

Efficiency Navigator Program

December 1, 2022



ELEVATE

Equity through
climate action



What is the **Efficiency Navigator**?

The program's aim is to help unsubsidized small to medium size multi-family housing become more efficient and resilient while reducing operating costs to remain affordable.

Energy burden relief for those that need it the most



Increasing Efficiency and Adding Resiliency While Reducing Operating Costs

- Identifying partners and property owners that align with Eau Claire's sustainability goals and Elevate's mission
- Merging funding sources and low-cost financing options



Increasing Efficiency and Adding Resiliency While Reducing Operating Costs

- Building durability, health/safety and energy efficiency
- Electrifying heating/water systems (heat pumps)
- Integrate solar electric systems or make renewable ready



Connecting to the Eau Claire Climate Action Plan

Decrease energy use in residential buildings	10-20% savings realized
Increase prevalence of energy-efficient, low-emissions affordable housing	Emphasis on rental naturally occurring affordable buildings
Promote energy audits, energy efficiency rebates, and financial incentives	Complementary assessments and Navigator resources to access incentives integral to the program design
Increase awareness among residents	Options to include a resident resiliency pilot/program
Promote the use of the City's Net Zero Energy Building Guide	Owner outreach could include education about net zero options for existing buildings
Offer and promote financial resources to reduce costs of clean energy projects	Navigator program provides owners with access to financial resources

How the **Efficiency Navigator** model addresses barriers

Limited awareness of programs

Single point of contact to support owners through the upgrade process

Lack of energy use data and prioritization of actions

Assessment Report and Roadmap

Lack of knowledge of cost-effective efficiency upgrades

Energy analysis, onsite building assessment, and cost-effective energy savings recommendations

Lack of access to low-cost capital to complete upgrades

Access to to low-cost energy efficiency financing products and available state, local, or utility incentives and grants capital

Difficult or lack of communication with residents

Excellent customer services and program options to engage residents

Thank You

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ELEVATE ENERGY

Smarter energy use for all



U.S. DEPARTMENT OF ENERGY
Home Energy Score



CERTIFIED ASSESSOR



focus on energy

Partnering with Wisconsin utilities



WE ARE LiUNA!
Feel the Power



Patrick
Green Homeowner
Mazomanie, WI

Inflation Reduction Act: *Bringing energy upgrades to more communities*

Kevin Kane
*Chief Economist
Green Homeowners United*





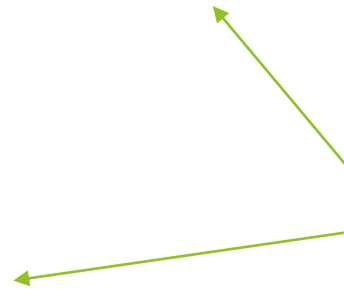
Inflation Reduction Act



▶ 5 major parts of the law for building owners of existing buildings

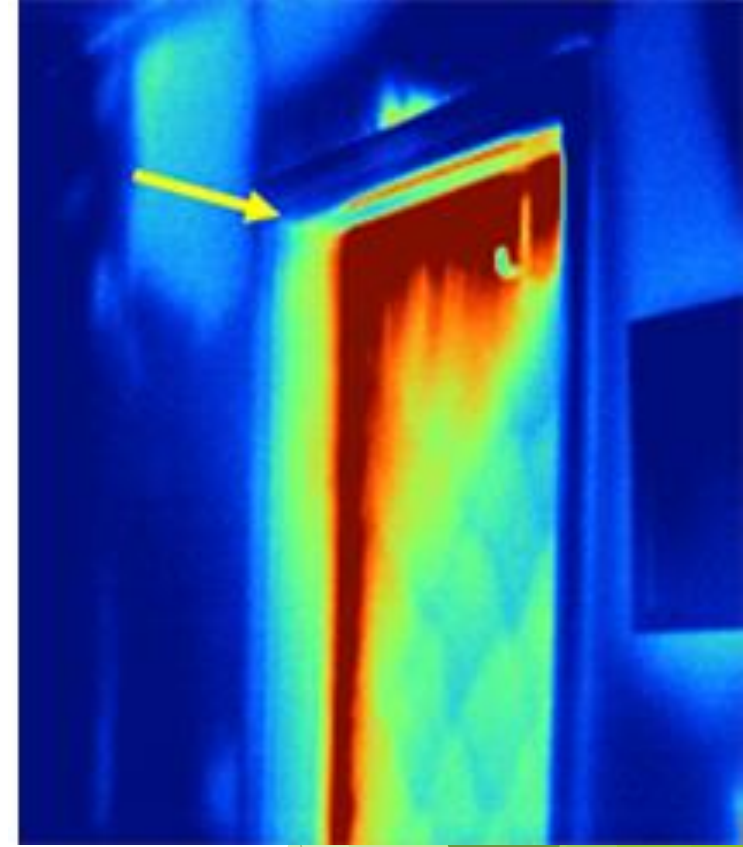
- ▶ 1. HOMES Rebates (*requires energy assessment*) - LATE NEXT YEAR
- ▶ 2. “Electrification Rebate” - LATE NEXT YEAR
- ▶ 3. Solar/Renewable Tax Credit - NOW
- ▶ 4. Energy Efficiency Tax Credit - JANUARY
- ▶ 5. Commercial Energy Tax Deduction - JANUARY

We’ll focus on
these two today



HOMES Rebates

- ▶ Technically available now (“*upon enactment of this act*”) but we don’t 100% know when the funds will come.
- ▶ If we can show you how to reduce your energy use by **20% or more**, you’ll get a **\$2,000 rebate** to immediately reduce the bill
- ▶ If we can show you how to reduce your energy use by **35% or more**, you’ll get a **\$4,000 rebate** to immediately reduce the bill
- ▶ Amounts double for moderate income. And for multifamily the rebates are multiplied per units! You **MUST** get an **Energy Assessment** by a trained assessor to qualify!



What reduces it by 20%? By 35%+?

- ▶ While every home is different, we've identified the home improvements most likely to reduce utility bills by 20%+
 - ▶ Air sealing and insulating the attic (*unless partially/fully done already*)
 - ▶ Replacing furnaces more than 25 years old, sealing/insulating ductwork as needed
 - ▶ Replacing electric water heaters with “heat pump” water heaters
 - ▶ Adding rigid insulation to bare basement walls and rim joists
 - ▶ “Drill & fill” insulation in above ground walls when nothing is there now!
 - ▶ Replacing fuel oil HVAC systems with natural gas furnace/boiler or heat pump
 - ▶ Solar panels ...or some combination of the above!

- ▶ It is usually not windows, air conditioners, doors, water heaters, lightbulbs, or new appliances alone.





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UNITED

414-604-6450

www.GreenHomeWI.com

- ▶ For years low-income weatherization and Focus on Energy have focused on incentivizing contractors to do attics, but not basements. Now we have tons of homes that look like this.
- ▶ We'll save more money and energy covering the bottom half!



Commercial Tax Deduction

- ▶ New increased tax deduction (Section 179D) for commercial buildings, starting in 2023
 - ▶ *Businesses, multifamily buildings over 4 stories, etc.*
- ▶ If an energy assessment of a commercial building is done, and shown how to reduce energy use by 25% or more (vs a hypothetical modeled building with your building's design), can get you a commercial tax deduction of up to \$1 per square ft in the year done
- ▶ OR, if good wage and apprenticeship rules are met, then between \$2.50-\$5.00 per square ft!
 - ▶ Ex: A 25,000 sq ft building could get a \$125,000 same year tax deduction!
- ▶ For retrofits, the deduction is in the year *after* the work is done



Examples

- ▶ Example 1
- ▶ A family of 4 who earns \$60,000 gets an energy assessment of the home. The energy assessor shows that adding insulation in the attic and air sealing the home, insulating the basement and upgrading the furnace would reduce the utility bill by 35%
 - ▶ They would get \$8,000 off those improvements immediately
 - ▶ They could get a new “heat pump” to replace an old AC unit effectively free
 - ▶ They could also qualify for a 25c tax credit of ~\$2,000 for heat pump



Examples

- ▶ Example 2
- ▶ An 8,000 sq ft office decides to get an energy assessment for their commercial building. They decide to upgrade their heating system, insulation, lighting and windows, which would reduce their energy use 50%. They hire a company that pays “prevailing wage” and apprenticeship standards.
 - ▶ The office would qualify for approximately \$40,000 federal tax deduction in the year they had the improvements installed

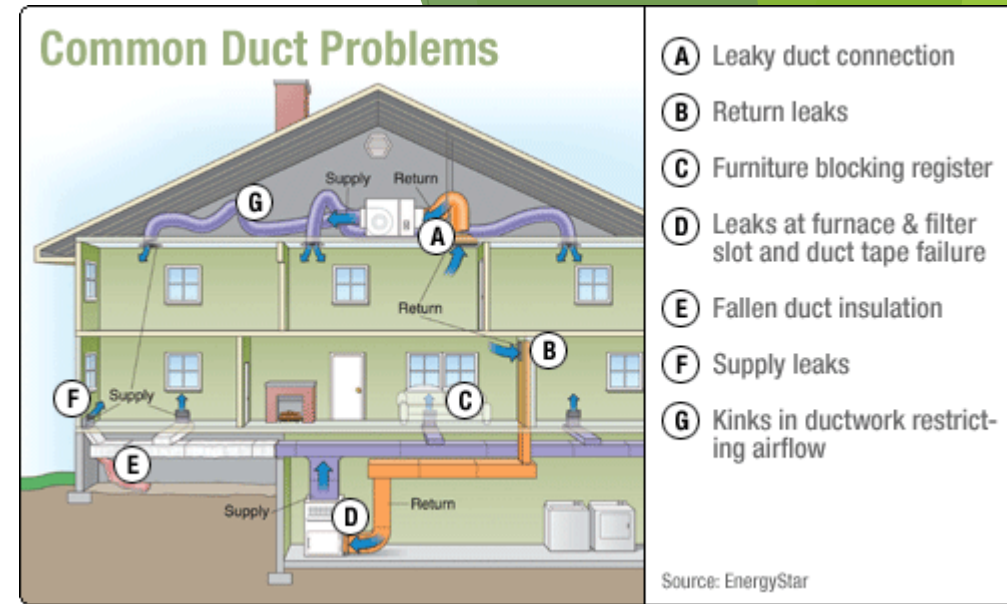


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Examples

► Example 3

- An owner of a 5-unit apartment building with tenants of not-low-incomes gets an energy assessment and wants to replace furnace(s), insulate the attic and the basement to reduce utility bills by 35%
 - They would get \$4,000 per unit in instant rebates, or \$20,000 off
 - If the apartment has more low/moderate income tenants, the rebate amount is then \$8,000 per unit, or \$40,000 total





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