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**HOUSING, CONSUMER AND EFFICIENCY GROUPS RELEASE ACTION GUIDE FOR  
REDUCING ENERGY WASTE IN AMERICA'S AFFORDABLE MULTIFAMILY HOUSING**

***Download the action guide:***

<http://www.nhtinc.org/downloads/partnering-for-success-action-guide.pdf>

**(Washington, D.C.)** Obstacles that have traditionally prevented multifamily affordable rental housing from benefiting from utility energy efficiency programs can be overcome through collaboration between the housing and energy sectors, as successful efforts in half a dozen states have demonstrated. *Partnering for Success: An Action Guide for Advancing Utility Energy Efficiency Funding for Multifamily Housing*, released today by the National Housing Trust (NHT), provides guidance on how key stakeholders from the housing and utility sectors can effectively work together to significantly improve the energy efficiency of multifamily affordable rental housing. The report is the result of a two-year partnership among NHT, the American Council for an Energy Efficient Economy (ACEEE), the National Consumer Law Center (NCLC), and D&R International. Together, these organizations engaged with utility companies, affordable housing stakeholders, and energy advocates in targeted states resulting in utilities committing \$40 million to reduce energy consumption in multifamily rental housing.

“We are faced with an important opportunity to achieve significant energy savings and in turn help to sustain much needed affordable housing for our nation’s low-income families,” said Todd Nedwick, assistant director of public policy at the National Housing Trust and co-author of the report. “Utility spending on energy efficiency programs is expected to increase substantially over the next decade. By effectively targeting these resources to multifamily affordable rental housing we will help utilities and state governments achieve their energy savings goals, increase housing affordability for low-income households, spur economic growth, and significantly reduce carbon emissions.”

*Partnering for Success* serves as a practical tool for those seeking better partnerships among utility companies and affordable housing providers and investors to improve the energy efficiency of multifamily affordable housing. Obstacles include the “split incentive” problem- the disincentive an owner has to investing in energy efficiency if tenants pay the bill; lack of targeted, streamlined multifamily programs; limited access to upfront capital; and lack of coordination and collaboration among key players from both sectors.

The case studies presented in the *Partnering for Success* action guide clearly demonstrate that such obstacles can be overcome. For example, the Pennsylvania Public Utility Commission changed its policies to allow utilities to now get credit for devising programs that specifically serve multifamily housing, which led to the

creation of several targeted utility programs. Utilities in Minnesota created the first ever low-income multifamily programs in the state. The Maryland Public Service Commission made it significantly easier to mesh utility and affordable housing funding streams by tapping the Maryland Department of Housing and Community Development to administer more than \$20 million in utility funding. And collaboration among National Grid and the Rhode Island Housing Finance Agency led to a much more streamlined and efficient process for delivering services to multifamily housing.

“The success already realized in improving energy efficiency in affordable rental housing has been a pleasant surprise and we hope that other states will ramp up their efforts to better serve multifamily housing,” noted Charlie Harak, an energy attorney at the National Consumer Law Center and co-author of the report.

*Partnering for Success* describes several common lessons about successful engagement to advance multifamily utility programs. These include building relationships with key utility and regulatory decision makers and bringing stakeholders together and facilitating an open dialogue; defining the value proposition for utilities by demonstrating the significant energy savings potential in this type of housing stock; and taking advantage of strategic entry points, such as utility plan filing deadlines and rulemaking proceedings in which the design of energy efficiency programs could be raised.

The *Partnering for Success* action guide was made possible by support from the Doris Duke Charitable Foundation.

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### ***About the National Housing Trust***

*The National Housing Trust protects and improves existing affordable rental homes so that low income individuals and families can live in quality neighborhoods with access to opportunities. [www.nhtinc.org](http://www.nhtinc.org)*

### ***About the National Consumer Law Center®***

*Since 1969, the National Consumer Law Center® (NCLC®) has used its expertise in consumer law and energy policy to work for consumer justice and economic security for low-income people. NCLC's expertise includes policy analysis and advocacy, consumer law and energy publications, and training and advice for advocates. [www.nclc.org](http://www.nclc.org)*