



U.S. DEPARTMENT OF ENERGY
Home Energy Score
CERTIFIED ASSESSOR



IRA Rebates & Incentives

Next Steps for Helping Multifamily Buildings

Get Rebates

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GREEN HOMEOWNERS UNITED



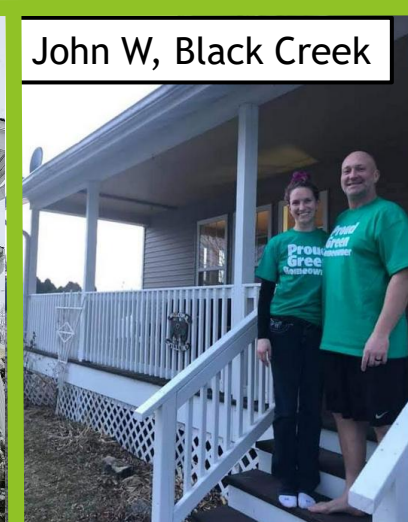
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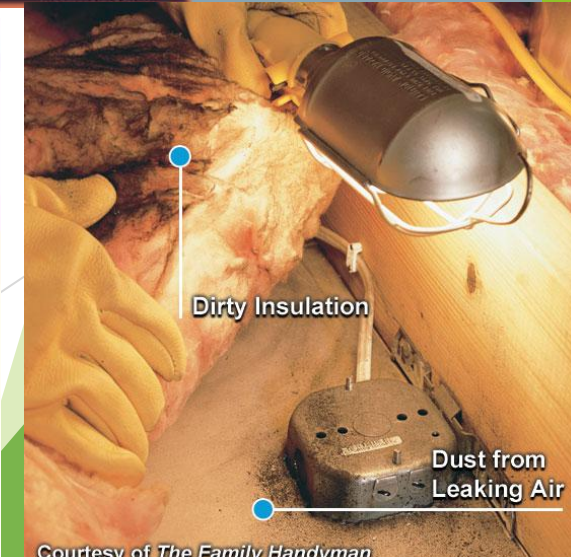
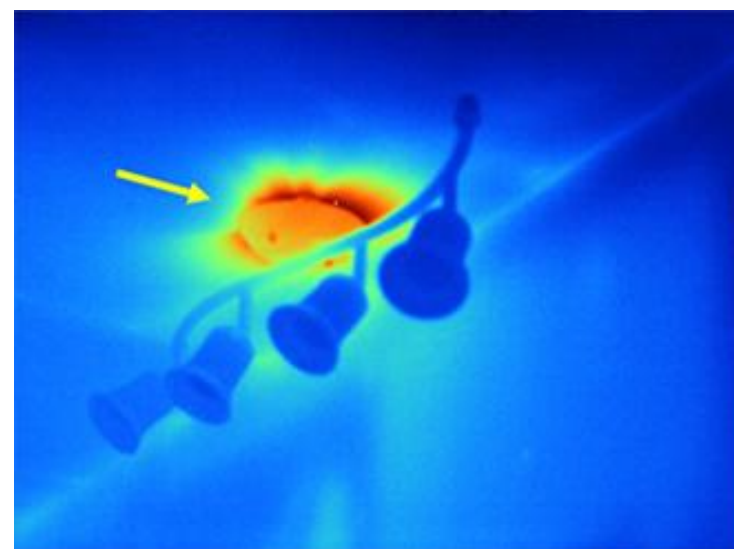
Inflation Reduction Act

- ▶ Largest investment our country has made to take on climate change
- ▶ For homeowners, there are two big programs
 - ▶ 1. *HOMES* rebates (based on an energy assessment)
 - ▶ We're going to focus on this one, as this is what only some contractors can help you with, and we've done more than any contractor in the country
 - ▶ 2. Home Electrification, i.e. "heat pump", rebates



What is in an Energy Assessment?

- ▶ Energy Assessments look at your building's windows, insulation, heating/cooling systems, and more. We look for health/safety concerns and we create a report that shows where the biggest energy saving impacts can be made in a home
- ▶ New assessments are required to have an energy model that shows how to save 20% or more on your energy use to access these new rebates.
- ▶ If your building is considered "low-income" that energy assessment can be no-cost (a \$2,000 value!)



Multifamily Buildings are a little bit different!

Estimated Annual Site Energy Use Intensity and Greenhouse Gas Intensity

	Site EUI (kBtu/ft ² /yr)	GHGI (kg CO ₂ e/ft ² /yr)
Current	49	4.66
Upgraded	43	4.34

Estimated annual site energy savings: 12.24%

Energy Use Intensity by Fuel Type

Current Building: Site Energy Use (kBtu/ft²/yr)



Upgraded Building: Site Energy Use (kBtu/ft²/yr)



Fuel Type Site EUI (kBtu/ft²) [Current, Upgraded]

- Natural Gas [22.8, 17.8]
- Electricity [25.8, 25.4]
- District Hot Water [0.0, 0.0]
- District Steam [0.0, 0.0]
- Fuel Oil [0.0, 0.0]
- Propane [0.0, 0.0]
- District Chilled Water [0.0, 0.0]

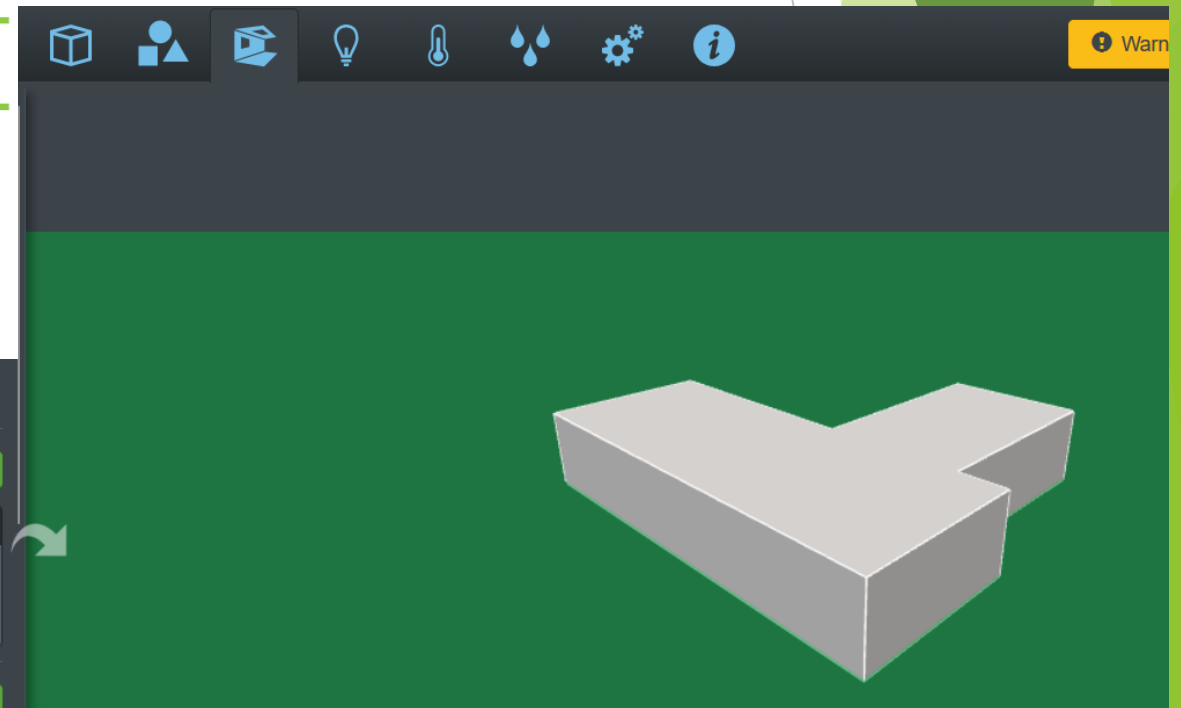
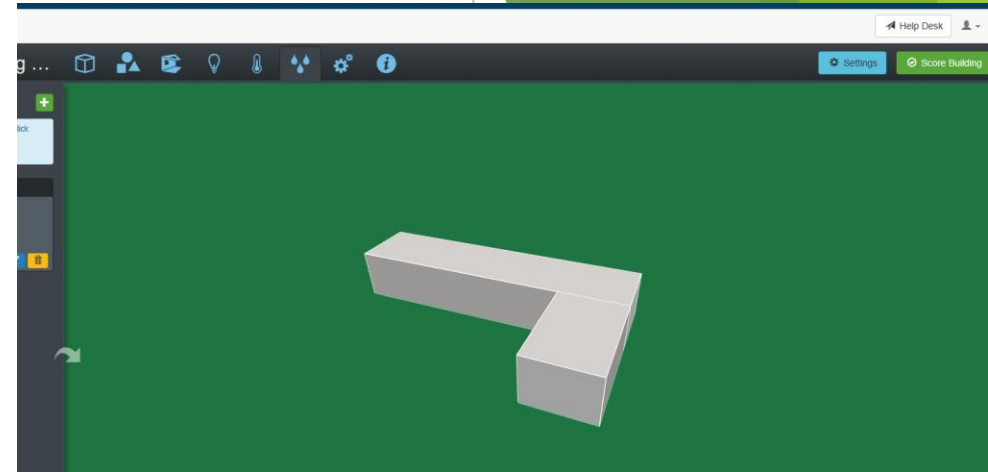
Edit Infiltration Info

ROOFS

Roof 1

Shingles/Shakes
R-50.0

KEYLIGHTS



What We Could Do

- ▶ Example for low-income housing with HOMES rebate
- ▶ **\$5,000 per unit** for improvements that achieve a 20%-35% modeled energy savings
 - ▶ (max \$250,000)
- ▶ **\$10,000 per unit** for improvements that achieve a 35%+ modeled energy savings
 - ▶ (max \$500,000)



Example 1:

- ▶ 60-unit low-income housing project in Kenosha
- ▶ PROPOSED PROJECT:
 1. Dense packing exterior walls,
 2. New boiler/water heater,
 3. Water efficiency upgrades,
 4. Insulate attic and seal air leaks
- ▶ Project cost to clients: \$0!
- ▶ ~3 weeks of work for union workers to upgrade!



Example 2:

- ▶ 12-unit low-income housing project in Milwaukee
- ▶ PROPOSED PROJECT:
 1. Dense packing exterior walls,
 2. Replace all windows
 3. water efficiency upgrades,
 4. Insulate attic,
 5. Insulate garage ceiling and
 6. Seal air leaks
- ▶ Project cost to clients: \$0!
- ▶ ~1 month of work for union workers to upgrade!



Example 3:

- ▶ Duplex with low-income tenant in Wauwatosa
- ▶ PROPOSED PROJECT:
 1. Dense packing exterior walls
 2. Insulate attic
 3. Insulate basement walls and
 4. Seal air leaks
- ▶ Project cost to clients: \$0!
- ▶ ~5 days of work for union workers to upgrade!



Things IRA can help you with



Things you can likely get at very low/no cost, after the **HOMES** instant rebates (20%+ savings):

- ▶ *Foundation & attic insulation*
- ▶ *Wall insulation (if empty)*
- ▶ *Low flow faucets*
- ▶ *Heat pump water heaters*
- ▶ *Sealing air leaks*
- ▶ **SOMETIMES** *windows*
 - ▶ *Usually 8+ unit buildings, minimum*

Things you can likely get at very low/no cost, after the **HEAR** instant rebates

- ▶ *Attic insulation (if not part of HOMES)*
- ▶ *Ventilation fans, if deemed needed*
- ▶ *Heat pump air conditioner - central air (ducted) or by room (ductless)*
- ▶ *Heat pump water heater*
- ▶ *Duct sealing/insulation, if it runs through unheated space*
- ▶ *Electric stoves, if units have gas now*

Things the rebates **CANNOT** easily help you get:

- ▶ *Furnace, boiler or air conditioner*
- ▶ *Gas water heater*
- ▶ *Doors, siding or roofing*
- ▶ *Boiler pipe- or water heater-insulation*
- ▶ *Lighting or general electrical*
- ▶ *Solar panels*



GREEN
HOMEOWNERS
UNITED

414-604-6450

www.GreenHomeWI.com

Why this works with PACE financing:

- ▶ The more you do, the more you can get!
- ▶ You have ONE chance at using the HOMES rebate, use it or lose it!
- ▶ If you do a project that gets you 20% savings, you can qualify for \$5,000/unit, but if you achieve 35%+ savings it is \$10,000/unit (max \$500,000). HOWEVER! This is will be a much larger project, and likely will have remaining costs to you. PACE can help you spread that cost out, allowing a larger project that unlocked more \$\$!
- ▶ PACE can cover what IRA can't. Examples:
 - ▶ Solar panels
 - ▶ Lighting upgrades
 - ▶ High efficiency toilets



We want to help you!

(But we'll need you to take a number)

- ▶ We are currently receiving A LOT of phone calls right now - single family & multifamily - and the paperwork for us is intense. We are sorry, but we currently have a wait list for multifamily buildings at this time!
- ▶ We can perform your energy assessment in-person visit NOW, but it may take a few weeks to get your results back, and will likely take a few months before the project is approved by the State and scheduled.
- ▶ But on the plus side, your building would be among of the first in the nation to use these funds! And there are still plenty left, but don't wait forever!
- ▶ So, to save time, please get your Building Income Qualification (LEA-##) from Focus on Energy FIRST, then contact us for a multifamily energy assessment: 414-604-6450



PRESS RELEASE

Wisconsin Leads the Nation in IRA HOMES Rebate Enrollment, With Milwaukee Emerging as a National Hub

OptiMiser backs top IRA HOMES contractor in America

Home / OptiMiser backs top IRA HOMES contractor in America





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www.GreenHomeWI.com

www.GreenHomeWI.com/IRAcalculator

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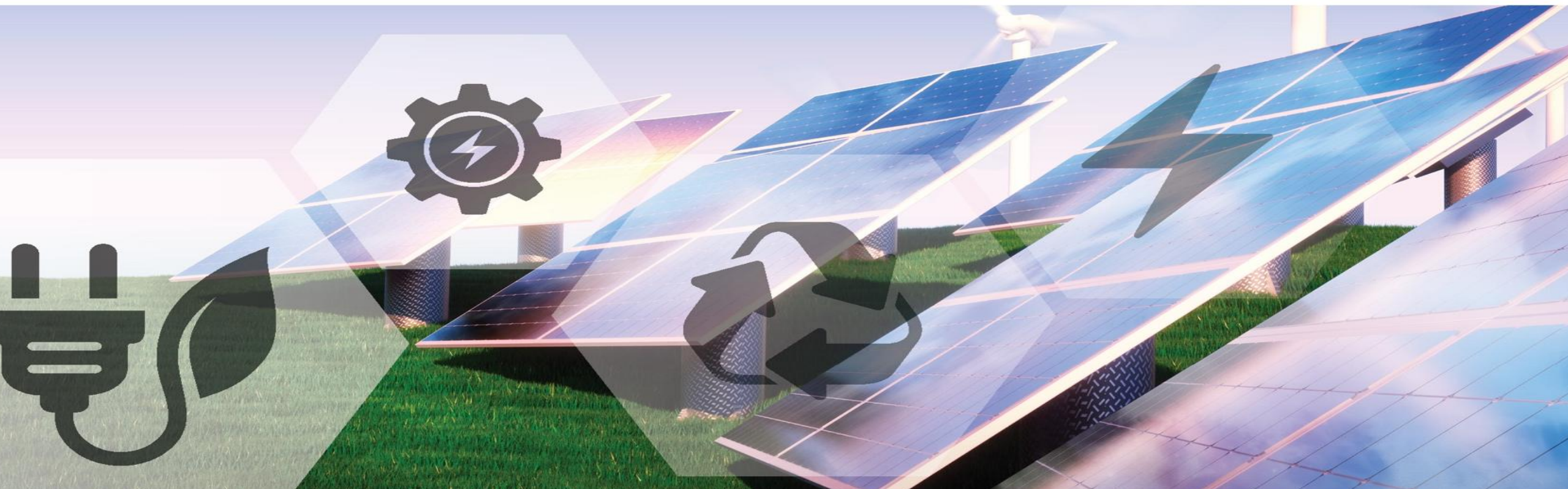
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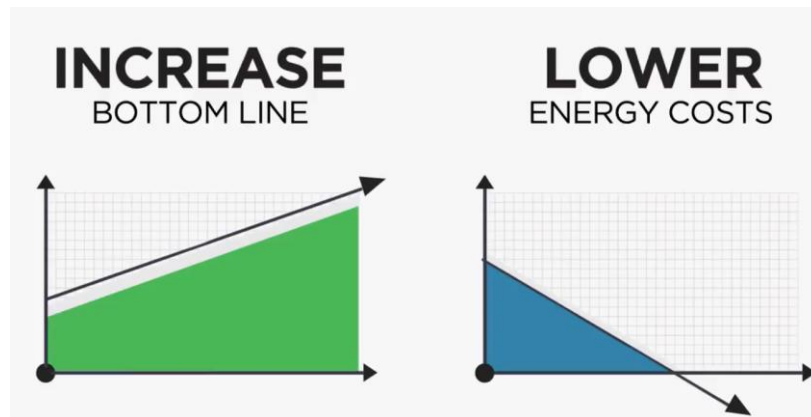
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City of Milwaukee PACE Program





C-PACE is a property tax-assessment financing mechanism for **energy & water efficiency, renewable energy and resiliency improvements** to commercial properties.



Benefits:

- Finance up to 100% of hard + soft costs
 - Non-recourse financing
 - Frees up equity for other priorities
- Fixed rate, long-term: 20 – 30 years
 - Yields positive cash flow
 - Boost Property Value
- Transfers to new owner upon sale
- Potential off-balance sheet treatment
- Reduces waste & improves occupant experience



Eligible C-PACE Projects

Commercial Properties



OFFICE



INDUSTRIAL



MULTIFAMILY



RETAIL



HEALTHCARE



HOSPITALITY



NONPROFIT



MIXED USE

Project Types

- Renovations
- New Construction
- Adaptive Reuse
- Refinance
- Equipment Installation

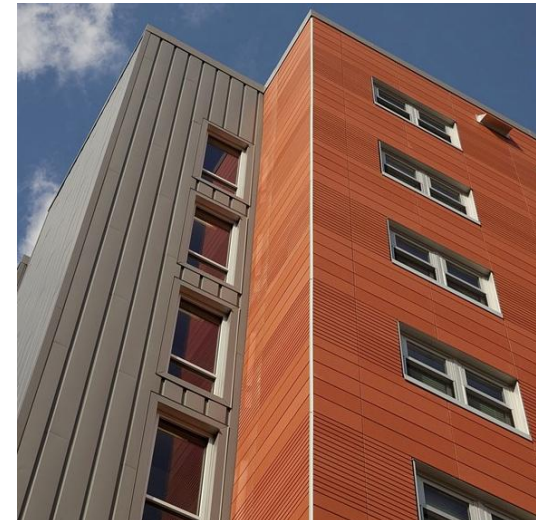
** Property located in member county*

** Does NOT work for residential (1-4 units)
and government owned properties*



Energy & Water Efficiency

- Lighting Systems
- Building Controls
- Building Envelope Improvements
- Furnaces, Boilers & Chillers
- Heat Pumps
- Pumps, Motors & Variable Speed Drives
- Low flow fixtures
- Heat Recovery
- EV Charging Stations
- Fuel Switching

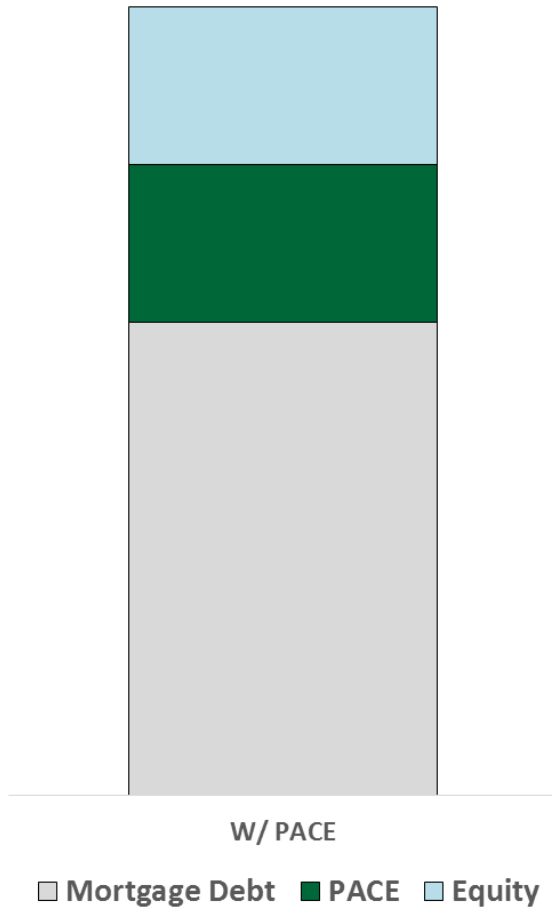


Common Renewable Energy Measures

Renewable Energy

- Solar PV
- Battery Storage
- Biofuel
- Biodigester
- Wind





Financing Terms (Set by the Market)

- Loan Term: 10 – 30 years
- Interest Rate: 7%+ (set by market rate)
- Loan Size: \$100,000 - \$50.0 Million

Statutory & PACE WI Program Requirements:

- Mortgage Lender must consent to PACE Financing
- Energy Assessment
- Security: Property Tax Assessment
- Term: Equal to Useful Life of Equipment
- Loan-to-Cost: Up to 100%



Grand Avenue Lofts

161 W. Wisconsin Ave.

Building Type:

Apartments

Financed Amount:

\$250,000

Annual Savings:

\$14,852

Loan Term: 20 years

Capital Provider:

PLG

Contractor:

Catalyst Construction

Measures:

Electrical, HVAC, Plumbing,
Windows





Plankinton Building

161 W. Wisconsin Ave.

Building Type:

Mixed Use

Financed Amount:

\$750,000.00

Annual Savings:

\$36,323

Loan Term: 20 years

Capital Provider:

PLG

Contractor:

Hunzinger Construction

Measures:

HVAC Upgrades, LED Lighting,
Roof and Building Envelope
Improvements





Pabst Brewery Lofts

1003-1023 W. Juneau
Ave.

Building Type:
Apartments - Retrofit

Financed Amount:
\$6,649,928

Annual Savings:
\$262,917

Loan Term: 20 years

Capital Provider:
Twain

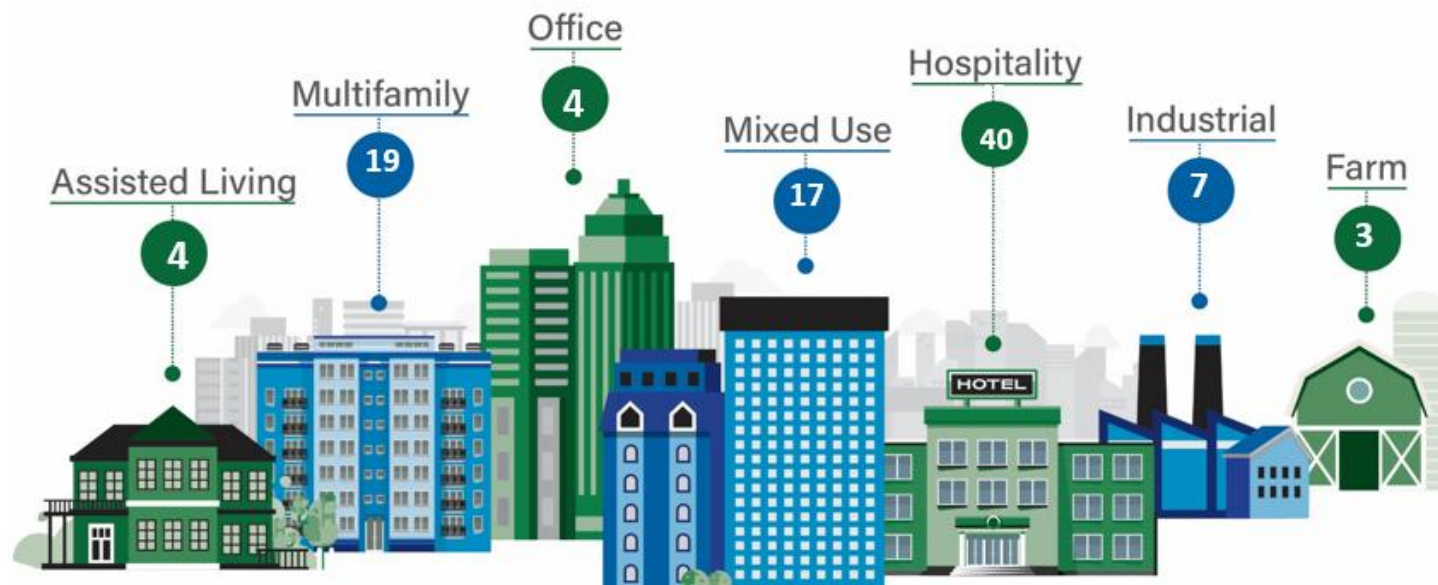
Contractor:
RAO Construction

Measures:
Building Envelope improvements,
LED Retrofit, Domestic Hot
Water, Low-Flow Fixtures, HVAC
Upgrades





Project Type





Application Process

Pre-Application	Final Application	Closing
5-10 minutes, online form	<ul style="list-style-type: none">• Signed final application• Installation contracts• Energy Assessment• Mortgage amount doc• Offer to fund• Substantially final SLA• Program expenses	<ul style="list-style-type: none">• Lender consent• Title report• Insurance certificate• LCP registration• Executable SLA• Closing statement



PROJECT CENTER

powered by  slipstream

[Home](#) [Applications](#) [Documents](#) [Contractors](#) [Capital](#) [Log In](#)

Welcome to the Slipstream Project Center. The Project Center enables you to submit an application for PACE financing for a new project, manage existing projects, and access Program Guidelines and related materials.

Links and explanations for Project Center functions follow:

[Log In](#)

Access to Project Center requires that users establish credentials and login.

[Pre-Application](#)

Click here to verify PACE Project eligibility and begin a Pre-Application.

[Existing Applications](#)

Click here to access an existing application that is already underway, begin a Final Application, submit required completion documents and manage your PACE Project pipeline.

[Documents](#)

Click here to access documents such as program guidelines, lender consent forms, certain program agreements and other program templates.

[Contractors](#)

Click here to begin the contractor registration process. Professional services firms including contractors, installers, engineers and project developers are encouraged to register with the program.

[Capital Provider](#)

Click here to begin the PACE Capital Provider application process.



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Questions?