

More than one in six American households live in multifamily apartments or condominiums.¹³ While new multifamily buildings are being built across the country, most of the multifamily building stock is decades older, with much of it not updated to meet current energy performance standards. Moreover, affordability restrictions are set to expire on more than 250,000 multifamily units across the country over the next five years¹⁴ and the supply of unsubsidized affordable rental housing continues to decline. Energy efficiency upgrades present an excellent opportunity to slow these trends and preserve housing affordability while improving resident health and comfort.¹⁵

State and utility energy retrofit programs in some states offer significant potential to improve the efficiency of multifamily buildings and save both building owners and tenants money. Evidence shows such programs can cost-effectively reduce energy consumption by 30% for natural gas and 15% for electricity.¹⁶ Municipal green building codes and ordinances are also helping to drive energy efficiency and renewable energy advances in the multifamily sector. Better Buildings Challenge multifamily partners in San Francisco, CA,¹⁷ and Cambridge, MA,¹⁸ are now required to meet city green building requirements for newly constructed buildings tied to the LEED rating system.

As solar photovoltaic installations continue to climb, a recent report by the National Renewable Energy Laboratory shows that nearly half of all U.S. residential rooftop solar potential is on the homes of low-to-moderate income (LMI) households, representing 320 GW of potential solar capacity. The majority of this potential—60%—exists in renter-occupied and multifamily buildings.¹⁹ Better Buildings Challenge multifamily partners are leading the way: nearly half have installed or are planning solar PV projects on their properties.

THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) WORKS WITH DOE TO SUPPORT MULTIFAMILY SECTOR PARTNERS, PROVIDING INCENTIVES AND TECHNICAL ASSISTANCE FOR UTILITY BENCHMARKING AND PLANNING PORTFOLIO-WIDE INVESTMENTS IN ENERGY AND WATER EFFICIENCY.



121
UNIQUE
SECTOR
PARTNERS

92
CHALLENGE
PARTNERS

29
ACCELERATOR
PARTNERS

650 MILLION SQUARE FEET (675 THOUSAND HOUSING UNITS)

\$136 MILLION SAVED SINCE 2009

7 OUT OF THE 10 LARGEST PUBLIC HOUSING AUTHORITIES

Challenge Partners with Greatest Energy Savings

Savings Toward Initial Goal Since Baseline Year

Mercy Housing*	24%
Corcoran Management*	23%
Trinity Housing Corporation of Greeley, CO*	20%
Preservation of Affordable Housing*	20%
Caritas Communities, Inc.	18%
Jonathan Rose Companies	16%
Utica Municipal Housing Authority	16%
The Community Builders, Inc.	16%
Manhattan Housing Authority	16%
Wesley Housing Corporation	15%
Cascap, Inc.	14%
The Housing Authority of the City and County of Denver	13%
Housing Authority of San Buenaventura, CA	13%
Washington, DC, Housing Authority	12%
Danville Development	12%
Foundation Communities	11%

*Goal achiever

Does not include prior year multifamily goal achievers.

Leadership in Action

► **Tenderloin Neighborhood Development Corporation** committed to power more than 40 affordable housing sites across seven neighborhoods in San Francisco with 100% renewable electricity, providing clean power to 5,000+ local residents.



► **Preservation of Affordable Housing** predicts annual cost savings of at least \$480,000 from 27 projects completed in 2019. The company tapped into more than \$2.3 million in incentives to finance the work, including new heating and domestic hot water systems, smart heating controls, solar thermal installations, low-flow water fixtures, and lighting upgrades.



► **San Buenaventura Housing Authority** completed construction of Westview Village Phase I, its \$60 million LEED for HOMES Platinum and LEED-Neighborhood Development certified property. This Rental Assistance Demonstration (RAD) property provides more than 130 units of affordable housing to low-income families.



► **Denver Housing Authority's** 2 MW community solar garden won the grand prize in the Department of Energy's Solar in Your Community Challenge. The project benefits more than 760 low-income households, saving them approximately 20% on their energy bills, or nearly \$3 million in savings.



► **Rockford Housing Authority** is implementing a 2 MW community solar project with projected savings of \$10,000 per year. The project will bring utility bill savings to over 600 low-income families in Rockford, IL, as well as jobs and economic development to the environmental justice community.



► **National Housing Preservation Foundation** installed 955 KW solar systems across its portfolio that will save an estimated 1,200 MWh per year. The projects were financed via a Community Solar Investor program and Low-Income Housing Tax Credit proceeds.



► **Satellite Affordable Housing Associate's Lakeside Senior Apartments** won a 2019 COTE® Top Ten award from the American Institute of Architects for sustainable design excellence. The LEED platinum-certified building features high-density wall insulation, roof insulation, high-performance windows, and takes advantage of heat recovery and solar energy to reduce loads and offer multiplying benefits to its low-income residents.



► **Codman Square Neighborhood Development Corporation** has received an \$800,000 grant from the Boston Medical Center (BMC) to rehabilitate 59 housing units for health and energy efficiency upgrades. Codman is one of nine properties receiving healthy housing investments from BMC, totaling \$6.5 million for some of Boston's poorest neighborhoods.

