



How Energy Codes Can Impact Affordable Housing

Volunteers of America

Volunteers of America creates and manages housing for the homeless, families with children, the elderly, and people with disabilities, including physical and mental disabilities and veterans and their families.



Helping America's most vulnerable™



Housing Portfolio

- 377 properties housing over 25,000 people
- Housing In 40 states and Puerto Rico
- Large urban complexes; small rural developments, elderly housing; multifamily housing and housing for those with disabilities
- Mix of master metered and tenant paid utilities



Commitment to Residents

- Dedicated to creating a healthy living environment
- Providing environmentally friendly homes that meet resident needs
- Investing in energy efficiency to help to reduce tenant utility costs



Responsibilities of Energy & Sustainability Manager

- Develop and implement a portfolio wide strategy for energy and sustainability efforts
- Track property energy performance
- Identify and address deficiencies at the portfolio and property level
- Find opportunities to help finance energy efficiency improvements

Better Buildings Challenge

- Multifamily included in the challenge on December 2013
- Goal of 20 percent energy use reduction across portfolio
- Four primary strategies for multifamily:
 - Data collection
 - Property benchmarking
 - Tenant engagement
 - Operations & Maintenance management



Energy Codes & HUD

- FHA loans require builders to comply with 2006 IECC
- Determination was made that 2009 IECC does not impact availability or affordability of affordable housing

Complete this section for all properties. The property complies with:

- 2 HUD Minimum Property Standards in the Code of Federal Regulations at 24 CFR 200.926d.
- 3 HUD Handbook 4145.1, Architectural Processing & Inspections for Home Mortgage Insurance, including
- 4 IECC (International Energy Conservation Code) 2006
- 5 Other Code or Local/State Code as follows: _____
Applicable Provisions _____
- 6 _____

What Motivates Owners?



Some people can't imagine doing what we do...



WE CAN'T IMAGINE NOT DOING IT
Helping America's most vulnerable™

- High occupancy
- Rental income
- Low construction costs
- Low operating costs
- Financial incentives
- *Meeting the needs of tenants*
- *Supporting organization mission*

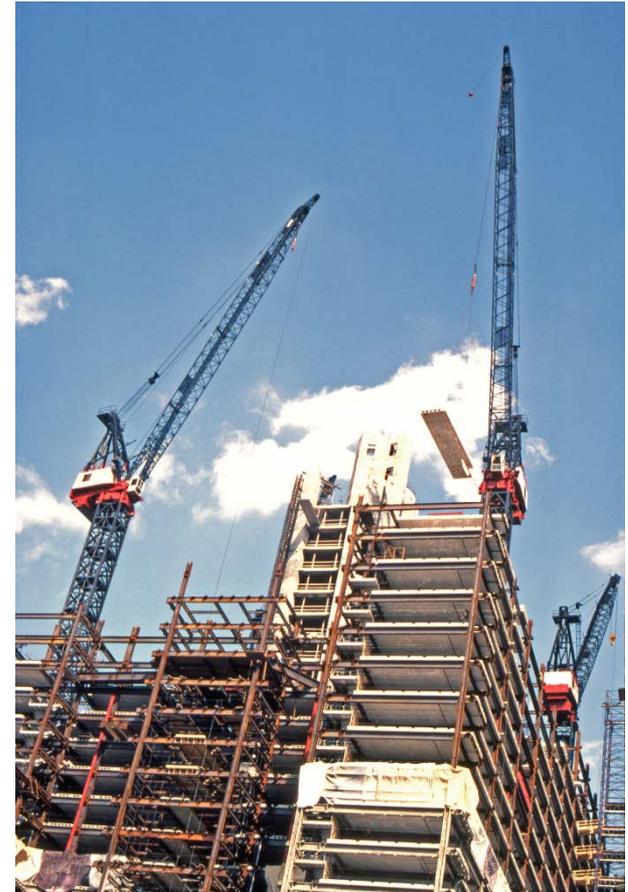
How Can The Energy Code Help?

- Energy efficiency leads to lower utilities and operating costs
- Lower utility bills can be used to attract tenants
- State, federal, and utility backed incentives are available for EE

Challenges facing the Owner

New Construction

- Must rely on design/construction team for code expertise
- Multiple voices w/ differing opinions on energy code costs and impact
- Quantifying the impact of code compliance



Challenges facing the Owner

Existing Buildings

- Determining scope and cost of compliance efforts
- Split incentive between owner, tenants and HUD
- Difficult to apply a holistic solution that maximizes savings
- Access to capital for financing improvements
- Quantifying the impact of code compliance



What Can Owners Do?

- Strive to comply with the most current model code
- Hold contractors accountable for complying with code
- Encourage performance path for compliance
 - Use data collection to evaluate building performance & impact of energy code

What Owners Need

- Property improvement services that focus on bringing existing buildings into compliance
- Financial incentives
- Clarity on the impact of energy codes (particularly for multifamily)
- Energy code that addresses the unique needs of multifamily



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