



**Leaving Nothing on the Table:  
Lessons from Integrating Energy Efficiency and  
Solar Resources in Affordable Multifamily  
Buildings**

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# Why Invest in Efficiency and Solar?

- Increase cash flow and property value
- Improve resident health and wellbeing
- Enhance building resilience
- Support investments in deeper energy-saving measures

Image Source: The Bluestone Organization



# Policy Landscape for Multifamily Efficiency and Solar

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Supportive policies and programs are administered by federal, state, local, and utility entities

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Projects draw on support from policies and programs at all levels

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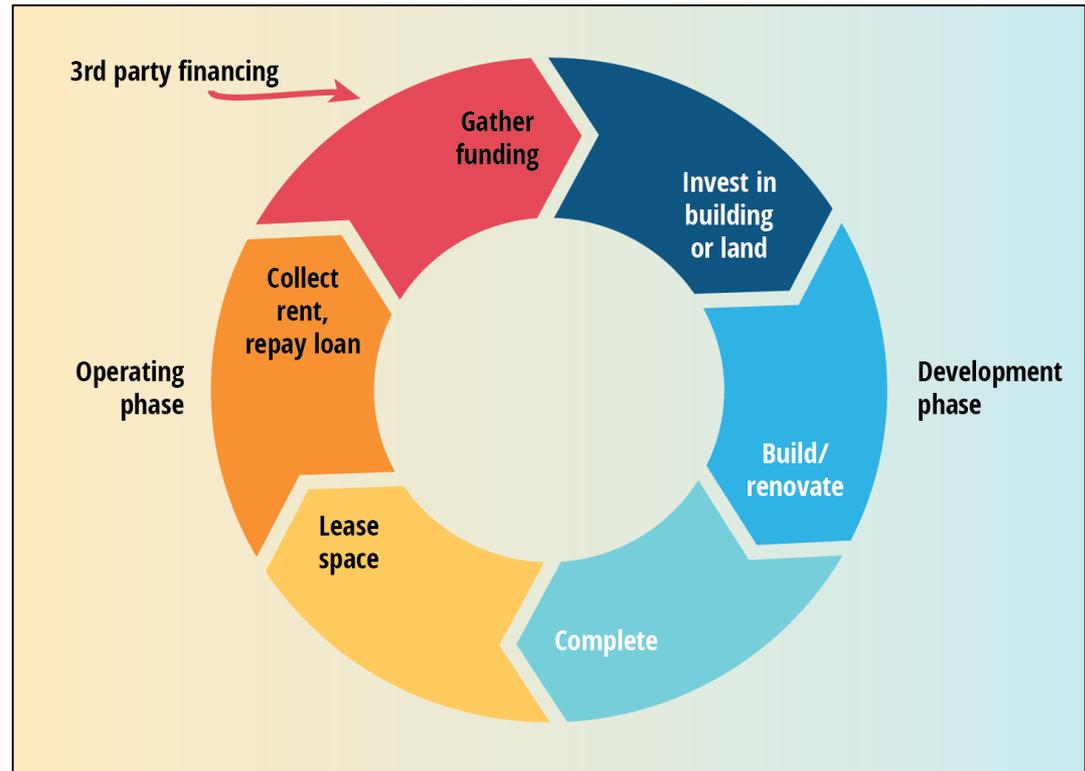
Some of the most effective initiatives are those specifically designed for affordable housing

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Flexibility in the timing and use of incentive funds has also been important

## New Opportunities for Energy Efficiency

- Many energy efficiency programs target buildings undergoing development or refinancing
- Many solar installations occur during a building's operating phase
- Mid-cycle projects can still encourage owners to seek out efficiency upgrades



# Efficiency and Solar Project Challenges

- Operation of newer energy technologies
- Large project predevelopment costs
- High cost of health and safety repairs
- Limited investment in efficiency or solar resources that benefit renters



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Require efficiency alongside solar

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Create a one-stop shop for efficiency, solar, and water incentives

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Provide increased health and safety funding

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Support project predevelopment work

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Encourage contractors, installers, and auditors to work collaboratively

**Recommendations:  
Program Administrators**

## Recommendations: Program Administrators

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Require energy benchmarking services and software

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Provide large incentives or financing for owners to reduce renters' energy use

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Train building operators on newer energy technologies

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Educate renters about efficiency and solar



# Recommendations: Policymakers

- Adopt policies that increase the value of efficiency and solar
- Identify operator job opportunities and provide needed training
- Expand community college, university, and union apprenticeship programs and/or curriculum focused on high-performance building operations
- Increase finance opportunities

# The full report for more info

## ***Our Powers Combined: Energy Efficiency and Solar in Affordable Multifamily Buildings***

**Stefen Samarripas and Dan York**  
**Research Report U1804**

<http://aceee.org/research-report/u1804>

Thank you!