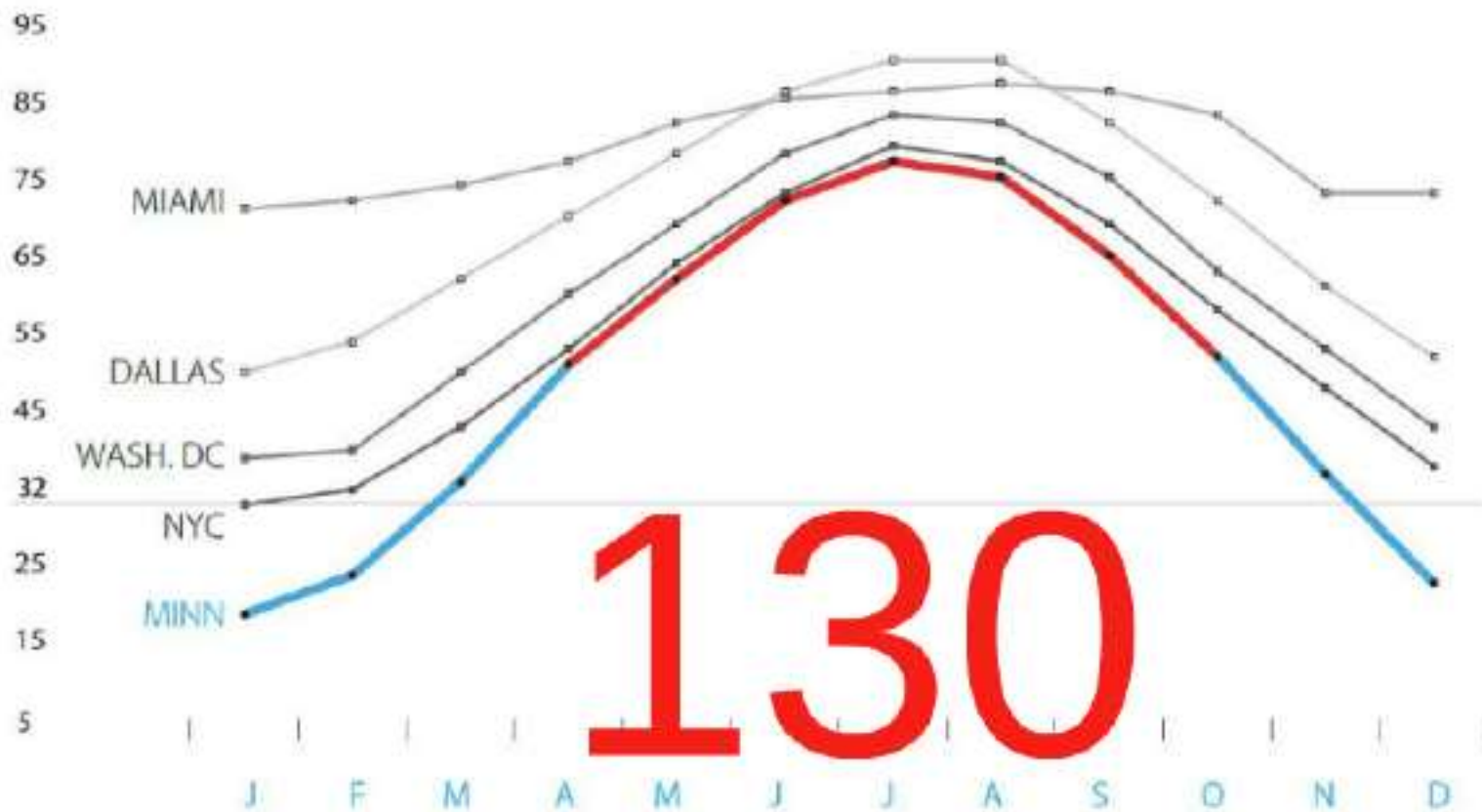


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msrdesign.com

 **aeon.**  
Homes for Generations

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Homes for Generations

# MONTHLY AVERAGE TEMPERATURE °F



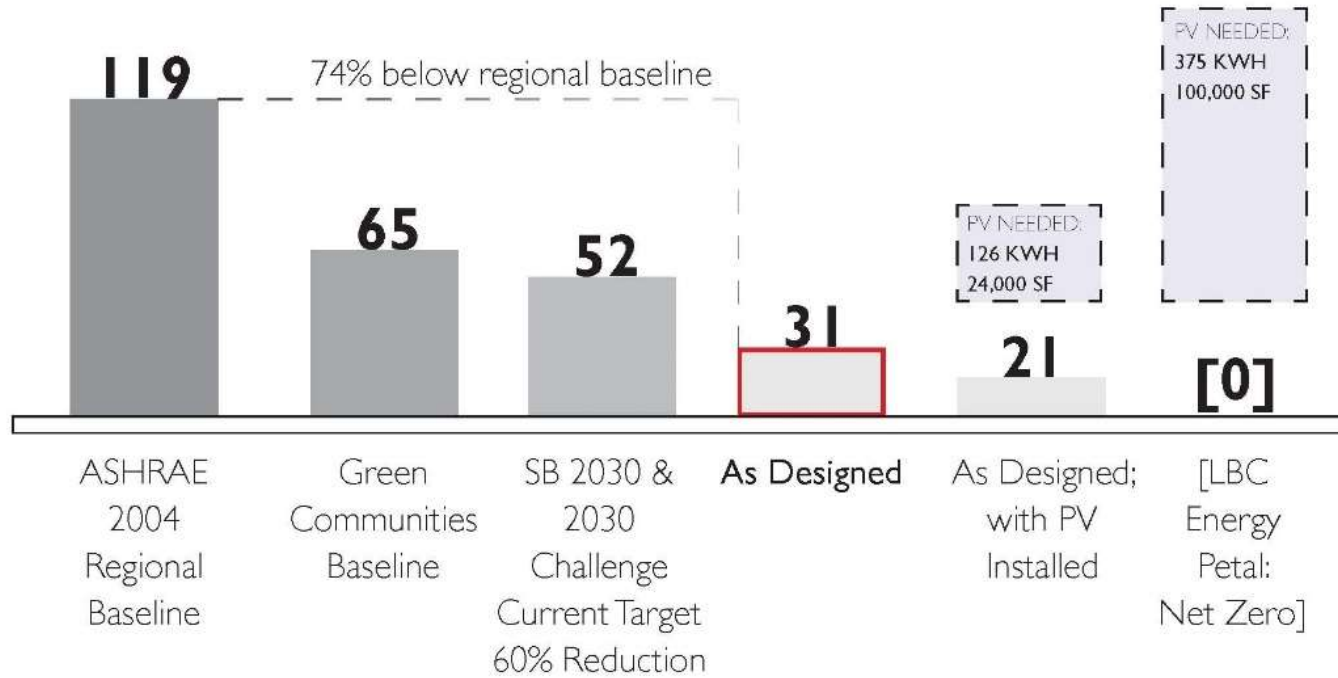
Homes for Generations



# ENERGY Energy Use Intensity (EUI)

What does this add up to?

Design EUI **31** kbtu / sf / year





**Vihar Sheth**

**US BANCORP COMMUNITY DEVELOPMENT  
CORPORATION**



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**Thank you for joining us**

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