



NATIONAL
HOUSING
TRUST

Weatherizing Multifamily Housing:

**A Unique Opportunity to Help Low Income Families
and Reduce Energy Consumption**

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National Housing Trust

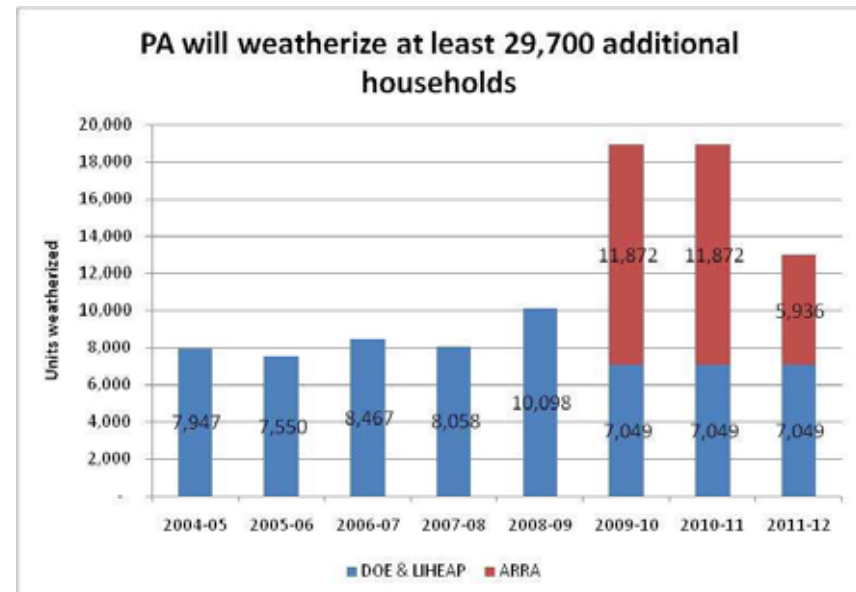


- Committed to safeguarding affordable housing.
- Only national nonprofit engaged in housing preservation through real estate development, lending **and** public policy initiatives.
- The National Housing Trust:
 - Partners with investors to raise capital to buy and renovate affordable apartments. *Preserved more than 4,800 affordable apartments.*
 - Lends early money to developers to help them purchase and renovate affordable apartments. *Loans have helped preserve nearly 5,000 homes.*
 - Educates policymakers of the need to dedicate resources towards the revitalization of existing affordable apartments.

Weatherization: Why Multifamily?



- Twenty-fold increase in funding, to **\$5 billion** nationwide.
- Helps states meet their required production/job creation goals.
- Helps states reach the intended populations
- Properties with long-term use restrictions → low income tenants benefit for longer timeframe
- Reduces carbon emissions and lowers utility costs; benefits entire families.



Policies to Support Multifamily Weatherization



- Streamline income eligibility requirements.
- Waive or modify landlord contribution requirements.
- Set aside a portion of weatherization funds for multifamily properties, particularly properties with long-term use restrictions.
- Enhance the capacity of the existing weatherization network to undertake multifamily properties.
 - Technical assistance and training funds to create curriculum focused MF building sciences
 - Upfront funding to purchase expensive equipment

A View from the States— Promising Approaches



- Set Asides for multifamily housing, incl. subsidized housing—
 - **Florida** is determining how much to allocate for multifamily
 - **Massachusetts** and **Kansas** reserving funds for privately owned subsidized housing
 - **Connecticut** targeting state financed public housing
 - **Pennsylvania** housing finance agency is requesting 10% of funds
- Do not require landlord contributions —
 - **Virginia** and **Kansas** have waived a requirement that multifamily owners match a portion of weatherization costs
- Pool housing resources—
 - **Missouri's** Transform Housing Initiative

Oregon's Approach



- MF target: 25% of ARRA funds to be used for multifamily
- At least 10% of funds to be set aside for “Preservation” properties
- Network for Oregon Affordable Housing (NOAH) working with Oregon Housing and Community Services
- Using NOAH’s database to identify weatherization multifamily targets
- Creating property lists by CAP agency jurisdiction
- Review progress after year one

The Road Ahead



- DOE will review state plans by July 12.
- NHT will encourage DOE to swiftly approve plans, but also encourage states to be realistic about their goals.
- National Weatherization Conference in July → Great opportunity to address multifamily challenges.
- Continue to share best practices and policies with various states as the plans are implemented over time.
- Look to www.nhtinc.org for additional best practices on state implementation.