



Best Practices for Multifamily Energy Efficiency Programs

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*Energy Efficiency in Affordable Housing
Illinois Commerce Commission*

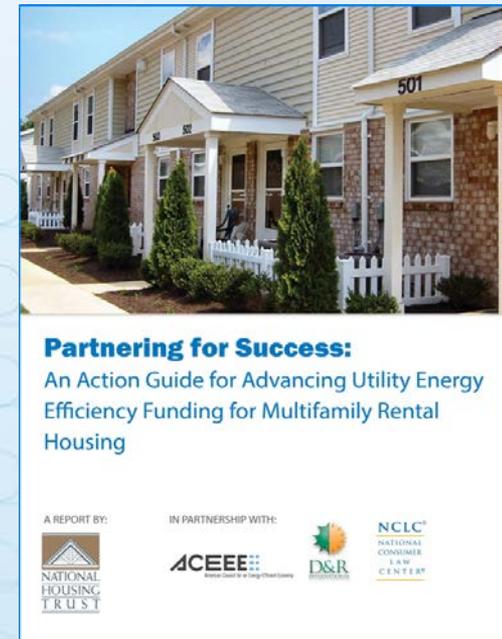
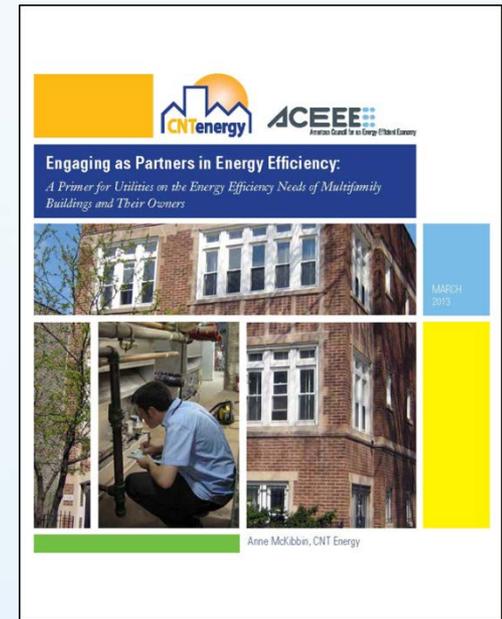
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Multifamily Energy Savings Project

- Multi-year project (5+) to improve the energy efficiency of multifamily housing nationwide
- GOAL: Expand the number of utilities offering multifamily energy efficiency programs to increase spending and savings for these programs, serving more households.
- Focus on building partnerships among the housing community, utilities, and state and local governments

www.aceee.org/multifamily-project

- Major funding from the MacArthur Foundation



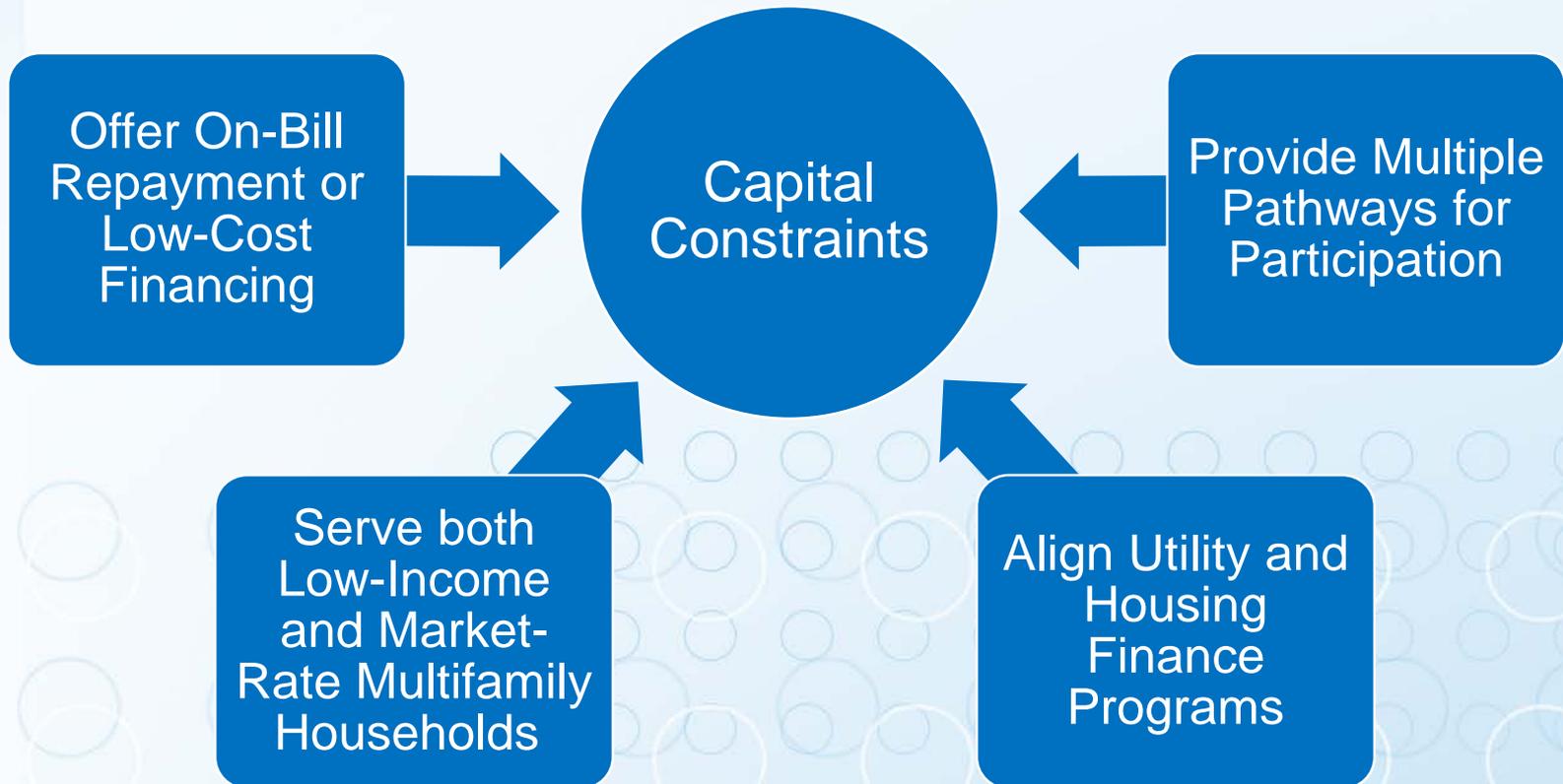
The *Untapped* Energy Savings in Multifamily Buildings

Barriers Faced By Building Owners:

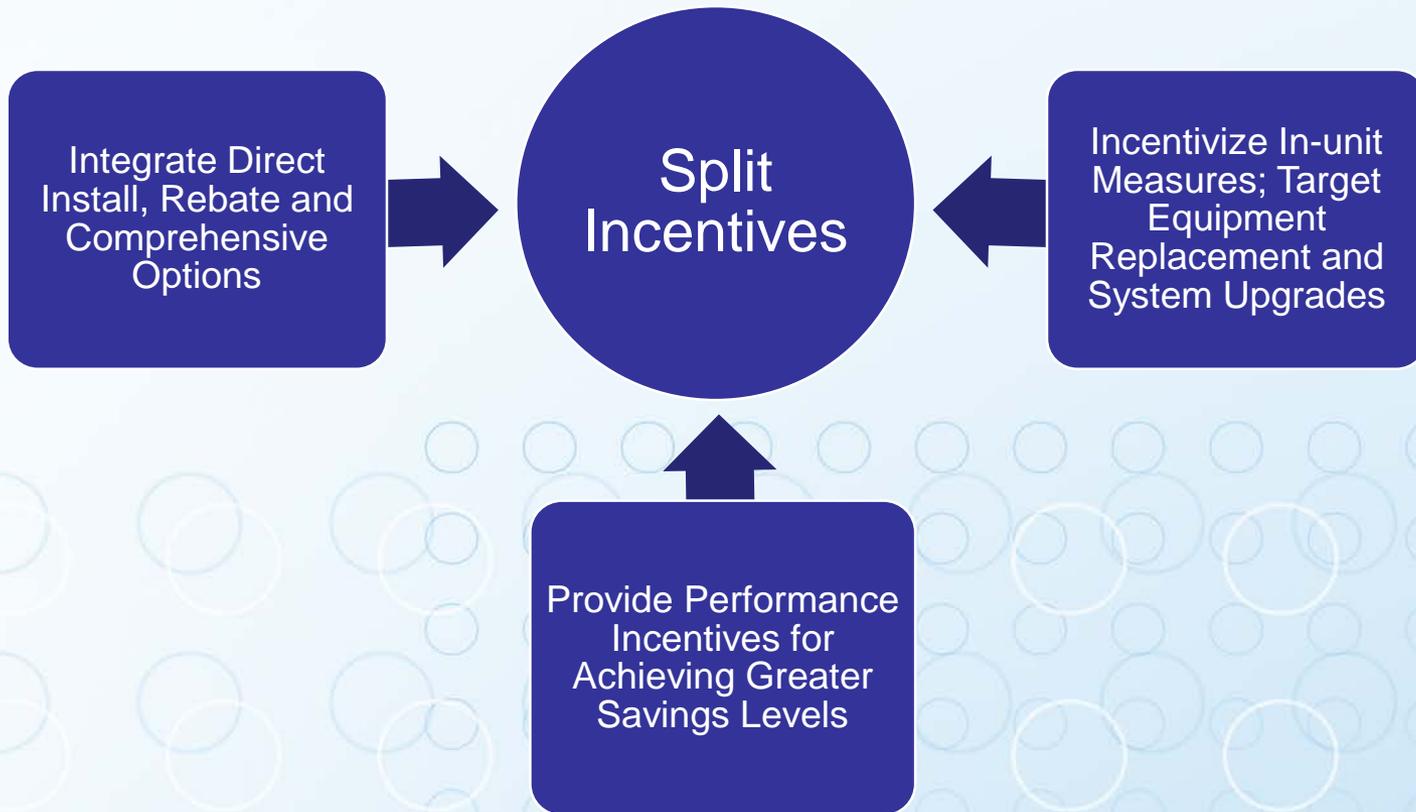
- Split incentives
- Energy efficiency competes for investment dollars with:
 - building upgrades
 - maintenance
 - other costs: taxes, water utilities
- Financing needed; timing is important
- Limited time and expertise—other priorities
- Uncertainty about payoff
- Confusion about available programs & incentives



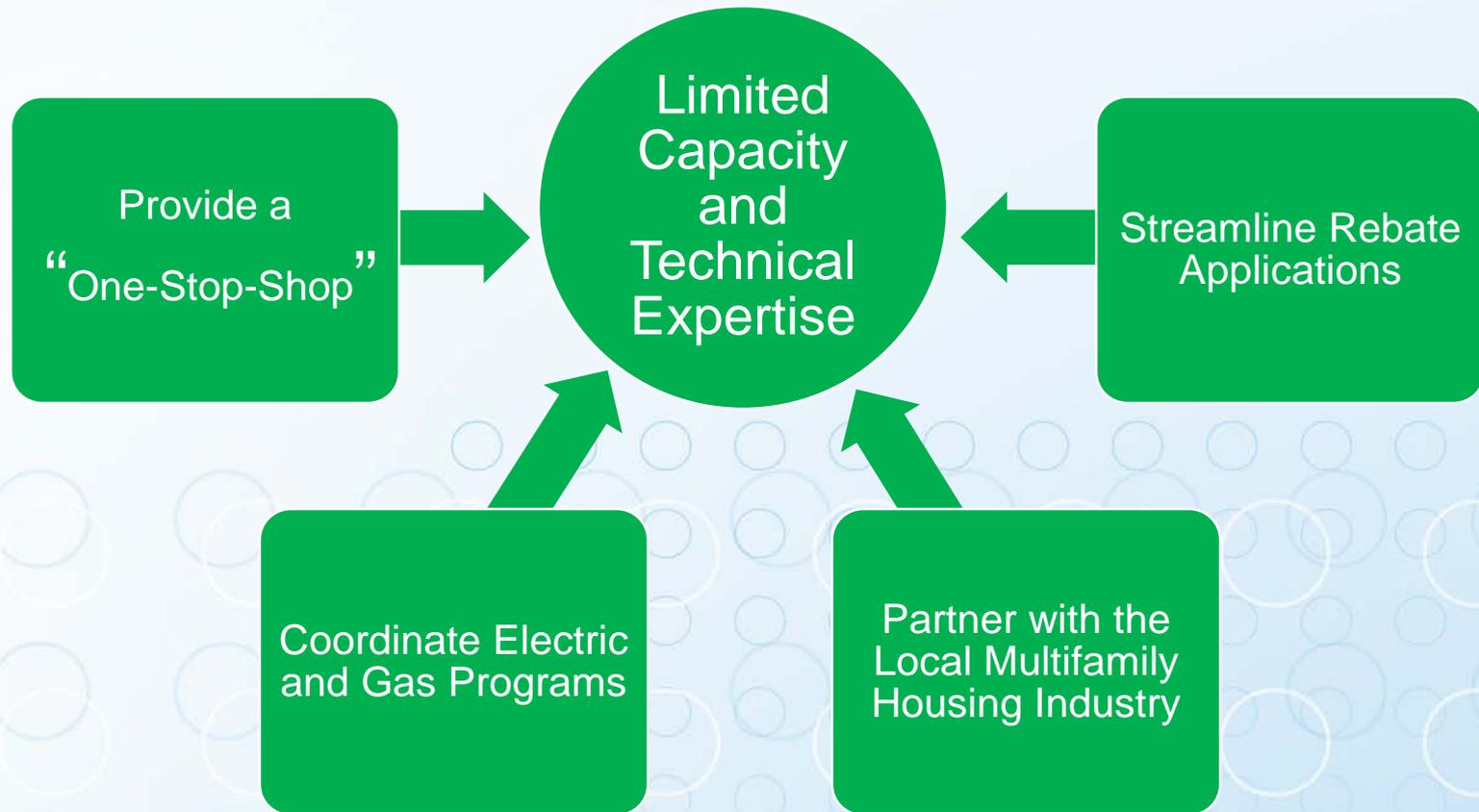
Best Practices for Overcoming Multifamily Program Challenges



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Collaborative Program Models

Utilities *can* offer:

- Financial incentives
- Audits
- Technical assistance
- Quality assurance
- Financing
- EM&V

Community development and housing organizations *can*

- Advocate for residents
- Provide jobs
- Facilitate projects
- Leverage additional financing

Housing finance agencies *can* offer:

- Program design assistance
- A pipeline of projects
- Building owner engagement
- Additional financing to leverage program dollars

Multifamily buildings industry (owners, managers, contractors) *can*

- Increase outreach and awareness
- Serve as key networks
- Bring projects and buildings into programs
- Spur green competition

Results From Leading Programs

Average participant savings in whole-building programs:

□ 19-29%

Average Measure Life:

□ 6-22 years



Remember: Multifamily retrofits are *not* just about saving energy.



Energy-efficient buildings = more comfortable, healthy, and affordable homes.

Building owners save on operations & maintenance, reduce turn-over and vacancy rates, and attract tenants.

Partnerships among utilities, housing organizations, community developers, and governments help to support local workforce development.



American Council for an Energy-Efficient Economy

**Full report on best practices:
*Apartment Hunters: Programs
Searching for Energy Savings in
Multifamily Buildings***

Kate Johnson, December 2013

<http://aceee.org/research-report/e13n>

Questions and follow-ups are welcome:

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