

# ENERGY EFFICIENCY FOR ALL (EEFA)

---

## Multifamily Affordable Housing Retrofit Program



# Southface

Building know-how for a sustainable future

Mission: Southface promotes sustainable homes, workplaces and communities through education, research, advocacy and technical assistance.

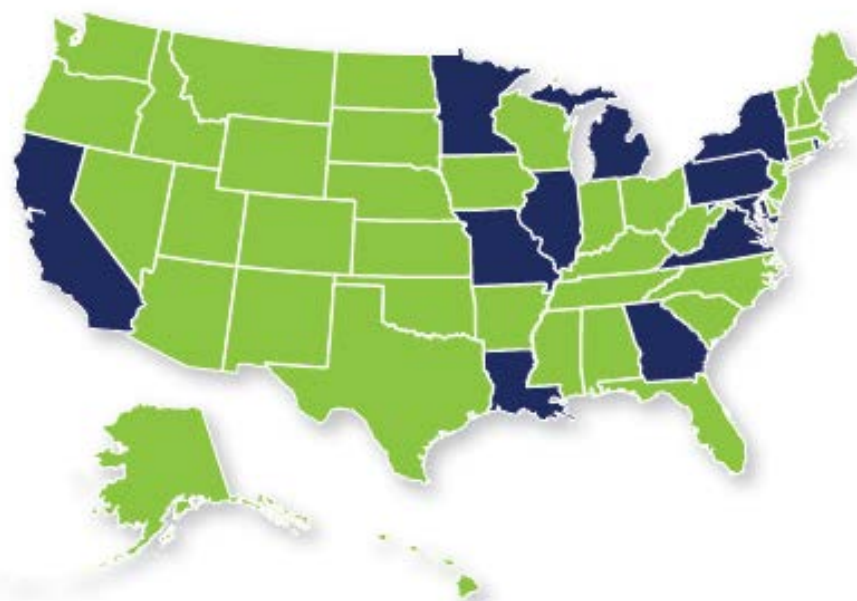
Established in 1978  
Atlanta, GA

[www.southface.org](http://www.southface.org)



# Energy Efficiency for All

**Mission: making  
multifamily  
homes healthy  
and  
affordable  
through energy  
efficiency**



**Working to reach 5 million  
homes in twelve states  
across America**

# Project Goals

## Short-term (2-Year) Goal

To direct more than \$80 million in utility funding for retrofits



## Long-Term Goal

To significantly increase utility investment in affordable, multifamily housing and to ensure that owners of affordable multifamily buildings have access to these resources and access to energy consumption data, etc., resulting in reduced energy expenditures, improved quality of life, and stable affordable housing.

# EEFA GA PARTNERS

- Enterprise Community Partners
  - MFAH Building owner-manager engagement
- GreenLaw
  - Public Service Commission (PSC) engagement
- Partnership for Southern Equity
  - Low-income resident and advocate engagement
- Southface
  - Technical program planning and design



Image courtesy EEFA.org



# EEFA GA POTENTIAL

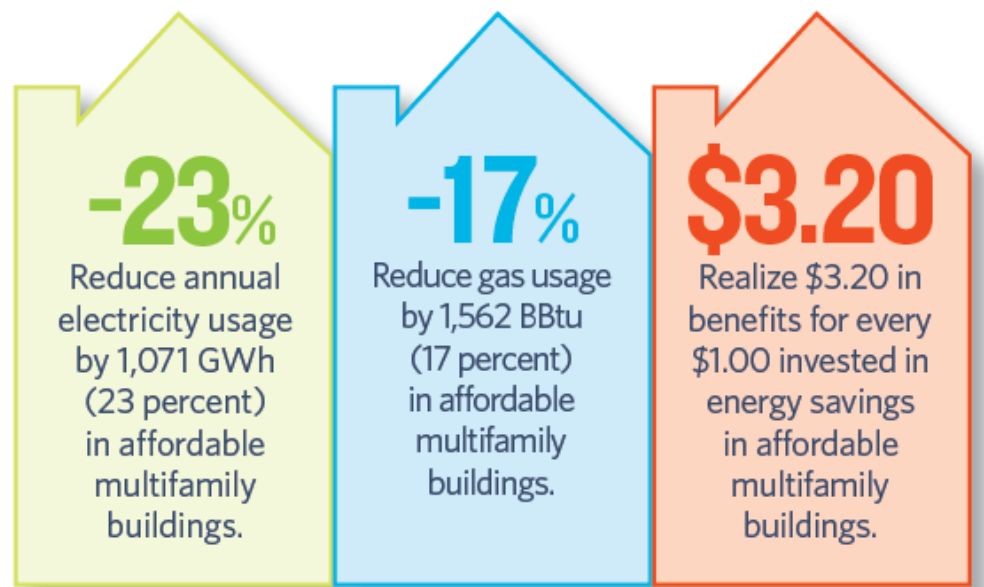
## GA MFAH

- Multifamily Affordable Housing (MFAH) = 12% of GA Housing Stock
- 400,000 units of MFAH in GPC Service Territory (470,000 in GA)

## Benefits

- Reduce the burden of energy bills for low-income GA residents
- Lower O&M costs for owners of MFAH
- Reduce utility allowance (ECM) and increase rent
- CPP and CEIP

**THE STUDY DETERMINED THAT BY 2035, GEORGIA COULD COST-EFFECTIVELY:**





# MULTIFAMILY AFFORDABLE HOUSING (MFAH) DEFINITION

The program is available to multifamily housing units in existing buildings for low-income residents. Eligible units include all that are provided by a Public Housing Authority, any that are subsidized as affordable housing (State HFA, U.S. HUD, USDA), and any unsubsidized units in low-income census tracts qualifying for the New Markets Tax Credit.





# PROPOSED MFAHRP HIGHLIGHTS

---

- One-stop shop
  - Program administrator will work directly with MFAH building owner-managers
- Strong emphasis on whole-house approach (comprehensive in-unit measures)
  - \$1,500/unit (25% energy savings)
- Upfront audit payment
  - 100% cost, \$200/unit
- Interim payment
  - 50% energy savings measures installed
- Benchmarking



# MFAHRP/IRP TIMELINE

Activity	Description	Date(s)
<b>Program Planning &amp; Design</b>	MFAHRP	3/2015 – 1/2016
<b>MFAH Owner-Manager Outreach</b>	Enterprise Asset Manager Training	9/16/15
	GAHC Conference – Session & Table	10/8/15
	DCA Engagement & Outreach	
	➤ EEFA/QAP Call	8/25/15
	➤ EEFA/MFAHRP Call	10/13/15
	➤ DCA EEFA Email/Survey	Week of 10/12/15
	EEFA Webinar(s)	10/14/15 & 10/21/15
<b>DSMWG &amp; IRP</b>	DSMWG Meeting	9/29/15
	DSMWG Final Meeting	10/27/15
	IRP Filing	~ 1/29/16

# PROPOSED MFAHRP BUILDING OWNER-MANAGER SURVEY

---

Please provide feedback by completing a  
5-minute survey on your phone, tablet or laptop.

**[http://www.surveygizmo.com/s3/2321513  
/MFAHRP](http://www.surveygizmo.com/s3/2321513/MFAHRP)**

# EEFA GA AND MFAHRP CONTACTS

---

Alex Trachtenberg – Southface  
[atrachtenberg@southface.org](mailto:atrachtenberg@southface.org)

Sara Haas – Enterprise  
[shaas@enterprisecommunity.org](mailto:shaas@enterprisecommunity.org)