



Energy Efficient Affordable Housing – Multifamily Units

Utah Division of Housing and Community Development
Olene Walker Housing Loan Fund

December 14, 2006



Utah's 1st ENERGY STAR Qualified Home

Average Utility Bills (1997-2005): \$34-53 per month

State of Utah

Olene Walker Housing Loan Fund



- Administered by the Utah Division of Housing and Community Development
- \$6.9 million per year (federal HUD and state funds)
- Total loan portfolio \$72.4 million
- Governing Board appointed by Governor Jon Huntsman Jr.

The Olene Walker Housing Loan Fund ENERGY STAR policy

April 21, 2005 - Pilot Policy adopted by the OWHLF Board

October 25, 2006 - Comprehensive policy adopted: “Units constructed using OWHLF funding shall be ENERGY STAR qualified unless otherwise waived by DHCD staff”*

By October 25, 2006 - 493 units on-target for ENERGY STAR-qualification (plus approximately 300 additional units after January 25, 2007)

*Waivers are considered for units after completing all cost effective measures (all items with <15 year payback) and not able to qualify as ENERGY STAR

Which units are covered?

- Single family new construction
- Single family rehabilitation
- Multifamily new construction
- Multifamily rehabilitation

How we made the case for energy efficient affordable housing?

- Raise the issue – the impact of utility cost increases on fixed income households
- Enlist energy champions – board members, developer, and staff
- Demonstrate the potential cash flow with pilot projects - 31 units with \$70,000 in grants
- Partnerships - bring in other supporting partners – utilities, energy rating organizations, LIHTC agency, etc.
- Create a simple implementation of policy



Ritz Apartments – Salt Lake City

10 basic steps to ENERGY STAR qualification:

Step 1. Agency talks to the architect or designer

Step 2. Agency contacts certified rater for plan review

Step 3. Agency completes Rocky Mountain Power's "Participation Application" and "Letter of Intent"

Step 4. Rater completes preliminary rating for plans & specifications (ENERGY STAR rating at 15% better than Utah's energy code)

Step 5. Agency submits preliminary rating and any incremental costs with overall project funding request (loan and tax credit financing)



Victoria Ridge Apartments, Ogden

10 basic steps to ENERGY STAR qualification:

Step 6. Agency selects an energy “smart” contractor

Step 7. Independent rater completes construction inspections

Step 8. Rater completes final testing for Energy Star qualification

Step 9. Agency submits final documentation to Rocky Mountain Power for utility rebate

Step 10. Agency submits final documentation to Division of Housing & Community Development for closeout and to the Utah Housing Corporation (LIHTC administrator)

Note: Beyond ENERGY STAR for health and safety reasons, gas-based heating and hot water equipment installed in individual units must be high efficiency/direct vented.

Does ENERGY STAR really work?

Stratford Apartments – downtown Salt Lake City

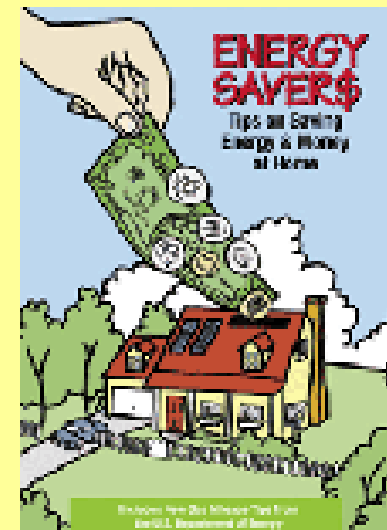
- Jameson Properties LLC
- 46 units serving 25-35% AMI
- “gut rehabilitation”
- Goal: ENERGY STAR qualified
- Solar photovoltaics (10% of electrical needs)
- Estimated completion date: January 1, 2007
- Affordability: rent + utilities per unit = \$12 per day!



Stratford Apartments – Salt Lake City

Other energy partners for energy affordability:

- Home Energy Assistance Target Program (HEAT) - average \$297/yr.
- Weatherization Assistance Program – average \$3,100 per unit
- Household Education!!!!





ENERGY STAR homes can make you happy!

<http://community.utah.gov>

Lisa Yoder – 801-538-8636 or Mike Glenn – 801-538-8666

