

# **Affordable Housing Partnership**

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**Energy Rated Homes of the West**



# Strategies

## Increasing Housing Affordability

- Energy efficiency is a key issue for affordable housing
- The cost of heating and cooling a home or apartment is the highest cost of a dwelling after the mortgage or rent



# Strategies for Increasing Housing Affordability

With record setting utility costs, organizations that serve low and moderate income families are looking for ways to address this critical issue.



# U.S. housing finance markets



Homebuyer

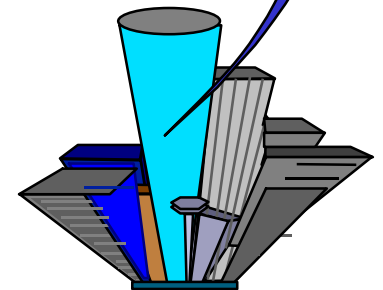


Lender



Fannie Mae

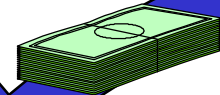
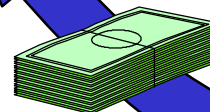
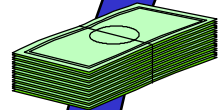
**Capital market**



Wall Street  
investors

**Primary market**

**Secondary market**



# Energy Rated Homes

- Educational, non-profit organization
- Nationally accredited
- Links energy & housing organizations
- Trains & certifies Home Energy Raters
- Provides housing industry training: Builders, Real Estate Agents, Lenders



# Affordability & Efficiency

- Boost Purchasing Power
- Maintain Affordability Throughout Ownership
- Increase Potential Resale Value
- Improve Housing Durability and Extend Useful Life
- Provide Healthier Indoor Air
- Increase Living Comfort



# Affordable Housing Initiatives

- Affordable Housing Community Developers
- Providers of Homebuyer Education
- HOME Rehabilitation Program Managers
- Weatherization Assistance Program



# Affordable Housing Initiatives

- Home Performance Training
  - HOME Rehab Program Managers
  - Weatherization Program Staff
  - Affordable Housing Developers
  - Building Professionals





# Partnership Results

- Nevada Housing Division -  
Energy Mortgage  
Interest Rate Reduction Program  
for First Time Home Buyers



# Partnership Results

- Nevada Housing Division -  
Multi – Family Housing Tax Credit Program  
Energy upgrades for existing buildings  
Five Star + construction on New



# Partnership Results

- Policy review at local government level for affordable housing developments
- Affordable housing developers building Five Star homes



# Partnership Results

- A link between Housing & Energy Groups:
  - Nevada State Office of Energy
  - Nevada Housing Division
  - Energy Rated Homes
  - Builders Assn of Northern Nevada
  - Nevada Power/Sierra Pacific



# Partnership Results

- HOME rehabilitation programs incorporating
  - performance testing
  - cost effective efficiency measures



# Partnership Results

- Increasing technical proficiency base in Nevada
- Growing infrastructure to support the new construction industry, the Energy Star Homes program and the rehabilitation of existing housing

