

Making New York's Multifamily Homes Healthy and Affordable Through Energy Efficiency

Affordable rental housing is critical for New Yorkers, but many apartments are in need of repair and come with high energy bills. New York has the highest-priced residential energy in the continental United States and the burden of paying monthly energy bills can leave low- and even moderate-income New Yorkers feeling strapped and compelled to cut back on other necessities.

Making affordable rental housing more energy efficient is a cost-effective way to reduce energy consumption, maintain housing affordability, reduce pollution, and create healthier and more comfortable living environments for moderate- and low-income families. And with more than 1.7 million¹ New York households living in affordable multifamily housing, improving the efficiency of these apartments can also make a significant contribution to helping New York achieve its energy-demand reduction goals.

Benefits of Increased Energy Efficiency in Multifamily Buildings

NEW YORK FAMILIES



Reduces the burden of energy bills for low-income New Yorkers

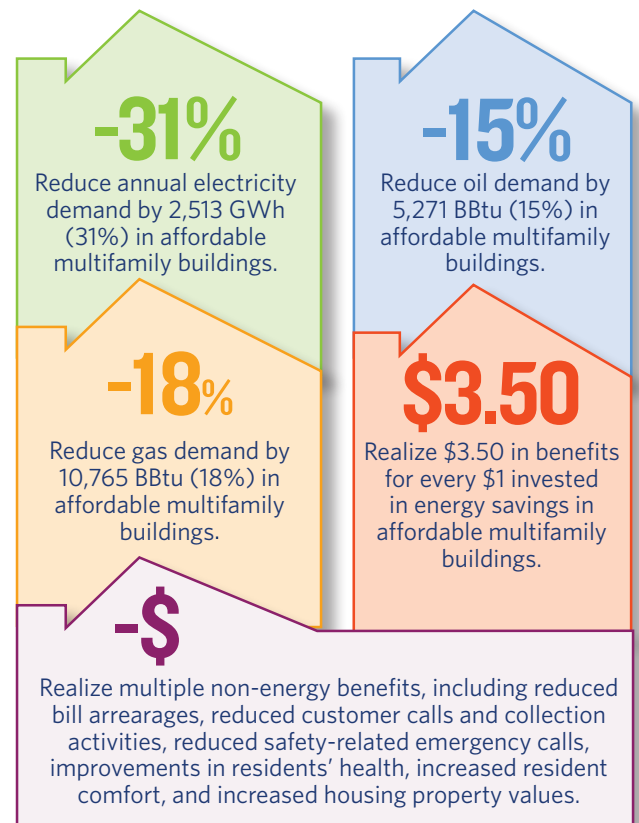


Creates healthier, more comfortable living environments that can reduce instances of illnesses like asthma, which can be a major cause of missed work and school



Reduces the high energy demand that drives up energy prices, thereby keeping down energy bills for all New Yorkers

THE STUDY DETERMINED THAT BY 2035, NEW YORK COULD COST-EFFECTIVELY:



LOCAL PARTNERS



NEW YORK COMMUNITIES



Reduces operating and maintenance costs for owners of affordable multifamily properties, freeing up capital for preserving New York's affordable housing stock



Improves local economies by creating clean energy jobs and enables residents to redirect spending to other non-energy necessities

NEW YORK UTILITIES



Helps utilities reduce energy demand and meet their clean energy goals



Reduces bill-payment issues and related costs to utilities by lowering the energy bills of low-income customers



Enables utilities to provide better, more reliable services by reducing stress on the grid, especially in energy-constrained areas

Potential in the Multifamily Affordable Sector

New York's multifamily programs have only reached a small fraction of the 1.7 million affordable multifamily households in the state. This sector holds a significant amount of as yet untapped energy savings potential, and more than any other sector, has the potential to turn investments in energy savings into a wealth of other benefits that accrue to all New Yorkers.

Challenges to Increasing Efficiency in Affordable Multifamily Buildings

Many factors make it difficult for affordable multifamily building owners to invest in energy efficiency repairs and

improvements. Key obstacles include insufficient capital and incentives, rules for existing programs that limit options for owners and residents of affordable multifamily buildings, and lack of program coordination. In order to realize the significant potential energy savings and the many other benefits available from investing in energy efficient multifamily affordable housing, New York will need to work to remove those barriers by expanding existing multifamily program offerings, encouraging thoughtful new program design, and facilitating collaboration between key stakeholders.

To seize this opportunity, Energy Efficiency for All (EEFA) is working with local partners in New York to:

- support the work of local stakeholders to identify best practices and develop a plan for New York to lead the nation on energy efficiency in affordable multifamily housing;
- connect stakeholders who are not traditionally aligned and communicating, including the affordable housing community, utilities, housing finance agencies, economic development agencies, banks, building owners and managers, community-based organizations, and city governments;
- actively participate in state-level proceedings, including Reforming the Energy Vision, the Clean Energy Fund, and the Energy Efficiency Portfolio Standard (EEPS);
- engage and educate communities on energy issues and energy policy.

ABOUT THE ENERGY EFFICIENCY FOR ALL PROJECT

The mission of the Energy Efficiency for All (EEFA) project is to bring together the energy and housing sectors to tap the benefits of energy efficiency for millions of Americans living on limited incomes. We work with a range of partners in 12 states to promote effective utility energy efficiency programs for affordable building owners and healthy and affordable housing for residents. We blend expertise in affordable housing, energy efficiency, building ownership, and utility engagement. We work to support local groups by providing tools and resources that can help them increase energy efficiency opportunities for underserved tenants in their states. Local partners include Association for Energy Affordability, Center for Working Families, Green and Healthy Homes Initiative, PACE Energy and Climate Center, and We Act for Environmental Justice.

