
New Hampshire Department of Energy

Energy Efficiency Funding Available for Landlords

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NH DOE Programs Overview

- Assistance Available Today for Tenants:
 - Weatherization Assistance Program
 - Fuel Assistance Program
 - Electric Assistance Program
 - State Emergency Assistance Programs
- Assistance Available in the Near Future:
 - Home Energy Performance-Based, Whole House Rebates (HOMES)
 - High Efficiency Electric Home Rebate Program (HEEHR)

Available Today: WAP

- Weatherization Assistance Program (WAP)
 - Who Qualifies? 60% of State Median Income, or less
 - Family of 4: \$74,941
 - How do you apply? Local Community Action Agency (aka CAP)
 - County based system
 - Can renters/landlords qualify? YES!
 - Buildings of 4 units or less
 - Majority of the units must be occupied by tenants making 60% of AMI or less
 - Funding **can not** be used to replace heating systems
 - Agreement to not raise rent for **1 year**
- This Program is separate and distinct from the NHSaves programs

Available Today: FAP

- Fuel Assistance Program (FAP or LIHEAP)
 - Who Qualifies? 60% of State Median Income, or less
 - Family of 4: \$74,941
 - How do you apply? Local Community Action Agency (aka CAP)
 - County based system
 - Can renters qualify? YES!
 - All fuel types eligible
 - If heat is paid directly by the tenant: no involvement from landlord needed
 - What if heat is included in the rent? Possible
 - If heat is paid by the landlord and cost is included as part of rent it is possible under certain circumstances
 - Tenant and landlord need to sign an agreement
 - Tenant is given a voucher for a portion of what ever they would have qualified for as a benefit
 - Voucher is given to the landlord, which is then credited against the rent due

Available Today: EAP

- Electric Assistance Program (EAP)
 - Who Qualifies? 60% of State Median Income, or less
 - Family of 4: \$74,941
 - How do you apply? Local Community Action Agency (aka CAP)
 - County based system
 - Can renters qualify? YES!
 - If bill is paid directly by the tenant and they have an electric account in their name; no involvement from landlord needed
 - Only available to those who get electric service from:
 - Eversource, Unitil, Liberty, or NH Electric Co-op
 - What if electricity is included in the rent? No.
 - Tenant must have an electric account in their own name to participate

Available Today: State Emergency Programs

- Emergency Assistance Programs

- What is it? One time fuel benefit of \$450 and electric benefit of \$200
- Who Qualifies? 60% up to 75% of State Median Income
 - Family of 4: \$93,676
- How do you apply? Local Community Action Agency (aka CAP)
- Can renters qualify? YES!
 - Fuel:
 - If heat is paid directly by the tenant: no involvement from landlord needed
 - Electric:
 - If bill is paid directly by the tenant and they have an electric account in their name: no involvement from landlord needed. Available to ALL electric customers.
- If cost is included in rent? Depends
 - If electricity is paid by the landlord and cost is included as part of rent: **No**. Tenant must have an electric account in their own name.
 - If fuel is paid by the landlord and cost is included as part of rent: **Possible**. Same voucher process as FAP.

Available in the Near Future: IRA

- Inflation Reduction Act: Signed into law August 16, 2022
- Numerous energy provisions
- Tax provisions:
 - Major tax provisions for investments in energy efficiency projects and renewable projects
 - NH DOE staff ARE NOT tax professionals and we do not give tax advice
 - Check with your accountant or tax attorney for further details or advice on how to take advantage of these
- Two major programs:
 - Home Energy Performance-Based, Whole House Rebates (HOMES)
 - High Efficiency Electric Home Rebate Program (HEEHR)
- Rumor: NH DOE is not going after these funds
- FACT: NH DOE is applying for these funds

Available in the Near Future: HOMES

- **What is it?**

- Program provides rebates for residential energy efficiency projects

- **What we know:**

- The letter of the law outlining the program in the Inflation Reduction Act
- The funding amounts that New Hampshire will receive for this program: \$34,952,780
- The time to spend it down: September 30, 2031
- General provisions of the program
 - Funding amounts for each activity
 - Choice of modeled vs realized savings
 - Use of BPI 2400 for modeling
 - Use of open-source software for measurements and verification
 - Required quality monitoring
 - Funding can not be combined with the HEEHR program
 - *Some* definitions
 - Low-Moderate Income: 80% of 'median income of the area'

Available in the Near Future: HOMES

- **Single Family:**

- 20-35% Modeled Energy savings: \$2,000, or 50% of project costs, whichever is less
- 35%+ Modeled Energy savings: \$4,000, or 50% of project costs, whichever is less
- 15% minimum measured energy savings: payment rate per kwh saved, equal to \$2,000 for a 20% cost reduction for the state's average home, or 50% of the project total

- **Single Family occupied by LMI household:**

- 20-35% Modeled Energy savings: \$4,000 or 80% of project costs, whichever is less
- 35%+ Modeled Energy savings: \$8,000 or 80% of project costs, whichever is less
- 15% minimum measured energy savings: payment rate per kwh saved, equal to \$4,000 for a 20% cost reduction for the state's average home, or 80% of the project total

Available in the Near Future: HOMES

- **Multi Family:**

- 20-35% Modeled Energy savings: \$2,000 per unit, \$200,000 per building maximum
- 35%+ Modeled Energy savings: \$4,000 per unit, \$400,000 per building maximum
- 15% minimum measured energy savings: payment rate per kwh saved, equal to \$2,000 for a 20% cost reduction for the state's average home, or 50% of the project total

- **Multi Family with 50% occupied by LMI households:**

- 20-35% Modeled Energy savings: \$4,000 per unit or 80% of project costs, whichever is less
- 35%+ Modeled Energy savings: \$8,000 per unit or 80% of project costs, whichever is less
- 15% minimum measured energy savings: payment rate per kwh saved, equal to \$4,000 for a 20% cost reduction for the state's average home, or 80% of the project total

Available in the Near Future: HOMES

- **What we do not know:**

- Is there a per building maximum for those LMI multi-family units?
- Will rebates be available retroactively? And if so, how far back?
- Are there only certain types of energy efficiency projects that would qualify?
- How strict is the prohibition on mixing rebates?
 - Is it a total ban, or can two funding sources not take 'credit' for the same improvement?
- How does the payment rate per kwh saved work?

Available in the Near Future: HEEHR

- **What is it?**

- Program provides rebates for residential electrification projects

- **What we know:**

- The letter of the law outlining the program in the Inflation Reduction Act
- The funding amounts that New Hampshire will receive for this program: \$34,749,580
- The time to spend it down: September 30, 2031
- General provisions of the program
 - Rebates for appliance purchases and non-appliance upgrades
 - Means tested program- up to 150% of area median income
 - Increased incentives for up to 80% of area median income
 - Required option for point of sale

Available in the Near Future: HEEHR

• **General Provisions:**

- Appliances (maximum benefit amount)
 - Heat Pump Hot Water Heater: \$1,750
 - Heat Pump for space heating and cooling: \$8,000
 - Electric stove, cooktop, range, or oven, or heat pump clothes dryer: \$840
- Non-appliances (maximum benefit amount)
 - Electric Load Service Upgrade: \$4,000
 - Insulation, air sealing, and ventilation: \$1,600
 - Electrical wiring: \$2,500

• **Limitations, Single Family:**

- Maximum combined rebate of \$14,000
- Benefit Amounts Multipliers:
 - Less than 80% of area median income: 100%
 - 80% - 150% of area median income: 50%

• **Limitations, Multi-Family:**

- Benefit Amounts Multipliers:
 - 50% or more of the households in the building make less than 80% of area median income: 100%
 - 50% or more of the households in the building make 80% - 150% of area median income: 50%

Available in the Near Future: HEEHR

- **What we do not know:**

- Will rebates be available retroactively? And if so, how far back?
- How strict is the prohibition on mixing rebates?
 - Is it a total ban, or can two funding sources not take 'credit' for the same improvement?
- Does the \$14,000 cap apply in cases of multifamily housing?
- If it does, is it a per unit cap?
- What happens if you have a multifamily housing unit with an even number of units, and 50% are 80%-150% AMI and 50% are below 80% AMI?
- How can we do income verification AND point of sale that works at all retailers?

Next Steps:

- RFI:
 - US DOE has a Request for Information (RFI) that is open until March 3, 2023
- ALRD Released:
 - US DOE will then digest feedback provided and issue Administrative and Legal Requirements Documents (ALRD) for the two programs
 - This will spell out what is needed in an application and basic program parameters
- Application Prepared:
 - NH DOE then prepares applications in accordance with the terms of the ALRDs
- Application Filed:
 - Due date will be determined by US DOE
 - Typically, due dates are around 3 months from the release date of the ALRD depending on the complexity of the application process

Next Steps:

- Application Reviewed:
 - Once an application is filed, US DOE will need to take time to review them before awarding any funds. ALRD will sometimes indicate a review timeframe.
- Funding Awarded:
 - Once awarded the funds, NHDOE will have to go through the state processes to accept the funds, create positions, and if necessary, draft contracts for the funds
- Available to the public?
 - Best case scenario: early 2024 before funds are available to customers

How do I get the funds:

- The ALRD is critical to NH DOE in determining program design
- Without guidance, NH DOE can not do substantive program design
- Some options:
 - Work with NHSaves Program on both HOMES and HEERA
 - Pro: leverage existing systems
 - Con: does not cover all of those eligible
 - Run everything in house at NH DOE
 - Pro: maximum control and availability to consumers
 - Con: massive undertaking to build team and expertise
 - Contract out everything from NH DOE
 - Pro: minimal staffing and administrative burden
 - Con: no existing companies have this capability today, loss of direct control

Thank you!

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