Best Practices for Multifamily Energy Efficiency Programs

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Energy Efficiency in Affordable Housing
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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

- Offer On-Bill Repayment or Low-Cost Financing
- Serve both Low-Income and Market-Rate Multifamily Households
- Align Utility and Housing Finance Programs
- Provide Multiple Pathways for Participation

Capital Constraints
Best Practices for Overcoming Multifamily Program Challenges

- Integrate Direct Install, Rebate and Comprehensive Options
- Provide Performance Incentives for Achieving Greater Savings Levels
- Incentivize In-unit Measures; Target Equipment Replacement and System Upgrades

ACCEE
American Council for an Energy-Efficient Economy
Limited Capacity and Technical Expertise

Provide a “One-Stop-Shop”

Coordinate Electric and Gas Programs

Streamline Rebate Applications

Partner with the Local Multifamily Housing Industry

Best Practices for Overcoming Multifamily Program Challenges
Collaborative Program Models

Utilities *can* offer:
- Financial incentives
- Audits
- Technical assistance
- Quality assurance
- Financing
- EM&V

Community development and housing organizations *can* offer:
- 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* offer:
- 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.
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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