

Efficiency Retrofits and Bill Savings for Multifamily Buildings

Energy, Environment & Sustainability Committee
July 22, 2025

Ben Sullivan, Executive Director
Mayor's Office of Climate Change, Sustainability
and Resiliency

**MAYOR'S MESSAGE 117
EES**

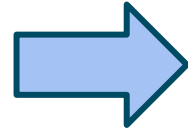


Why Retrofits for Multifamily Buildings?



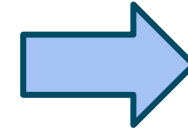
$> \frac{1}{3}$

of O'ahu housing is
multifamily



$> 70\%$

of multifamily
units $\leq$ 80% AMI



$\frac{2}{3}$

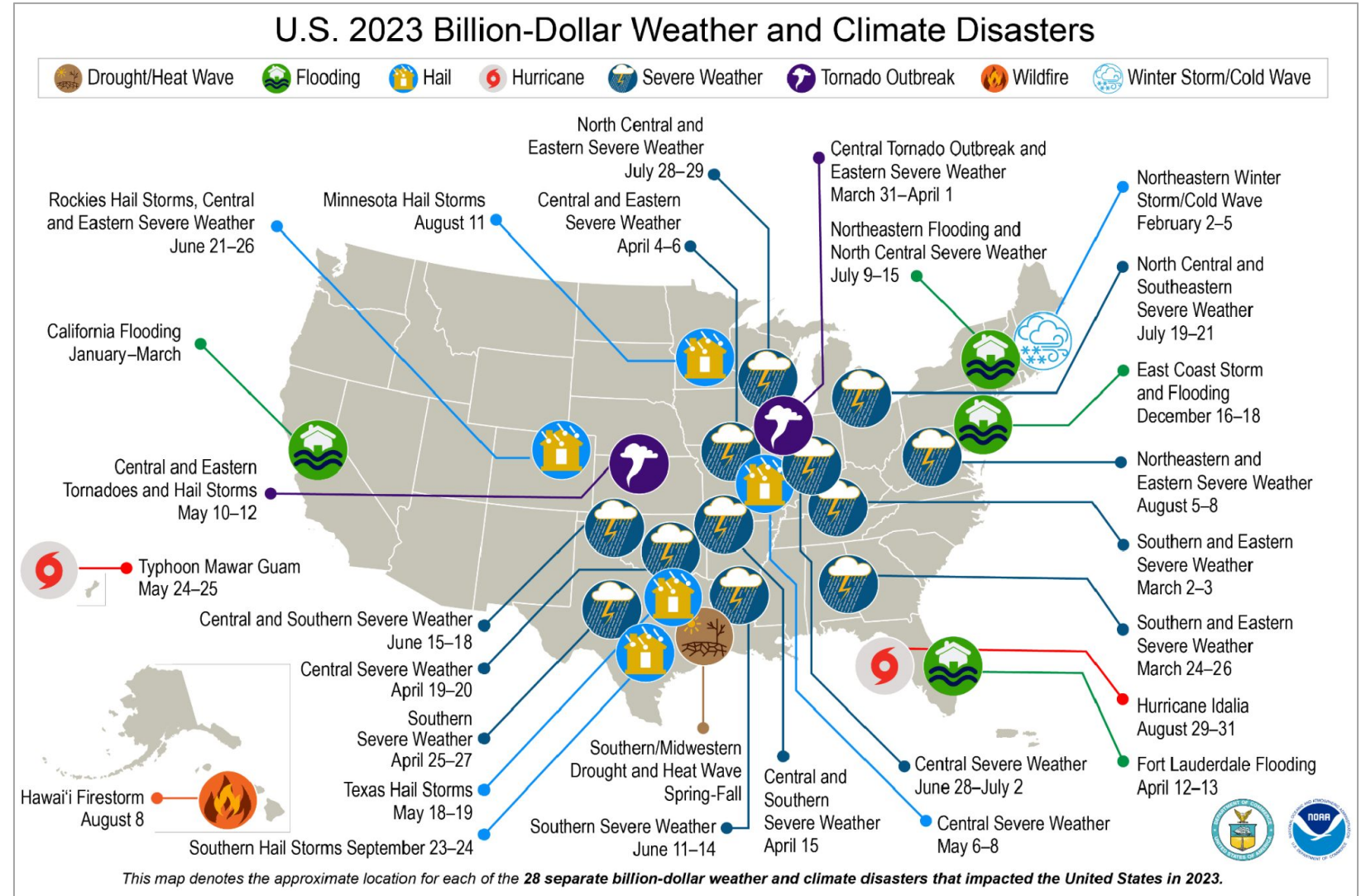
of multifamily
households in 5+ unit buildings

Why Retrofits for Multifamily Buildings?

Condo Insurance Crisis emerged in Hawai'i in early 2024 from increasing risk of natural disasters in wake of Lāhainā Wildfire.

Non-sprinklered buildings or buildings with multiple claims from water damage more likely to see large (2X or greater) increases to insurance premiums.

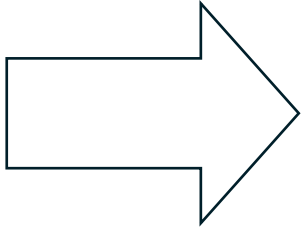
Action to address crisis has included support for C-PACER and other loan programs as well as efforts to expand eligibility to condominiums.



Efficiency & Support Measures & Resources

New heat pump water heaters	HSEO HEAR program		HSEO
	Vendor & contractor availability in Hawai'i		HSEO - CESP
	Technical install guidance for condos		City/VEIC
	On-bill financing for in-unit improvements		HGIA
New A/C & envelope improvements	On-bill financing: in-unit improvements / C-PACER for envelope		HGIA
Water Efficiency	Rebates through Honolulu Board of Water Supply		BWS
Rewiring & panel replacements	Building rewiring & panel replacements		IRA
	Financing via <i>Solar for All</i> or <i>C-PACER</i>		HGIA
New rooftop PV & storage	Direct Pay rebate for HOA		IRA
	Tariff support for multifamily PV - virtual NEM or other		HPUC/HECO
	Financing via <i>Solar for All</i> or <i>C-PACER</i>		HGIA
New shared EV charging	Financing via <i>Solar for All</i> or <i>C-PACER</i>		HGIA
	HECO make-ready support for LMI MF		HPUC/HECO
	Expanded support for existing LMI MF installs in State Rebate Program		State Leg
	Direct Pay rebate for HOA		IRA
New tree plantings	Process for new urban tree planting		DPR
	Seek grant funding source for new street trees (on property)		City grant

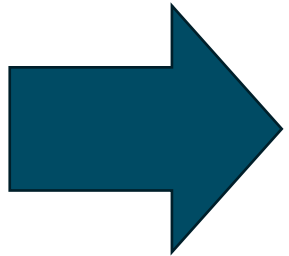
Current Activities and Timeline



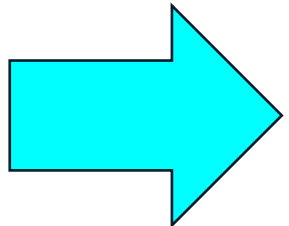
City's Resilience Office: Design of *Affordable Green Housing Retrofit Program*: anticipated completion in **late 2025** & Pilot Program in **2026-2027**



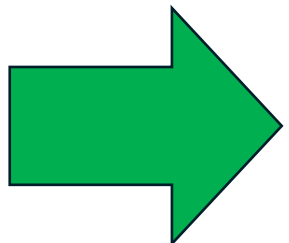
**OFFICE OF CLIMATE CHANGE,
SUSTAINABILITY AND RESILIENCY**
CITY AND COUNTY OF HONOLULU



Federal Inflation Reduction Act Funding through the IRA: Home Electrification and Appliance Rebate Program - expected launch by Hawai'i State Energy Office **late 2025**



Energy Smart for Homes, Appliance Trade-Ups, and Commercial rebates for common area retrofits through Hawai'i Energy - **Ongoing**



Green Revolving loans for solar and retrofits: Hawai'i Green Infrastructure Authority and Resilience Office application to CGC & ICLEI - Phase I complete - **Spring 2026**



Affordable Green Housing Retrofit Program



A consolidated process for multifamily buildings to access utility and energy efficiency support and rebates

Affordable Housing Retrofit Programs Nationally

Ameren Missouri's Community Savers Multifamily Program	Massachusetts Housing Partnership Climate Ready Housing	NYSERDA Low Carbon Pathway for Multifamily Buildings	ComEd Low-Income Multifamily Carve Out	Bay Area Regional Energy Network Multifamily Enhancements Program
\$26M over 6 years	\$1.6MM annually	\$7.8MM total	\$40MM total (SF and MF)	\$5.9MM (\$2.95 spent 2022)
Measures include: HVAC upgrades, efficient appliances, and more	Measures include: whole-building electrification HVAC systems, cooking appliances, and more	Measures include: envelope, ventilation, heating and cooling, and domestic hot water	Measures include: free property assessments and efficient appliances	Measures include: whole-building electrification and energy efficiency measures
Measures are incentivized at three levels (\$0.30, \$0.60, or \$0.90 per kWh) depending on the level of savings generated by the measure	Deep Energy Retrofits (DER) and Zero Carbon Over Time (ZOT) strategies across 2-3 projects a year to reduce heating load	Appliance or upgrade-specific rebate levels per dwelling unit	Assessment costs and rebates, target Weatherization Assistance Program participants and nonprofits that manage HUD 811 and HUD 202 housing for elderly/people with disabilities	No-cost technical assistance \$500 to \$5,000+ per unit to support comprehensive energy efficiency and electrification upgrades

What Might Comprehensive MF Retrofits Look Like?

