



# Updates on Affordable Housing Groups

Amy Vavak, National Grid

Cheryl Harrington, Eversource

May 17<sup>th</sup>, 2017



# Summary



- Overview of two PA/LEAN led groups
  - Affordable Housing Energy Efficiency Working Group
  - Low Income Multi-Family Advisory Committee
- Review of recent activities
- Next steps

# Affordable Housing Energy Efficiency Working Group



## Purpose:

To leverage  
multi-family  
refinancing  
events to  
maximize  
energy  
efficiency  
retrofit potential

- PA led
- Wrapped up mid-2016
- Outcomes included:
  - PAs and partners will develop a clear roadmap as a handout to help owners and others navigate the two processes
  - The Low Income Multi-Family Advisory Committee will reconvene to provide an outlet for continued collaboration between partners

# Low Income Multi-Family Advisory Committee



## Purpose:

A collaborative group including PAs, LEAN, DHCD and affordable housing stakeholders

- LEAN led
- Originally convened in 2009 to design the Low Income Multi-Family Program for the first 3 year plan
- Continued to inform Low Income Multi-Family Program process improvements and project review
- Committee reinvigorated as an outcome of the Affordable Housing EE Working Group

# Recent Activities



Low Income Multi-Family Advisory Committee met on September 23, 2016 & April 11, 2017



*“Roadmap” for maximizing energy and cost savings at refinance for multi-family properties was discussed at both meetings*

# Roadmap Status



- Final Roadmap draft reviewed on April 11, 2017
  - Adding a “summary” graphic document
  - Adding more case studies
  - Final Roadmap will be accessible on both LEAN and Mass Save® websites

## Roadmap for Maximizing Energy and Cost Savings at Refinance

This roadmap is a step by step guide to incorporating utility and energy service provider technical support and incentives into a multi-family affordable housing refinance project. You may be eligible for up to 100% support for energy efficiency measures such as LED lighting, insulation, air sealing, or boiler replacement. Following this roadmap will allow you to:



### Energy Efficiency Profile Alice Taylor Apartments, Boston, MA

The Alice Taylor Apartments in Boston is a 366-unit apartment complex that houses income eligible residents and is owned and operated by the Boston Housing Authority (BHA). An ongoing partnership between the BHA and the Low-Income Energy Affordability Network (LEAN) sought to reduce energy usage, lower utility bills, and improve tenant comfort at the apartments.

Eversource and National Grid, the sponsoring utilities, provided over \$1.2 million toward energy efficiency upgrades to the Alice Taylor complex. The incentives covered the equipment and installation costs of high-efficiency boilers and domestic water heaters, LED lighting fixtures, as well as insulation and air sealing upgrades.

As a result of these energy efficiency improvements, the BHA has seen a significant decrease in natural gas expenses as its bill has been reduced by approximately one-third. Additionally, the BHA has realized annual savings of \$60,000 in deferred maintenance costs as a direct result of fewer lighting repair requests thanks to the installation of longer-lasting LED lighting. For residents at Alice Taylor, home is a little more comfortable.

*"These kinds of projects are a win for everybody. They save taxpayers' money, conserve energy, install needed infrastructure upgrades to our public housing, and pay for themselves through the energy savings they generate."*

— Martin J. Walsh  
Mayor, Boston, MA

*"This program has proven to be a great partnership. Not only do our residents gain safer, healthier, and more comfortable housing with these investments, but it conserves energy and reduces our carbon footprint."*

— Bill McDonagie  
Administrator, Boston Housing Authority

### Overall Results

|                                  |              |
|----------------------------------|--------------|
| <b>Total Project Cost:</b>       | \$1,242,329  |
| <b>Natural Gas cost:</b>         | \$537,843    |
| <b>Electric cost:</b>            | \$704,486    |
| <b>Total Utility Incentives:</b> | -\$1,242,329 |
| <b>Total Customer Cost:</b>      | \$0          |

|   |     |
|---|-----|
| <b>Projected Yearly Heating (therms) Savings:</b> | 21% |
| <b>Projected Yearly Lighting (kWh) Savings:</b>   | 80% |

**EVERSOURCE**

**nationalgrid**  
HERE WITH YOU. HERE FOR YOU.

**LEAN**  
The Low-Income Energy Affordability Network

**ACTION INC.**

**abcd**  
ACTION FOR BOSTON  
COMMUNITY DEVELOPMENT

Visit [leanmultifamily.org](http://leanmultifamily.org) to learn more about the program

as part of your construction phase or initial discussions with

administered by the Low Income Energy [leanmultifamily.org](http://leanmultifamily.org) or by calling 617-

or possibly a “Green CNA” with to coordinate project financing with

affordable housing refinance projects.

re 50% of the units are at or below am is jointly administered by the Mass r call 617-348-6425.

re 50% of the units are above 60% of

ily apply to the Low Income Multi-ome eligibility requirements, the The Market Rate Multi-Family

o serve new construction and this. rojects or projects with 5 or ss than 5 stories.

for the New Construction requirements, the project will be re paths utilize [Home Energy](http://Home Energy) oject through the process.

Version 3.1.2017

# LIMF Advisory Committee – Going Forward



- Continue to meet bi-annually
- Solicit topics for discussion ahead of each meeting
- Potential discussion topics:
  - New technology review and presentations
  - Major program changes/impacts
  - Evaluation updates
  - Update/news from various stakeholders
- Continue the momentum of collaboration with all stakeholders

# Thank you

