



# Efficiency Navigator Program



# What is the Efficiency Navigator?

- The program's aim is to help build communities where all people can afford to live
- We focus on improving small to medium size unsubsidized multi-family rental housing
- Lowering tenant energy bills and increasing comfort and climate resiliency



# Who is Eligible for the **Efficiency Navigator**?

- Eligibility:

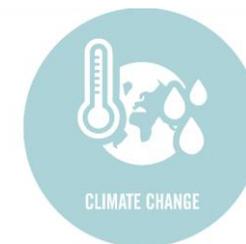
- Residents at or below 80% area median income based on census area data and the building is not part of an affordable housing subsidy program
- Renter occupied, 2-8 units
- Renter pays utility bills
- Properties are current on tax bills and have no outstanding permit issues
- Property owner commits to maintaining affordable rent at HUD Fair Market Rent for 5 years

**There are 40,000 of these units considered naturally occurring affordable in Dane County**



# The Need

- **HOUSING RESILIENCE:** We have an affordable housing shortage in Middleton. Need to build more units while also preserving and investing in our existing stock.
- **EQUITY:** Research shows that for working families, rent, utilities, and transportation costs are amongst the highest monthly expenses, especially for those most impacted by COVID.
- **CLIMATE CHANGE:** Affordable housing consumes on average 33% more energy than market rate housing because it is generally older, not upgraded, or has deferred maintenance.
- **ACCESS:** Decrease time and effort in identifying efficiency opportunities and accessing benefits/incentives.



# 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

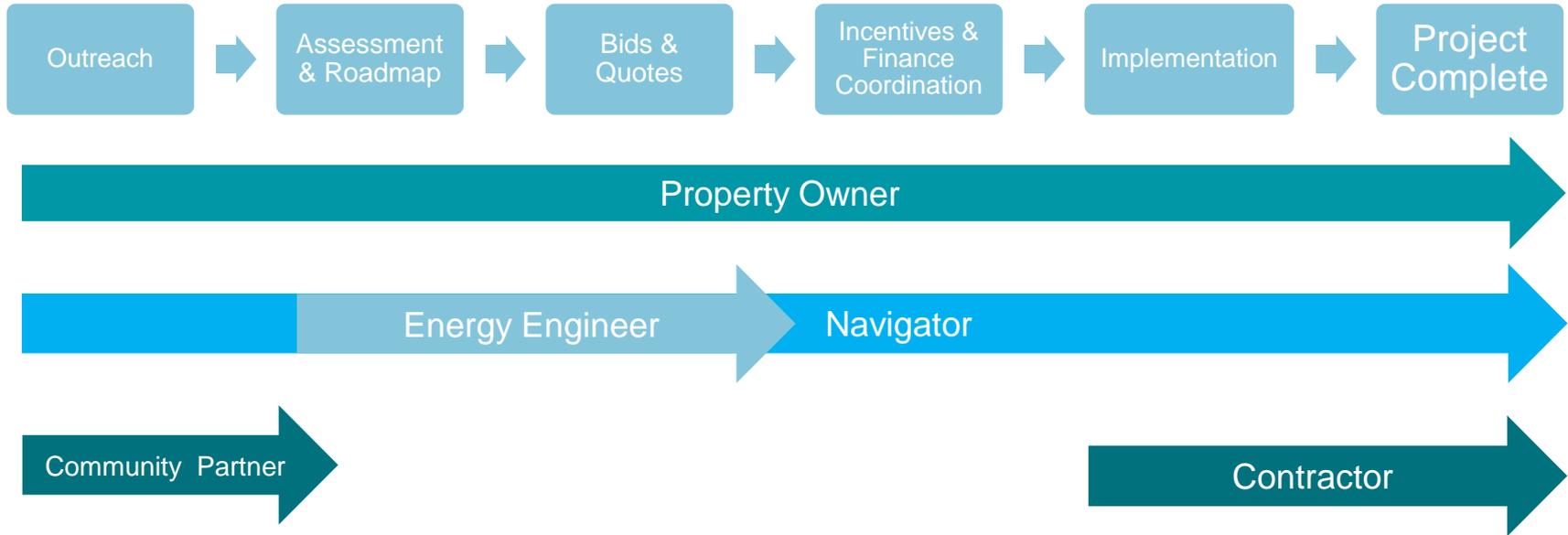
Lack of access to low-cost capital to complete upgrades

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

Difficulty or lack of communication with residents

Excellent customer services and program options to engage residents

# Navigator Process



- High quality service through a single point of contact (Navigator)
- Robust data to support energy savings

# Efficiency Packages Based on the Assessments

## First Package

(<\$600/unit):

Lighting, water aerators/  
showerheads, smart power strips, pipe insulation, air sealing



**Second Package** (\$1,000 - \$2,500/unit): Level 1 plus-thermostat, refrigerator, water heater replacement, limited insulation/air sealing



**Third Package** (\$3,500 - \$5,000/unit): Level 2 plus-Heating, Ventilation and AC equipment replacement; air sealing and insulation



**Fourth Package** (\$15,000+/system): Solar or air source heat pump system (electrification opportunities)



# Program Update: January 2023 – March 2024

## Completed:

- Outreach plan created and executed
- 9 buildings received assessments/20 units
- 8 buildings received retrofits/18 units

## Next Steps:

- Ongoing recruitment
- Collect Contractor Proposals and Cost Estimates
- Schedule Contractor Work - Finish by Dec. 31

# Property Overview

Property	Units	Recommendations	Annual Estimated Energy Savings	Annual Estimated Cost Savings
Oakwood Place	2	<ul style="list-style-type: none"> <li>• Replace Furnaces</li> <li>• Improve Insulation (walls, attic)</li> <li>• Air Sealing</li> <li>• Improve Ventilation</li> <li>• Replace Refrigerators</li> </ul>	66%	\$531
Oakwood Place	2	<ul style="list-style-type: none"> <li>• Dual Fuel Heat Pump/Add Cooling</li> <li>• Improve Insulation (walls, attic, foundation)</li> <li>• Air Sealing</li> <li>• Improve Ventilation</li> </ul>	79%	\$671
Spring Grove Court	2	<ul style="list-style-type: none"> <li>• Heat Pumps</li> <li>• Improve Insulation (attic, floor above garage)</li> <li>• Air Sealing</li> <li>• Improve Ventilation</li> <li>• Solar</li> </ul>	38% (w/o solar) 93% (w/ solar)	\$498 (w/o solar) \$1,495 (w/ solar)
Northbrook Drive	4	<ul style="list-style-type: none"> <li>• Replace Boiler</li> <li>• Air Sealing</li> <li>• Solar</li> </ul>	18% (w/o solar) 69% (w/ solar)	\$483 (w/o solar) \$1,855 (w/ solar)

# The Energy Efficiency Navigator - Future

- Every building is unique, with challenges
- For deep energy and cost cuts, it's best to pair electrification with solar
- Public health should be integrated along with energy retrofits- they pair well
- Middleton will have evaluation tools to prioritize work – BlocMaps, planning grant TBD
- **Questions:** How to sustainably finance using multiple tools/funds? How to take Inflation Reduction Act tax credits?

