



The Naturally Occurring Affordable Housing, or NOAH, sector represents a significant portion of the available housing stock in the Dane County.<sup>1</sup> NOAH stock is considered to be affordable based on the rents charged and the average median income of its residents which tend to be at or below 80% of the area median income- that's \$49,842 in Dane County where the median is \$62,303. The NOAH stock typically consists of small size buildings (less than 30 units) and is privately owned and managed by small companies.

Preserving the affordability of the NOAH stock is critical to the regional housing strategy as it represents a significant percentage of the available affordable stock in Dane County and, as a sector, is under pressure by the growing demand for market rate housing in the region. Owning and operating affordable housing is a low-margin business and providing owners and managers with the means to reduce operating costs is critical to maintaining the affordability of these units. Reducing utility costs through energy and water efficiency measures and providing access to clean energy such as solar are strategies that reduce building operating costs, promote building resiliency, and enhance resident comfort. Reducing energy use in such a large portion of the Dane county housing stock is also a key climate planning strategy.

It is unclear what percentage of NOAH stock has been upgraded for energy efficiency as the stock is hard to reach and serve. To better understand the challenges and opportunities to serve NOAH stock with efficiency and clean energy opportunities, Elevate Energy in collaboration with Sustain Dane is proposing a stakeholder engagement process that will:

1. Target and identify leading NOAH property owners and management companies with stock in Dane County
2. Engage owners and property managers in a series of round table discussions to understand the challenges and opportunities to make the NOAH stock in Dane County more sustainable through energy and water efficiency upgrades and access to clean energy.
3. Pilot upgrades in 1-2 buildings.
4. Develop recommendations for further engagement and providing technical assistance, including access to capital, for NOAH owners and managers.

The goal is to complete this work by early 2021.

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<sup>1</sup> Analysis completed by Elevate Energy.