



**Connecticut Equity and Environmental Justice Advisory Council (CEEJAC)
Energy & Technology Subcommittee Meeting**

Link to Meeting Recording:

https://ctdeep.zoom.us/rec/share/pBgi2u3sm3wk5CTNRdLLvYgbiF_iVapLnAEhYi4QqdAKVfWd_1K693D-B39jCM269.bE-aR_09yBWd_39A

**Wednesday, July 22, 2026
3:00 – 4:30 PM**

**A Discussion on Renter Perspectives on Energy Affordability, Household Improvements, and
Tenant Engagement**

Join the CEEJAC Energy and Technology Subcommittee for a renter-oriented discussion on energy affordability and energy burden. This meeting hopes to uncover renter experiences and perspectives on:

1. Energy affordability in the context of housing affordability
2. Tenant ownership of portable energy-saving technologies vs. landlord-installed measures
3. Tenant organizing and empowerment

Tenants face challenges in accessing the benefits of energy efficiency and clean energy programs. This is due to what is called a split-incentive, where the benefit to a property owner is not the same financial benefit as a tenant, creating a wedge between program participation and renter energy affordability.

[Connecticut Green Bank](#) is exploring perspectives on Renter Solutions that tenants can adopt and retain when they move, compared with property-based improvements that require landlord participation. The conversation will provide a platform to discuss successful tenant organizing strategies and engagement models that have helped address split incentive barrier between landlords and renters outside of the energy space, with the goal of identifying approaches that can expand equitable access to energy programs and reduce household energy costs across Connecticut communities.

Meeting Agenda

3:00 – 3:05 PM	Welcome from CEEJAC Energy & Technology Subcommittee Chair, Jayson Velazquez (CT Green Bank)
3:05 – 3:35 PM	Presentation and Discussion of Renter Challenges and Solutions (Avery Holzworth and Jayson Velazquez, CT Green Bank) • Understanding Renter Challenges ▪ The intersection of energy and housing affordability ▪ Renter barriers to energy efficiency and clean energy programs

3:35 – 4:05 PM	▪ Split-incentive challenge between landlords and tenants • Exploring Renter Solutions ▪ Portable/renter-controlled approaches versus property-based unit improvements ▪ Opportunities for tenant engagement and landlord collaboration to achieve energy savings ▪ Identifying ideal characteristics of renter-focused programs
4:05 – 4:25 PM	Questions and Answers (All)
4:25 – 4:30 PM	Closing

Meeting Notes

1. Started the meeting with a round of introductions with participants using the following prompt: Name, where you're calling from, Experience as a renter, and Organization/Affiliation. Everyone on the call has either been a renter or has experience with renters.
2. Introduction to CT Green Bank
 - Use limited public dollars to attract private capital investment and offer green solutions to help people and businesses of CT
 - Advance market transformation for green investing
 - Strengthen CT's communities
3. Renter Presentation
 - a. Focused on residential renters, specifically public housing and naturally occurring affordable housing
 - i. Naturally occurring affordable housing – it's affordable but not receiving public assistance
 - b. CT: 1 in 3 households are renters
 - c. Energy and Housing costs compound affordability challenges
 - d. Households are considered "energy burdened" if they spend more than 6% of household income on energy costs
4. Discussion: What are different types of renter scenarios? Are there any perspective or building characteristics missing?
 - a. Finding roommates to share housing with
 - b. Accessory Dwelling Units – build unit on property that you rent to a family member
 - c. One of the ones that I conceptualize renters in 1-4 units depends on who the landlords are: "mom and pop vs megalandlord"
 - d. Age of housing stock
5. Renter Barriers and Challenges
 - a. Structural
 - i. Ownership limitations
 - ii. Lease length
 - iii. Split Incentives
 - b. Financial

- i. Upfront cost
 - c. Awareness
 - i. Program awareness and contract selection
- 6. Renter Solutions
 - a. Renter-led
 - i. High efficient window ACs, efficient appliances
 - ii. Portable, lower upfront costs
 - iii. Plug in Solar – PA 26-127 legalized use of plug in solar in CT
 - iv. Saddle Heat Pump – provides heating and cooling from a portable device
 - b. Landlord-led
- 7. Discussion:
 - a. When addressing renter energy affordability, do you think there is greater opportunity in renter-led or landlord-led solutions?
 - b. From property owner or renter perspective: what is your interest in some of the renter-led solutions we discussed or others you may have heard of?
 - c. What barriers would need to be addressed to support renter adoption and engagement of renter-led solutions?
 - d. I think there's a great opportunity in renter-led solutions. There's currently great incentives for landlord-led solutions (like insulation, traditional heat pumps etc.), so I would hope there can eventually be incentives for these renter-led solutions as well.
 - e. What are the benefits/subsidies available for purchase of these?
 - i. Plug-in solar public act doesn't go into effect until October. Heat pumps, there is still a long way to go for market readiness. Norwich Public Utilities offers rebates for saddle heat pumps.
 - f. On thermostat setting - firsthand struggles on trying to set a temperature range that works for folks' comfort preferences but is mindful of energy efficiency.
 - g. Also curious if there is an opportunity for renters to pool resources to allow a building retrofit if the burden of utility cost falls to renters in that split scenario.
 - i. How can we work to combine benefit streams to do something new?
 - h. Financing for renter-led solutions is needed because rent is so high. Rebates are good incentives
 - i. I think it would be good to work with the access programs in the state that support renters in crisis because the providers get to know the landlords, and housing situations, living trends in real time
 - j. We have started linking our housing rehab program with Home Energy Solutions (HES) assessment only issue so far is the long waitlist
- 8. Tenant Advocacy for Energy Solutions
 - a. Examples of Tenant Advocacy Efforts?
 - i. Case living in concierge apartments in Rocky Hill where they had pipe leaks and hundreds of residents were displaced. CT Fair Housing assisted getting money back to residents.
 - ii. Know your Rights campaigns
 - iii. The recent housing bill also expanded requirements for fair housing commissions
 - iv. Rent commissions (Rocky Hill Fair Rent Commission) were also engaged in the conversations re: concierge & rocky hill.
 - v. tenant unions being middlemen would be pretty cool to see as well

- b. Barriers or Challenges to tenant Advocacy?
 - i. Not even knowing who to talk to if it's a management company
 - ii. Fear of retribution
- c. What energy solutions would tenant advocates align with most?
 - i. There can be policy solutions – landlords have to tell tenant what the rent will have to be and reveal what the energy costs are.
- 9. Next: Potential convene tenant organizations, landlords, utilities, housing reps in cities/municipalities and COGs for ongoing conversation on renters
 - a. What drives landlords?
 - i. Varies greatly, such as affordability for tenants, wanting less tenant turnover
 - b. Are there organizations connecting to landlord stakeholders?
 - i. Some municipalities host landlord groups

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