

Iowa Multifamily GREEN Program – A partnership that works

Innovative/Response to an Important State Housing Need

The Iowa Multifamily GREEN (Great Rewards Energy Efficiency Network) program was created to assist the owners of Iowa's aging affordable multifamily housing stock in making energy efficient upgrades a realistic option.

Eligible properties may receive a free energy review by The Energy Group. After the review, the property owner is provided with a free comprehensive report with energy savings recommendations. If the property has an immediate energy savings potential, they may receive no-cost compact fluorescent bulbs, faucet aerators and efficient shower heads for installation throughout the property. The property's participating utility may cover up to 40 percent of the cost of other larger, eligible upgrades.

The program benefits both property owners and affordable housing tenants throughout the state in a variety of ways:

- Annual long-term cash savings following energy saving rehabilitation
- Heating and cooling savings
- Increased comfort for tenants
- Reduction in utility and maintenance costs
- Maintained or reduced rent for tenants
- Improved marketable property resulting in reduced vacancy

Effectively employ partnerships/Demonstrate effective use of resources

The program is centered on partnerships, and would not be viable without them. Program partners include the Iowa Finance Authority, Alliant Energy, Black Hills Energy, MidAmerican Energy, the Iowa Utility Association and The Energy Group.

The program works effectively through a streamlined process that allows each entity to be involved in specific steps of the program.

1. The Iowa Finance Authority markets the program through direct mail, email, program brochures and maintenance of the program web site: www.IowaMultifamilyGREEN.com to affordable housing owners, developers and managers,
2. The Iowa Finance Authority reviews each proposed project to determine if the building qualifies as low-income multifamily housing.
3. An energy conservation audit is completed by The Energy Group.
4. The Energy Group presents the property manager and owner with a free detailed report on energy efficiency recommendations that their property should adopt.
4. Energy savings recommendations are categorized as short term, mid term or long term based on the expected energy savings payback.
5. Utility (Alliant Energy, Black Hills Energy or MidAmerican Energy) provide an enhanced rebate program, paying up to 40 percent of the costs of the cost-effective measures. The utilities allocate \$500,000 annually for the program.
6. Property manager and owner determine what changes they will implement.

Provide benefits that outweigh costs

Demonstrate measurable benefits to HFA targeted customers

Have a proven track record of success in the marketplace

Results:

- The energy efficiency measures that have been put in place through the program have realized savings of approximately \$260,000 annually and are expected to grow.
- Annual long term-cash savings
- Increased comfort for tenants
- Helps control rent amounts
- Reduced vacancy rate due to more marketable property

Innovation Continued

It became apparent through the program that there were some common barriers that property owners faced in implementing the recommendations from the Iowa Multifamily GREEN program including:

- Project reserves were inadequate or contractually could not be released for the purpose of funding the remaining 60 percent of the cost of improvements
- No access to lower interest rate loan options
- Source to payback loan if tenant-paid utilities

As an answer to this problem, the Iowa Finance Authority launched the Iowa Multifamily GREEN Loan Program in 2010 to provide low-cost financing to affordable housing developers and management companies for energy efficiency upgrade costs

The loans may be used for improvements such as:

- Automated energy management systems
- Furnaces
- Heating and air conditioning
- Insulation
- Lighting systems
- Other approved energy efficiency enhancements

Program Details

- Rate: 3-5%
- Loan Size: \$5,000-\$50,000
- Loan Term: three to seven years
- Commitment fee: 0.5%

Replicable

Other housing finance agencies may replicate the Iowa Multifamily GREEN program in their states through building relationships with the Utilities Board and focusing on the issue of increasing energy efficient properties throughout the state. All parties have an interest in improving this issue and while the process will be gradual in updating older properties, the rewards will be great.

multifamily  green
GREAT REWARDS ENERGY EFFICIENCY NETWORK

Iowa Finance Authority



The Rose of East Des Moines





THE MULTIFAMILY GREAT REWARDS ENERGY EFFICIENCY NETWORK IS A COLLABORATIVE INITIATIVE THAT ENCOURAGES THE ADOPTION OF ENERGY EFFICIENCY IN AFFORDABLE MULTIFAMILY PROPERTIES IN IOWA. THE PROGRAM PROVIDES MULTIFAMILY PROPERTY OWNERS AND THEIR TENANTS WITH ENERGY AND, ULTIMATELY, COST SAVINGS.

THE PROGRAM IS A PARTNERSHIP OF THE IOWA FINANCE AUTHORITY, THE IOWA UTILITY ASSOCIATION, ALLIANT ENERGY, MIDAMERICAN ENERGY COMPANY, BLACK HILLS ENERGY AND THE ENERGY GROUP.

HOW IT WORKS

1. Iowa multifamily property owners must take the first steps in obtaining a free energy review. Visit: www.IowaMultifamilyGREEN.com and submit some basic information about your property to determine eligibility.
2. The Energy Group will schedule a free energy review. Upon completion of the review, The Energy Group will prepare a comprehensive report that reviews the energy saving measures identified for your facility. Eligible upgrades may include: lighting, heating and cooling equipment and building shell items such as windows and insulation.
3. The Energy Group will then meet with the building owner and property manager to review the energy saving measures identified. Available utility incentives, which may be up to 40% of the cost of the installed equipment will also be reviewed. If your facility has the potential for immediate energy savings, the utility may provide no-cost products for installation throughout the property. These products may include: compact florescent bulbs, faucet aerators and low-flow showerheads.
4. Iowa Finance Authority's new Multifamily GREEN Loan Program may assist you with eligible costs. For program details, visit: www.IowaFinanceAuthority.gov

BENEFITS

There are a wide variety of short- and long-term benefits of program participation:

- Annual long-term cash savings
- Heating and cooling savings
- Increased comfort for tenants
- Reduction in utility and maintenance costs
- Maintaining or reducing rent for tenants
- Reduced vacancy rate due to a more marketable property



About

Benefits

How It Works

What To Expect



**Encouraging energy efficiency
in Iowa multifamily properties.**

[Learn More ▶](#)

About Multifamily GREEN



The Multifamily GREEN program was created to encourage the adoption of energy efficient technologies by affordable multifamily properties in Iowa.

How It Works



1. A comprehensive energy audit will be conducted on eligible properties. 2. The recommended upgrades and available utility incentives will be discussed with the representatives from the property.

Get Started!



Fill out the online form to have the Energy Group contact you about next steps and setting-up an appointment.