



# Increasing Funding and Implementation of Multifamily Energy Efficiency Programs



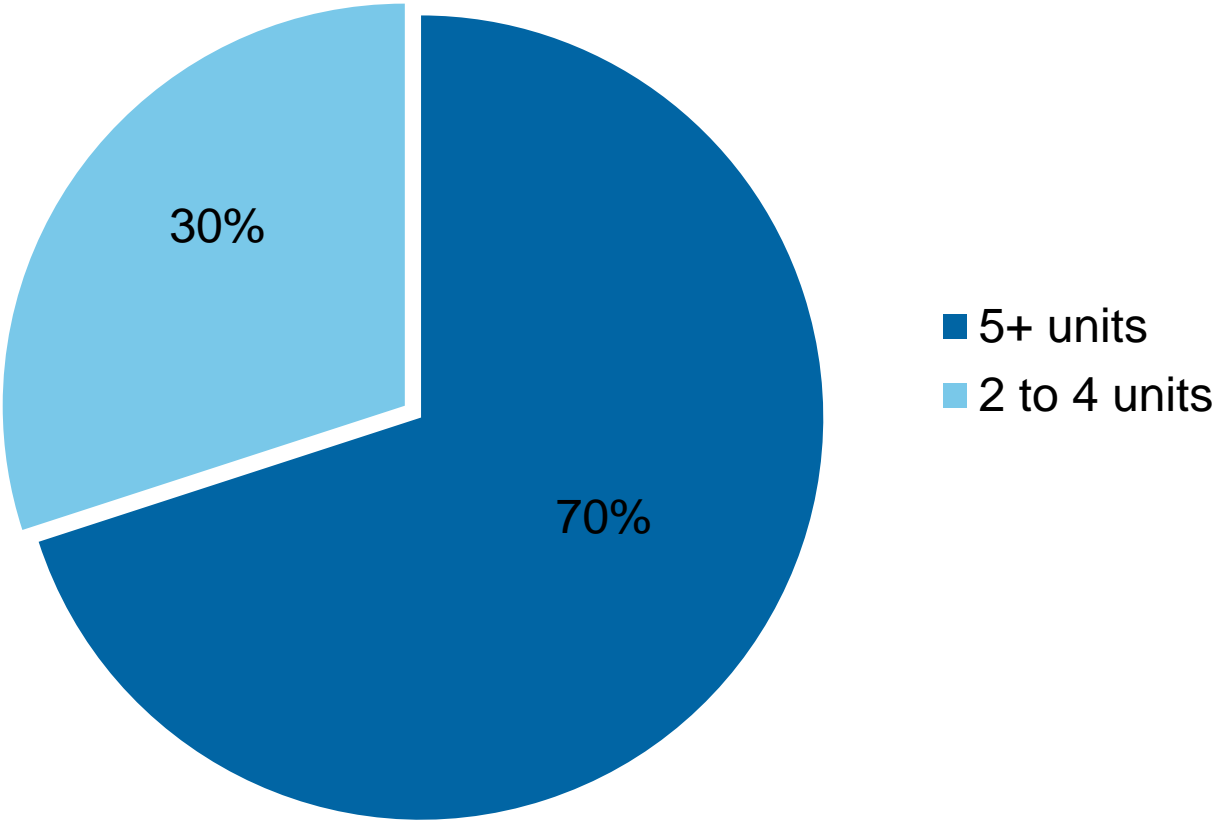
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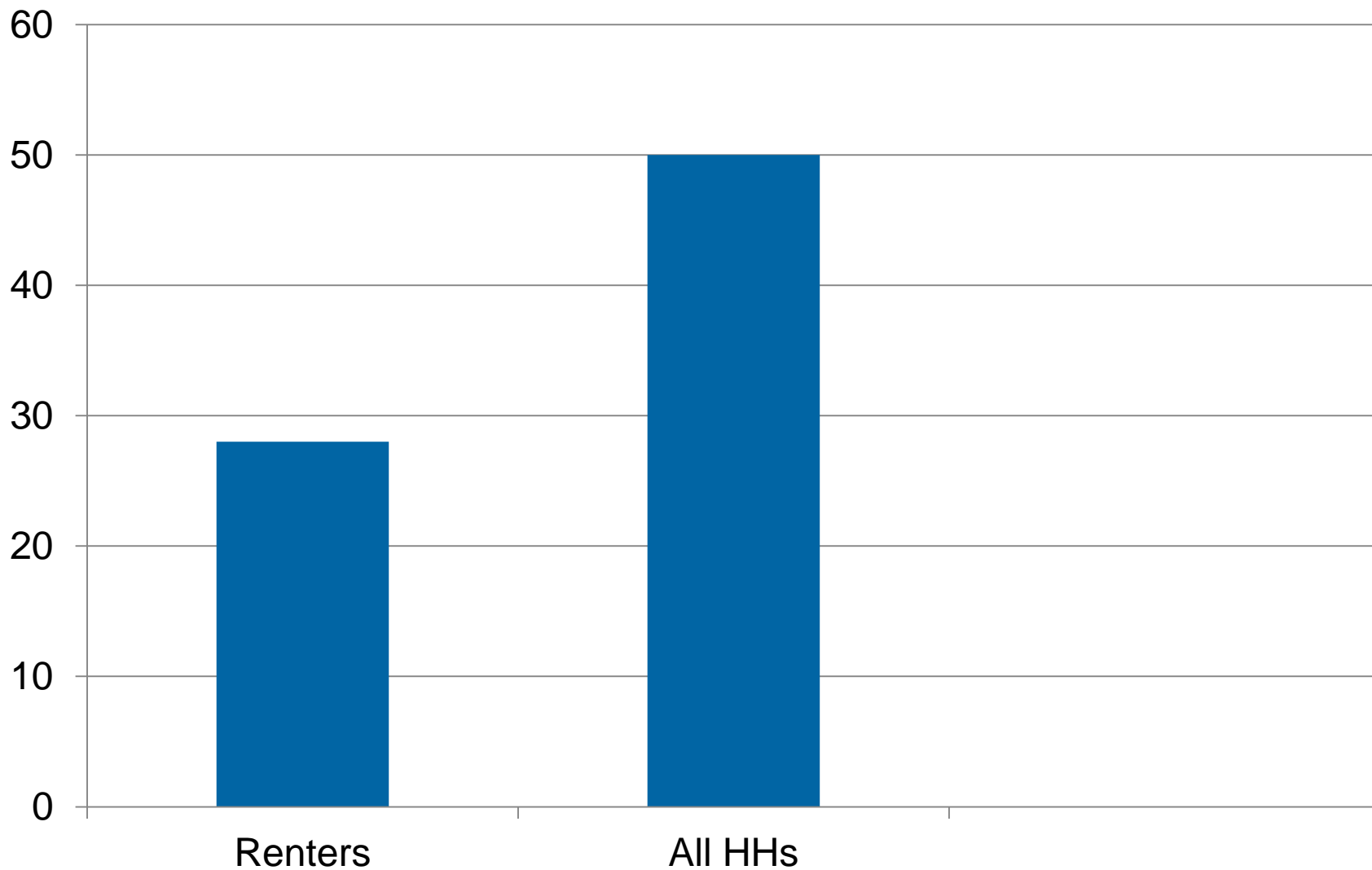
# Why The Focus on Multifamily (1) ?

- 33% of HH's are renters (incl. 1-family); 70% of MF renters are in buildings  $\geq 5$  units. MF housing is where poor people live (49% of them).
- Renters have low-income: 28% < \$50K (Av. income of owners 2X that of renters).
- Renters aren't allowed to make many EE upgrades and often can't afford to.
- Rental housing old & inefficient.
- Energy costs highest variable cost for LLs.

# Renters - by building size



# % HHs income > \$50K



# Why The Focus on Multifamily (2) ?

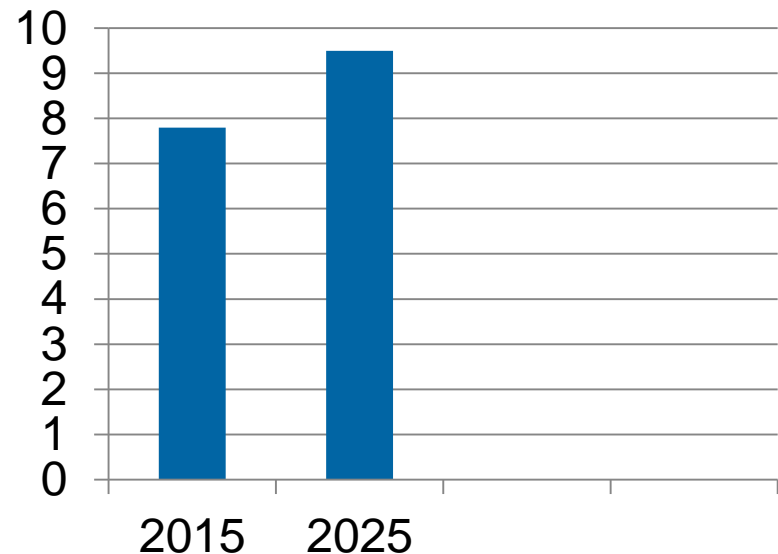
- Policy-pull:
  - State energy efficiency goals – 27 with EERS or RPS with EE target/mandate
  - State GHG reduction goals – In MA, utility savings are largest component of GHG savings
  - Need to preserve L-I housing as affordable
  - Current programs often miss MF sector: equity
- Benefits to consumers/the public
  - Lower energy bills/reduced capacity demand
  - EE cheapest way to meet growing energy needs
  - Lower operating/rental costs for owners/tenants

# What Role for NASEO members & Why?

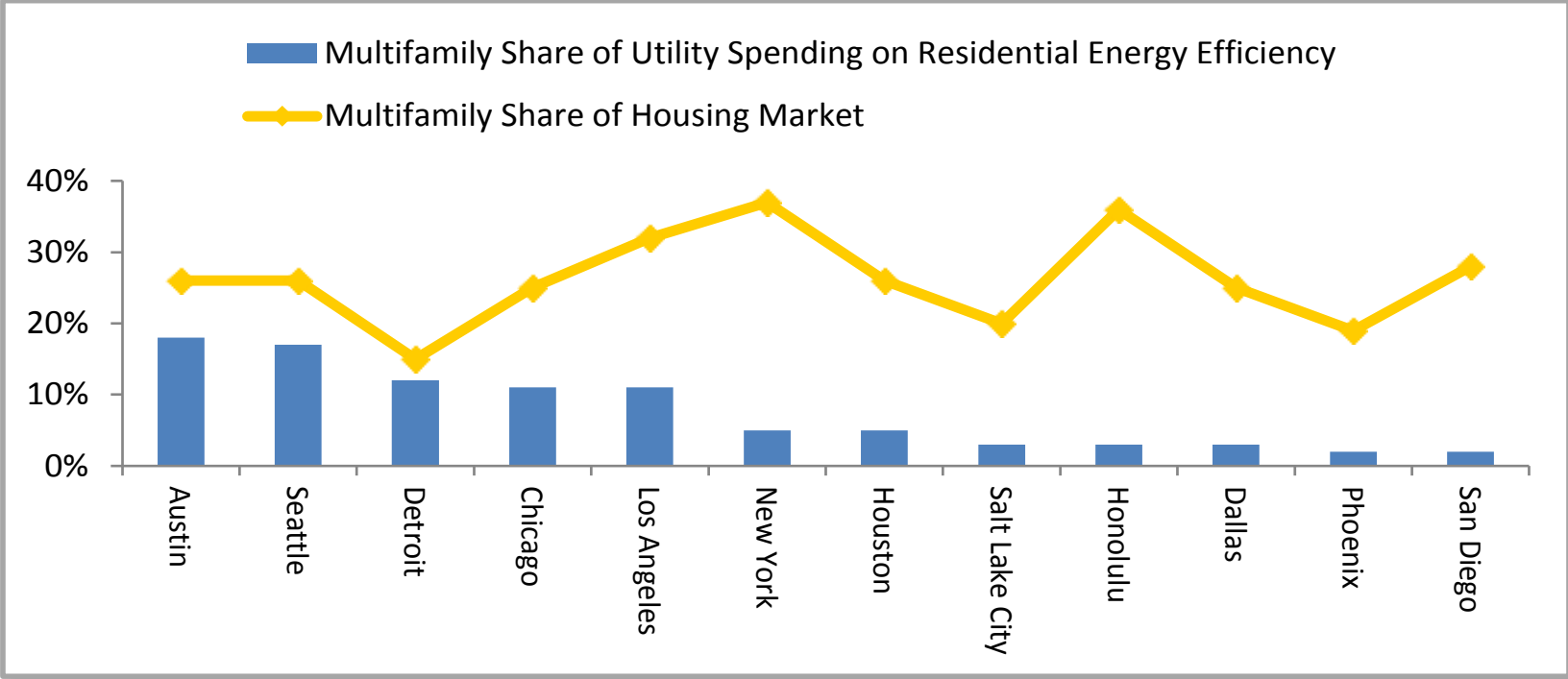
Follow the money: utilities have huge EE budgets – ratepayers pay the bill.

1. EE in MF buildings can help utilities reduce admin. costs of programs - lots of units obtained more efficiently
2. MF owners/tenants pay in and should be able to draw out, in relation to their payments.

**Utility EE funding (\$B)**



# Challenge: Blue + Yellow = Green?



# What Role For Energy Offices?

- Set up stakeholder meetings, encourage cos. to join.
- Probe what utilities are spending/doing in MF sector.
- Seek out MF owners and get their views.
- Advocate for one-stop shopping, reasonable cost-effectiveness tests, financing for owners, whole building approach, benchmarking.



# Stakeholder meetings

- Will be held in IL, RI, MD, PA, MN, MI, CA, NY & MO
- Bring together PUC, Energy Office, utilities, housers, consumer advocates.
- Seek consensus to find solutions.
- Good success so far: plans revised to overcome barriers; \$ devoted to MF sector.

# Find Out What Are Utilities Doing?

- What % of MF budget goes to MF?
- Is there an MF specific program?
- Does the company have the expertise to help MF owners?
- Are owners actually using the programs available to them?
- Are the companies and owners talking to each other?

# 1-Stop Shopping, Whole Building

- 1-stop shopping is high-priority for owners. They want to deal with one person for gas and electric measures, owner and tenant loads; access all rebates and financing.
- Whole-building approach maximizes EE savings and benefits for ratepayers.



- Landlord/tenant split incentives
- “Hassle” factor
- Lack of information (good audits needed)
- Lack of financing
- Restrictions on affordable housing owners
- Timing (EE 1-year cycle v. owner’s sched.)

# Benchmarking

- Resolutions passed: NASUCA & NARUC.
- Allows owner to get data to determine if properties appear to be high-priority for EE upgrades. Data provided anonymously.
- Benchmarking shown to motivate owners to take action.

# Resources

- “Partnering for Success”  
<http://www.nhtinc.org/downloads/partnering-for-success-action-guide.pdf>
- ACEEE MF project: <http://aceee.org/multifamily-project>
- Energy Program Consortium, “Multifamily Energy Efficiency – Reported Barriers” (w. 60-study bibliography) –  
[www.energyprograms.org/programs/multi-family-housing/](http://www.energyprograms.org/programs/multi-family-housing/)

# MF EE: Win-Win-Win

- Owners and tenants reduce energy bills.
- Increased comfort and health for tenants
- Utilities more easily reach their EE goals
- Additional benefits include reductions in GHG and pollutant emissions.

# Thank you!



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