

# State Clean Energy- Environment Technical Forum

## Energy Efficiency Opportunities in Affordable Housing

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# Financing Affordable Housing

Energy Efficiency Opportunities in Affordable Housing

## New Jersey Affordable Housing Financing

Balanced Housing  
HOME

Municipal Land Acquisition (MLA)

NJ Affordable Green

NJ Affordable Green Premium

Microload Pilot / EPA IAQ Pilot

Home Express

4% & 9% LIHTC

Special Needs Housing Trust Fund

Sunlit / Trufit

CHOICE

Brownfield Task Force / Smart Growth

Board of Public Utilities / NJ Energy Star

Home Performance w/ Energy Star

CORE

Economic Development Authority / NJ Redevelopment Authority

**100,000  
New Affordable  
Housing Units by  
2010**

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# NJ Energy Star

## On Our Way to Market Transformation

Energy Efficiency Opportunities in Affordable Housing

# Energy Efficiency Opportunities in Affordable Housing

## New Jersey Energy Star History

1997 - First NJ Home Completed to Energy Star Standards

1998 - PSEG 5 Star Program and Conective Power Delivery

1999 - Electric Discount and Competition Act Enacted (EDCA)  
NJBPUE Establishes the Societal Benefits Charge (SBC)

2000 –One Point for NJ Energy Star Added to the LIHTC QAP - NJ Energy Star integrated into NJ green/high performance programs as energy baseline

2001 - Utility Collaborative est. to offer one state wide NJ Energy Star Program

2001 – HMFA / Balanced Housing Rules Adopted Requiring E-Star

January 2003 – NJ Board of Public Utilities establishes NJ Clean Energy Council  
To advise the Board in administrative and fiscal management structure of the Clean Energy Programs and transition overall program administration from the Utility Collaborative to independent Program Manager

May 2003 – BPU amends BO to allow affordable housing to receive rebates regardless of Smart growth /Non Smart Growth location

2006 – DCA Green Homes receives EPA Partner Award; 10k affordable units EStar units

2007 – Home Performance w/ Energy Star goes statewide and EPA IAQ Package Pilot



New Jersey  
**ENERGY STAR® Homes**  
[njenergystarhomes.com](http://njenergystarhomes.com)



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# Energy Star And Affordable Housing

Energy Efficiency Opportunities in Affordable Housing

# ***Energy Star* for Affordable Housing**

**Energy Star Positively Impacts Operating Costs**

**Provides Better Design and Better Quality Housing**

**Changes Public Perception of Affordable Housing**

**Set a Cohesive Standard among State Agencies  
(HMFA, DCA, BPU)**

**Clear Expectation Among Partners Design Teams  
(CDC, For/Non-Profits)**

**Opportunity to Change Energy Use Habits**

**Avenue to explore Green Building**

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# New Jersey Affordable Green





## Program Priorities

**Energy efficiency** reduces utilities costs makes housing more affordable for greater portion of the population

**Improving durability** extends building life reduces cost of keeping them viable safe and healthy living spaces

Building to safe guard the **health of occupants** we improve the quality of life for people with the least access to quality healthcare

Ensuring **safety** of the occupants, fostering **community** and **pride**

## **NJDCA Green Homes Office**

**Technical Assistance – Training/Education – Policy/Planning**

### **New Jersey Affordable Green (NJAG)**

*NJ's premier affordable housing green program for six years,  
3000 units to date!*

**NJAG for the integration of green and energy efficiency systems within affordable housing. Technical Assistance, Training and Subsidies.**

### ***NEW* – Green Balanced Housing Green Requirements**

### ***NEW* - New Jersey Affordable Green Premium**

*Proposal based grants for exceedingly energy efficient buildings (Energy Star +), EPA Indoor Air Quality Package and a cutting edge technology signature feature.*

# What Could It Mean???

# What it Could Mean

*If all housing starts over the next 10 years were built using **Energy Star** or green building standards with a benchmark of **30% energy reduction** :*

***7,000,000,000,000,000 BTU saved**  
**773,000,000 metric tons of CO2 emissions eliminated**  
**\$1,100,000,000,000 consumer savings***

# New Jersey Green Homes Office

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