

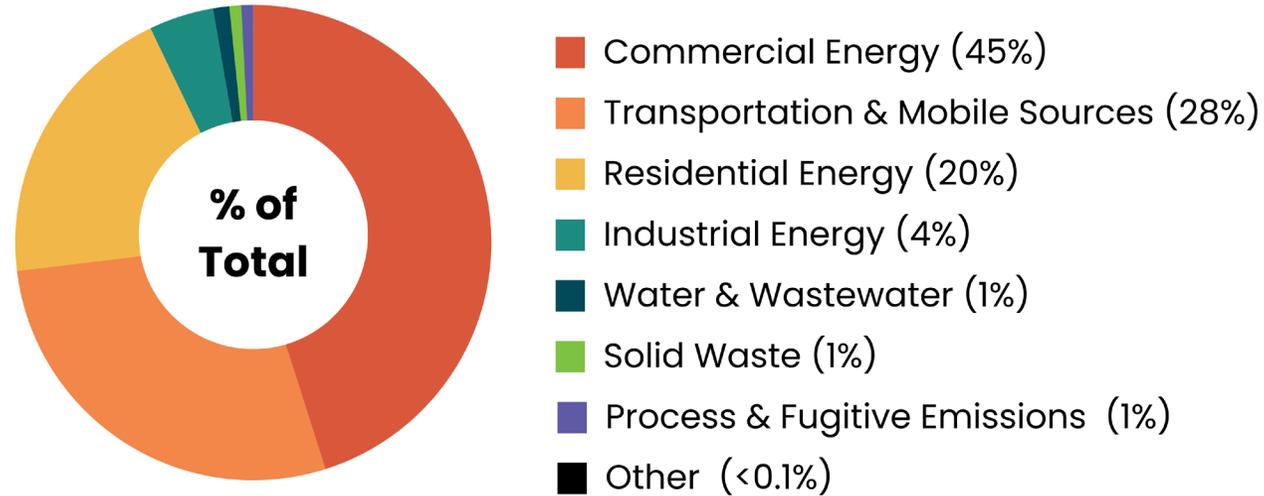
EFFICIENCY NAVIGATOR PROGRAM



Common Council Discussion
Jessica Price, PhD and Gregg May
March 17, 2026

Energy and Climate Goals

2022 Community-wide Emissions by Sector

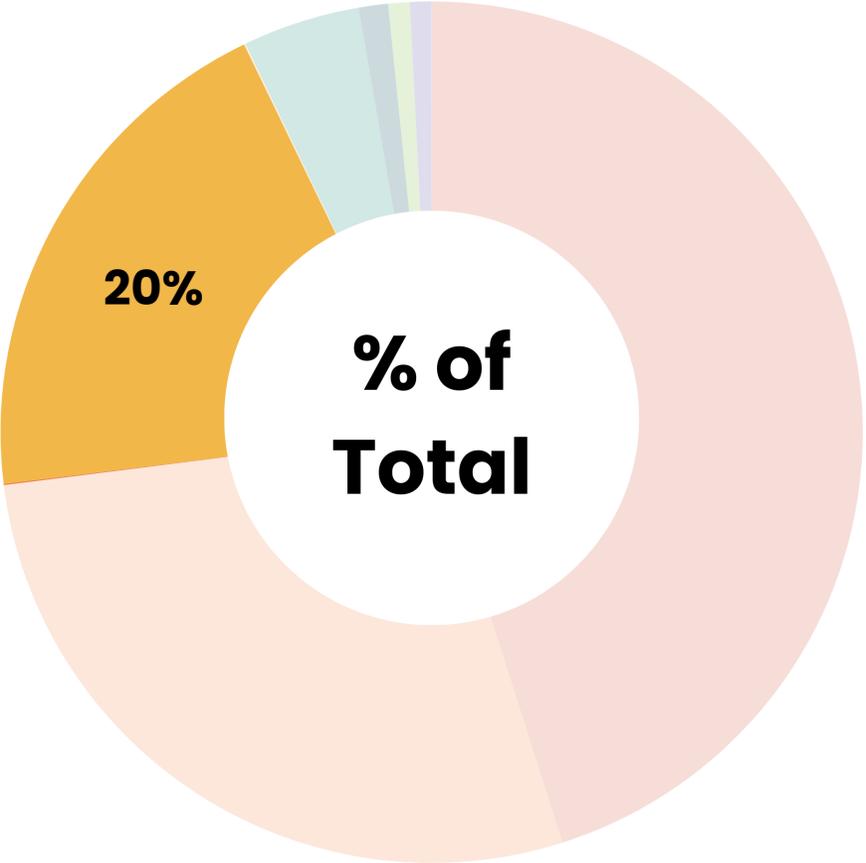


100% renewable energy and net-zero carbon emissions for city operations by 2030 and community-wide by 2050

65% of our emissions are from buildings



2022 Community-wide Emissions by Sector



- Commercial Energy (45%)
- Transportation & Mobile Sources (28%)
- Residential Energy (20%)
- Industrial Energy (4%)
- Water & Wastewater (1%)
- Solid Waste (1%)
- Process & Fugitive Emissions (1%)
- Other (<0.1%)



Efficiency Navigator

- Partnership with local nonprofits Sustain Dane and Elevate
- Provides free energy efficiency upgrades to affordable multifamily housing
- Approach includes energy audits, proposals & bids, contractor management, funding
- Focuses on energy and cost savings for tenants



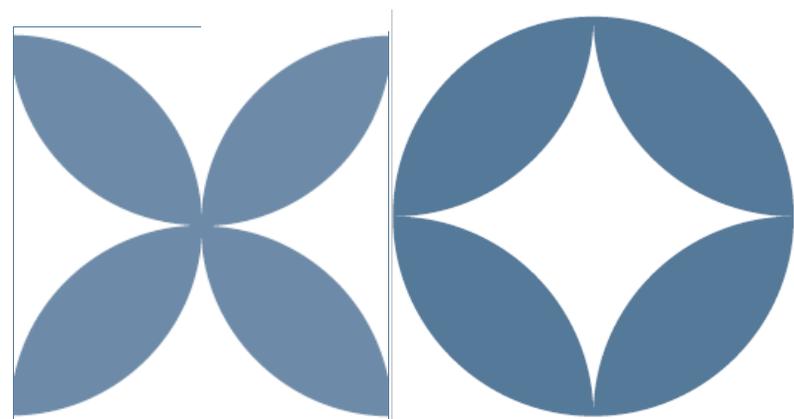
ELEVATE

Equity through climate action



Program Eligibility

- Small multifamily rental properties less than 15 units
- All units are renter owner-occupied
- Rents affordable to households making 80% AMI or less
- Building is not part of an affordable housing subsidy program
- Energy cost savings benefit the renters



IMPACTS AND ACCOMPLISHMENTS 2025

90

Residents

60

Homes

40,825 kg

Annual CO₂
Emissions Savings

34

Energy Efficiency Measures

19

Health & Safety Measures

101,617

Vehicle Miles Traveled
Avoided



Equivalent of
driving around
the Earth
four times!

“
The Efficiency Navigator
is real-life
sustainability. It keeps
our focus on allowing
the building to stay
affordable and resilient
for long-term residents.

— Madison Property
Owner
”



“This is a great program –
the **tenants are much
better off than before.**”

They are saving hundreds
of dollars, and I’d
recommend this program
to anyone.”

– EN Property Owner



IMPACTS AND ACCOMPLISHMENTS 2022-2025

256

Families

158

Energy Efficiency Measures

57

Health & Safety Measures

121,643 kg

CO₂ Emissions Savings

ALL MEASURES INCLUDE:

- AC Upgrade
- Air Sealing
- Attic Insulation
- Dual Fuel Air Source Heat Pump
- Electrical
- Electric Heat to Air Source Heat Pump
- Fix Gas Leaks
- Gas to Electric Stove
- Gas Water Heater Replacement
- Heat Pump Water Heater Replacement
- Lighting
- Heating and Air Conditioning Upgrades
- Mold Testing and Remediation
- Pipe Insulation
- Refrigerator Replacement
- Wall and Rim Joist Insulation
- Solar
- Ventilation
- Water Softener Repair and Replacement
- Window Replacement

“We are so appreciative, and impressed with the quality and speed of the work. When we went into the units, we could tell how much warmer it was and how much tighter the airflow felt in there.”

— Madison Property Owner

"We have been very pleased with our experience participating in the Efficiency Navigator Program, and we believe that it is an effective way of helping address the challenge of providing affordable housing in Madison."

- Madison Property Owner

Building Case Studies



Efficiency Navigator

Making multi-family housing affordable and resilient

A partnership with Sustain Dane and Elevate

Location:
Madison, WI

10-year cost savings: **\$5,520**

10-year avoided CO2 emissions: **18,060 kg**

10-year CO2 equivalent vehicle miles traveled: **45,991**

Total project cost: **\$31,000**

Completed Improvements:

- Air sealing
- Boiler replacement
- Refrigerator replacement
- Lighting upgrade
- Attic insulation
- Rim joist air sealing and insulation



- 4 units
- Built in 1960
- 3,900 ft²

Location:
Madison, WI

10-year cost savings: **\$13,640**

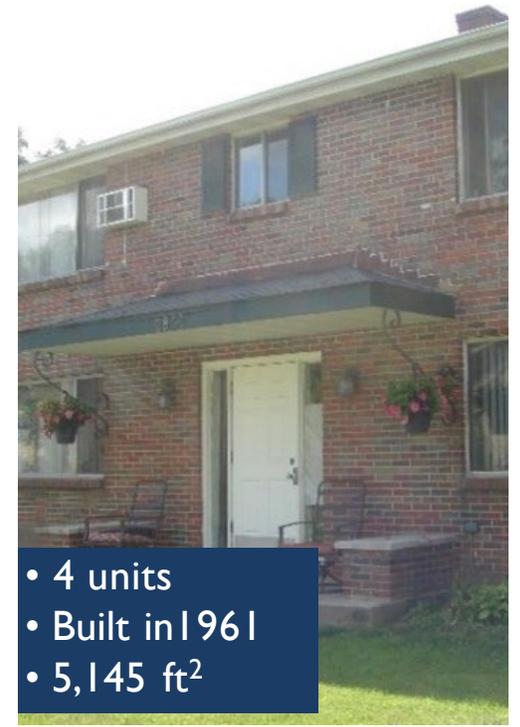
10-year avoided CO2 emissions: **99,570 kg**

10-year CO2 equivalent vehicle miles traveled: **253,561**

Total project cost: **\$25,228**

Completed Improvements:

- New water heater
- Sidewall insulation
- Chimney liner
- Boiler outdoor reset control
- Bath fans
- Lighting upgrade
- Air sealing & attic insulation
- Boiler tune up



- 4 units
- Built in 1961
- 5,145 ft²

Building Case Studies



Efficiency Navigator

Making multi-family housing affordable and resilient

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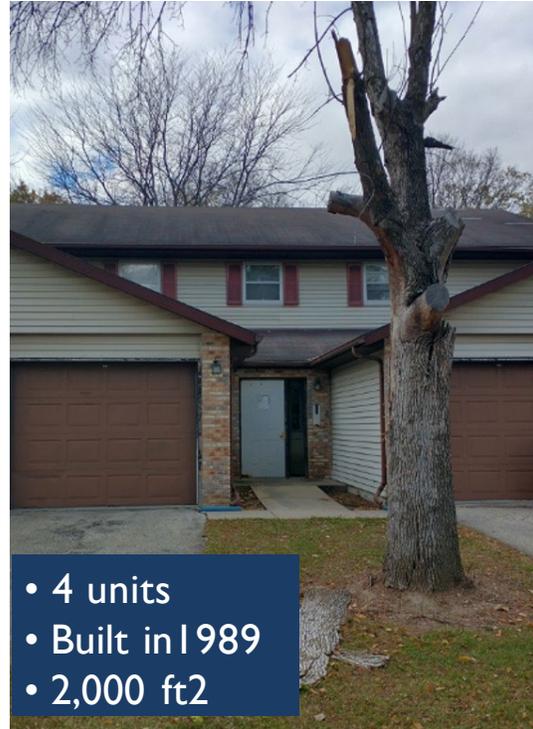
 Location:
Madison, WI

 10-year cost savings: **\$25,125**

 10-year avoided CO2 emissions: **32,450 kg**

 10-year CO2 equivalent vehicle miles traveled: **82,636**

 Total project cost: **\$85,215**



Completed Improvements:

- Four air-source heat pumps
- Attic insulation
- Efficient air conditioning addition
- Refrigerator replacement
- Air sealing
- Lighting upgrade
- Bath fans

 Location:
Madison, WI

 10-year cost savings: **\$3,380**

 10-year avoided CO2 emissions: **42,610 kg**

 10-year CO2 equivalent vehicle miles traveled: **108,509**

 Total project cost: **\$27,055**



Completed Improvements:

- Dual fuel furnace w/ air-source heat pump
- Attic insulation
- Air conditioning efficiency upgrade
- Chimney liner
- Air sealing
- Bath fans



CITY OF MADISON
SUSTAINABILITY

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