



23/09/2021

HOW TO ACHIEVE ENERGY-EFFICIENT AND AFFORDABLE HOUSING

US-EU exchange on energy efficiency in
buildings and housing





Housekeeping

The screenshot shows a Cisco Webex Events window. The main content area displays a presentation slide with the following text:

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HOW TO ACHIEVE ENERGY-EFFICIENT AND AFFORDABLE HOUSING

US-EU exchange on energy efficiency in buildings and housing

Conversations with the European Commission
Directorate General for Energy,
The US Department of Energy,
The US Department of Housing and Urban Development

The slide also features the US-EU Energy Council logo and the BPIE logo.

On the right side of the interface, there is a chat panel with the following options:

- Chat
- Q & A (indicated by a red arrow)
- Polling

At the bottom of the interface, there are controls for Unmute, Start video, Share, Record, and a red 'X' button. There are also icons for Participants, Chat, and a menu.

- Submit your text questions and comments using the Q&A panel
- Today's presentation is being recorded and will be provided within 48 hours, along with the slide deck.





AGENDA

Keynote speeches: The role of energy efficient buildings in a just transition

- **Kim van Sparrentak**, Member of the European Parliament for the Greens/EFA group and rapporteur on the report 'decent and affordable housing for all'
- **Theodore Toon**, Director for Housing Efficiency at the White House Council on Environmental Quality
- Q&A

Panel discussion: Making energy efficiency happen – affordable housing programmes in progress

- **Andrea Mancino**, Executive Vice President, New York, Bright Power
- **Marine Cornelis**, Executive Director, Next Energy Consumer
- **Maria Vargas**, Senior Program Advisor, US Department of Energy
- **Tanya Hristova**, Mayor of Gabrovo
- Q&A

Closing remarks:

- **Karel Vanderpoorten**, Policy Officer Social Economy, Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs, European Commission





KEYNOTE SPEECHES

Making energy efficiency happen – affordable housing programmes in progress



Kim van Sparrentak

Member of the European Parliament for the Greens/EFA group and rapporteur on the report 'decent and affordable housing for all'



Theodore Toon

Director for Housing Efficiency at the White House Council on Environmental Quality





KEYNOTE SPEECHES



Kim van Sparrentak

Member of the European Parliament for the Greens/EFA group and rapporteur on the report 'decent and affordable housing for all'



How to achieve energy-efficient and affordable housing





KEYNOTE SPEECHES



Theodore Toon

Director for Housing Efficiency at the White House Council on Environmental Quality



How to achieve energy-efficient and affordable housing



Council on Environmental Quality

Building Emissions and Community Resilience

Executive Office of the President – *Draft/Deliberative*



Affordable Housing Can Lead on Efficiency
Ted Toon, Director for Housing Efficiency



Council on Environmental Quality

Building Emissions and Community Resilience

Executive Office of the President – *Draft/Deliberative*

Challenges and Opportunities

- **Housing Burden:** 11 million American families – nearly a quarter of renters – pay more than half of their income on rent.
- **Energy Burden:** Nearly 1/3 of American families experience some degree of energy insecurity.
- **Carbon Emissions:** 35% of all emissions in the U.S. come from buildings, 55% of which comes from the housing sector.



Council on Environmental Quality

Building Emissions and Community Resilience

Executive Office of the President – *Draft/Deliberative*

Strategies to Address Affordability *and* Efficiency

- Strengthen building codes/standards for new construction
- Deep efficiency retrofits of older housing
- Electrification/fuel switching
(concurrently decarbonizing and strengthening the grid)
- Expand renewable energy installations:
on-site, community/distributed, and where feasible,
storage
- Technology advances and adoption– buildings, materials,
equipment, especially heating and cooling
- New/expanded incentives for owners/tenants, cities/states
- Develop and enhance financing tools that recognize and
incentivize affordability and efficiency



Council on Environmental Quality

Building Emissions and Community Resilience

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Challenges Ahead

- Cost vs Benefits, and Cost vs Affordability
- Funding for research & development, technical assistance, building retrofits
- Land-use zoning and building codes
- Private markets/financing sources need to see the payback; role for the government and philanthropy
- Understanding our baseline utility consumption and fuel sources



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Building Emissions and Community Resilience

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Biden/Harris Commitment to Affordable Housing, Energy Efficiency, and Emissions Reductions

- New equity and debt for affordable housing through U.S. Treasury, Federal Housing Administration, Fannie Mae and Freddie Mac.
- Increased rental subsidies for neediest Americans
- Zoning reform incentives in the Build Back Better Agenda to permit more affordable construction
- Promote home ownership through financial literacy, and REO sales to low income purchasers
- Renovate 2 million homes to be energy efficient
- Target reduction of greenhouse gas emissions 50% from 2005 levels by 2030



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How We Will Advance Affordable Housing, Efficiency and Emissions Reductions

- **Ongoing Executive Actions:**
 - Federal Agency Programs and Actions
 - Executive Orders and White House Fact Sheets
 - Justice40 Initiative
- **Pending Congressional Action:**
 - President's budget for U.S. Fiscal Year 2022
 - American Jobs Plan - Bipartisan Infrastructure Bill
 - Build Back Better Agenda – Reconciliation Bill



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Affordable Housing Can Lead the Industry in Efficiency
Ted Toon, Director for Housing Efficiency



KEYNOTE SPEECHES

Q&A



How to achieve energy-efficient and affordable housing





PANEL DISCUSSION

Making energy efficiency happen – affordable housing programmes in progress



Andrea Mancino

Executive Vice
President, New York,
Bright Power



Marine Cornelis

Executive Director,
Next Energy
Consumer



Maria Vargas

Senior Program
Advisor, US
Department of
Energy



Tanya Hristova

Mayor of Gabrovo



How to achieve energy-efficient and affordable housing





PANEL DISCUSSION



Andrea Mancino

Executive Vice President, New York,
Bright Power



How to achieve energy-efficient and affordable housing





BRIGHT POWER

Andrea Mancino

Executive Vice President, New York
amancino@brightpower.com



About Bright Power

Energy & water management partner for multifamily owners, developers, & operators

Improves building performance, increases resident comfort, & decreases operating costs

Founded in 2004 & works in 50 states

Offices in New York City & Oakland

Employs over 160 experts



Park Avenue Green Team

Developer:

Omni New York

Architect:

Curtis + Ginsberg Architects

Contractor:

Monadnock Construction

Passive House Consultant:

Bright Power

Structural Engineer:

De Nardis Engineering

MEP:

Skyline Engineering

Real-Time Energy Management:

Bright Power



*PHIUS+ 2015, 2015 Enterprise Green Communities, & ENERGY STAR Multifamily High-Rise Certified



Learn More

Park Avenue Green Case Study:

brightpower.com/project/park-ave-green/

Bright Power's *Find, Fix, Follow* Approach:

brightpower.com/our-approach/

News, Blog, and Reports:

brightpower.com/news-and-reports/

All Bright Power Services:

www.brightpower.com/services/



An Intelligence-Driven Framework





PANEL DISCUSSION



Marine Cornelis

Executive Director, Next Energy Consumer



How to achieve energy-efficient and affordable housing



**MARINE CORNELIS
NEXT ENERGY CONSUMER
23 SEPTEMBER 2021**



How to achieve energy- efficient and affordable housing

affordable housing programmes in
progress

Hi! I'm Marine Cornelis

Policy-shaker in the Energy and Climate transitions



Founder & Director of Next
Energy Consumer & Energ'Ethic
Podcast



Passionate about energy justice



EU Climate Pact Ambassador

A photograph of Marine Cornelis, a woman with dark hair, smiling and wearing a light-colored blazer over a black top. She is standing in front of a building with large windows and columns.

NEXT
ENERGY
CONSUMER



A few projects

EU ENERGY POVERTY OBSERVATORY

European Commission's Observatory on Energy Poverty

<https://www.energypoverty.eu>

COST ENGAGER

International research network on energy poverty &

vulnerability <http://www.engager-energy.net>

ESRC JUST ENERGY

Energy poverty, vulnerability and access to justice

<https://esrcjustenergy.wordpress.com>

NEON

Network of energy ombudsmen & ADR providers

www.neon-ombudsman.org

EURICA (LEAP-RE)

Electrification programs in Burkina Faso, Madagascar &

Cameroon <https://www.leap-re.eu>

NOT ALL HOUSEHOLDS ARE THE SAME


Policies need to acknowledge people's different abilities, willingness and opportunities. Many socioeconomic factors may influence households' habits, needs and ambitions

ENERGY EFFICIENCY & RENOVATION SHOULDN'T BE A FULL-TIME JOB

People may not be aware of the available labels, programmes, grants, subsidies and reliable contractors. We need locally managed one-stop-shops

EFFORTS SHOULDN'T ONLY BE MADE BY THE CONSUMERS

Goods and services must be sustainable and inclusive by design. Easy access to redress is a key part of trust-building



**MAKING
ENERGY
EFFICIENCY
HAPPEN FOR
HOUSEHOLDS**



**NEXT
ENERGY
CONSUMER**

Further questions/ comments?

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www.NextEnergyConsumer.eu

<https://anchor.fm/energetic>



PANEL DISCUSSION



Maria Vargas

Senior Program Advisor, US
Department of Energy



How to achieve energy-efficient and affordable housing





Energy Efficiency and Affordable Housing in the U.S. – Showcasing Innovation

Maria T. Vargas

Office of Energy Efficiency and Renewable Energy

Energy Efficiency and Affordability in the U.S.

- 35% of all households now rent, and more than 60% of all rental housing (totaling 30 million households) is in the multifamily sector
- 24% of U.S. renter households (about 20 million) now spend more than half of their annual income on housing
- Efficiency measures are far less likely to be installed in multifamily rentals than in any other type of housing (due to split incentives)
- Studies estimate that energy efficiency could cut the multifamily affordable housing sector's electricity usage by as much as 26%

Energy efficiency and renewable energy upgrades serve as an effective strategy to slow these trends and preserve affordability.

U.S. Federal Programs Focused on Energy Efficient and Affordable Housing

Internal Revenue Service (IRS)

- Low-Income Housing Tax Credit (LIHTC) - Providing about **\$9.5 billion** annually in tax credits for affordable new construction and comprehensive rehabs.
- State Qualified Allocation Plans (QAPs) have strong energy and sustainability requirements.



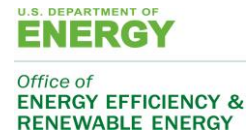
Department of Health and Human Services (HHS)

- Low Income Home Energy Assistance Program (LIHEAP) – Providing about **\$3.35 billion** annually to help low-income families pay for things like home energy bills and energy crises, includes paying for certain weatherization upgrades.



Department of Energy (DOE)

- Weatherization Assistance Program assists elderly & low-income owners weatherize homes.
- **Multifamily Better Buildings Challenge with HUD** recognizes market leaders.



Department of Housing and Urban Development (HUD)

- Preserves & expands affordable housing in the U.S. through financing and rental assistance that supports climate resilience and energy efficiency

Environmental Protection Agency (EPA)

- Affordable housing is a significant share of ENERGY STAR residential new construction certifications; manages ENERGY STAR for new homes program, both single and multi-family.



Better Buildings Multifamily Sector

- Market barriers include:
 - **Multiple split incentives -- Regulatory barriers to financing for subsidized affordable housing**
 - **-- Difficulty collecting utility data --- Challenges retaining trained workers**
- Through Better Buildings, DOE and HUD challenge market leaders, recognize success & innovation; provide technical assistance and peer exchange opportunities
- Partners commit to reducing energy usage by at least 20% within 10 years and sharing their proven approaches (can also set a water goal)
- To date, 90+ Multifamily Better Buildings Challenge Partners
- 700,000+ Housing Units, ***nearly 80% assisted or public housing***
- **Since 2013:** 21 trillion cumulative BTUs saved and \$200 million cumulative savings

Partners Leading the Way

5 Habits of Successful Affordable Housing Partners:

1. Set a public goal
2. Manage/understand data (utility benchmarking)
3. Innovative partnerships (inside and out) to drive solutions
4. It takes a team
5. Continued effort

Better Buildings Solution Center:

- 70 multifamily Showcase Projects showing 20% energy reduction in individual buildings
- 40+ Implementation Models detailing proven strategies for overcoming multifamily barriers
- 5 multifamily toolkits and 50+ multifamily webinar presentations

Examples of Partners Showcasing Innovation:

Jonathan Rose Companies

- \$525 million impact acquisition fund (2020) focused on climate change, poverty and income inequality, and COVID health concerns
- Secures government backed financing developers and owners need to create/preserve multifamily communities countrywide

Stewards of Affordable Housing for the Future (SAHF)

- Collaborative of 13 nonprofit affordable housing providers with 149,000+ multifamily rental homes; part of inaugural Better Buildings multifamily cohort
- Shared ownership objectives: Creation and preservation of healthy, sustainable affordable rental homes that foster equity, opportunity, and wellness for people of limited economic resources



PANEL DISCUSSION



Tanya Hristova

Mayor of Gabrovo



How to achieve energy-efficient and affordable housing





PANEL DISCUSSION

Q&A



How to achieve energy-efficient and affordable housing





CLOSING REMARKS



Karel Vanderpoorten

Policy Officer Social Economy,
Directorate-General for Internal
Market, Industry, Entrepreneurship
and SMEs, European Commission



How to achieve energy-efficient and affordable housing





CONCLUSIONS & NEXT STEPS

Oliver Rapf, Executive Director, BPIE



How to achieve energy-efficient and affordable housing





Stay tuned for our upcoming
webinar: *Attracting finance for
energy-efficiency in buildings*

– 20 October 2021

www.bpie.eu

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for the Environment, Nature Conservation
and Nuclear Safety

of the Federal Republic of Germany

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