

LEAN

Low Income Residential Planning

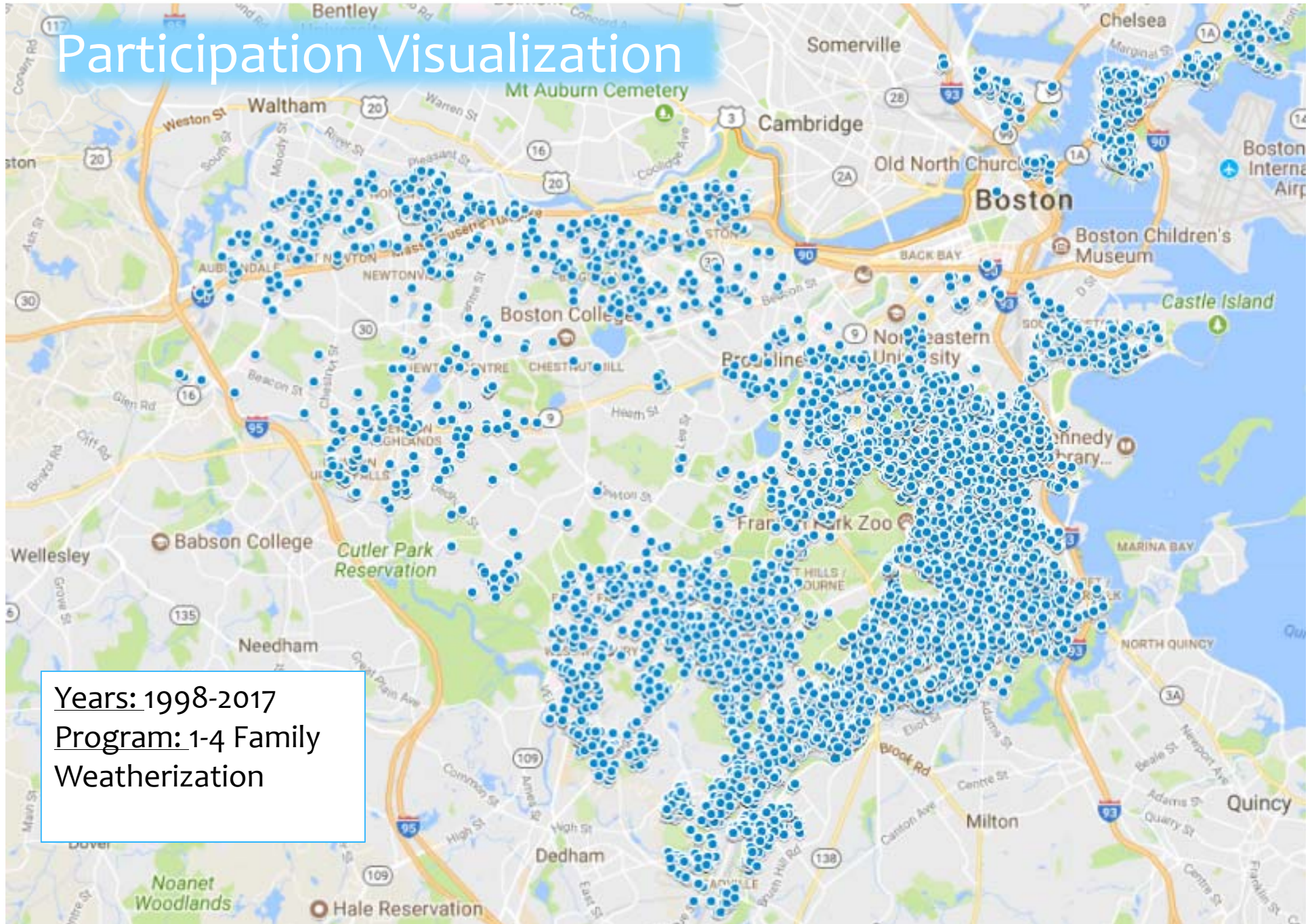
John Wells - ABCD, Inc.
Elliott Jacobson – Action, Inc.
Tuesday, December 5, 2017



*Low Income Energy Affordability
Network*

LEAN

Participation Visualization



Years: 1998-2017
Program: 1-4 Family
Weatherization

Boston

Visual of Roadmap

AFFORDABLE MULTI-FAMILY BUILDINGS: ENERGY RETROFIT RESOURCES



VISIT
LEANMultiFamily.org
CALL
617-348-6425

Mass Save® and the Low-income Energy Affordability Network (LEAN) offer technical support and up to 100% paid assistance for energy efficiency improvements in existing affordable multi-family buildings. No matter who pays for energy use, a range of gas and electric measures are eligible. Prior to starting the refinance process, many owners find energy-related building components are due for replacement and work with Mass Save and LEAN on energy upgrades. However, it is not necessary to wait for refinance to apply; any time is good to improve tenant comfort and lower operating costs.

QUALIFIED DEVELOPMENTS:

- **Low Income Multi-Family Program:** Must have 50% or more of the units at or below 60% of AMI. Measures that meet the cost-effectiveness test are eligible for 100% support.
- **Multi-Family Retrofit Program:** For developments with less than 50% of the units at or below 60% of AMI. Some co-pays necessary.

All services require coordination with Mass Save and LEAN's program providers.

SAMPLE EFFICIENCY MEASURES	MEASUREMENT & VERIFICATION SERVICES
<ul style="list-style-type: none"> • Heat and hot water systems • Insulation • Sealing of air leaks • Refrigerators • Interior and exterior LED lighting upgrades 	<ul style="list-style-type: none"> • No-cost Home Energy Assessment—all developments • WegoWise data service—one year free for income-eligible developments

REFINANCING? START EARLY

- Reduce initial deposits to replace reserves.
- Allow for underwriting of prospective energy savings.
- Increase net operating income.
- Use energy efficiency incentives as an additional source of funds; commitment letters are possible.
- Program vendors will perform all cost-effective work, or by pre-arrangement owners may use their own architect, engineer and contractor.

SPONSORS:

Mass Save is an initiative sponsored by Massachusetts' natural gas and electric utilities and energy service providers. The Low Income Multi-Family Program is jointly administered by Mass Save Program Administrators and the Low-Income Energy Affordability Network (LEAN). Programs are funded in part by an energy efficiency surcharge and are regulated by the Massachusetts Department of Public Utilities. (Exclusions apply in municipal utility territories.)



AFFORDABLE HOUSING REFINANCING ENERGY EFFICIENCY ROADMAP

1. ARE YOU ELIGIBLE?

- Energy efficiency programs are sponsored by Mass Save and LEAN.
- New construction or gut rehab = New Construction Program eligible.

START

2. IDENTIFY MEASURES

- Eligible measures may include: insulation, sealing of air leaks, heating and hot water systems, refrigerators, interior and exterior LED lighting, and other cost-effective energy efficiency upgrades. A Capital Needs Assessment will identify replacement needs for eligible measures. Programs may be able to pay for an earlier install.

3. START EARLY

- Energy assessments are provided at no cost. WegoWise benchmarking enrollment is offered for Low Income Multi-Family projects. Program-eligible measures reduce reserve contributions, increase NOI, and allow underwriting of prospective energy savings. Finance agencies count energy efficiency incentives as an additional source of funds—commitment letters are available.

4. SELECT VENDORS

- Program vendors perform all cost-effective work, OR by pre-arrangement, Low Income Multi-Family projects may use their own architect, engineer and contractor.

FINISH

VISIT
LEANMultiFamily.org
CALL
617-348-6425

Sponsored by:



on www.leanmutlifamily.org

Communication & Coordination

- * Ongoing communication with Market-Rate Program
 - * Coordinating on designing 60%-80% program specifics, implementation strategy and delivery through pilot and full scale deployment
 - * ASHP tests
 - * Phase Change Material test as insulation
 - * Renewable Energy Trials
 - * NEI evaluation to increase cost-effectiveness
 - * Health sector co-funding initiative to reduce cost-to-achieve

Follow-up & Looking Forward

- * LEAN will follow up to provide documentation on:
 - * Low-Income discount rate process
 - * Protocol for 2-4 units where LI <50%
 - * LIMF Refinance Roadmap
 - * QC Protocol
 - * Federal Requirements, standards

NEW & ENHANCED ELECTRICITY MEASURES

- * NEW:
 - * Multi-zone ASHPs
- * EXPAND:
 - * Standard cold weather ASHPs
 - * Clothes washer
- * EXPLORE:
 - * Integrated energy controls
 - * Stand-alone water heaters
 - * Phase Change Material for insulation (also gas)
 - * Active Demand Management (storage, heater controls, refrigerators)