

# Comprehensive, Statewide Multi-Family Energy Efficiency Program

Program Proposal for 2011 – 2014 EEPs Portfolios



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# Program Suggestion: Comprehensive MF Retrofit Program

A statewide MF Program that will offer comprehensive multi-family energy efficiency retrofits to achieve significant (20% or more) reduction in gas and electric energy use.





# Program Features

- Common intake and Quality Assurance /Quality Control for all MF units, including:
  - Joint intake center for MF and joint marketing
  - Gas and electric measures
  - Joint gas-electric funding with cost and savings allocation
- Addresses both affordable and higher-income



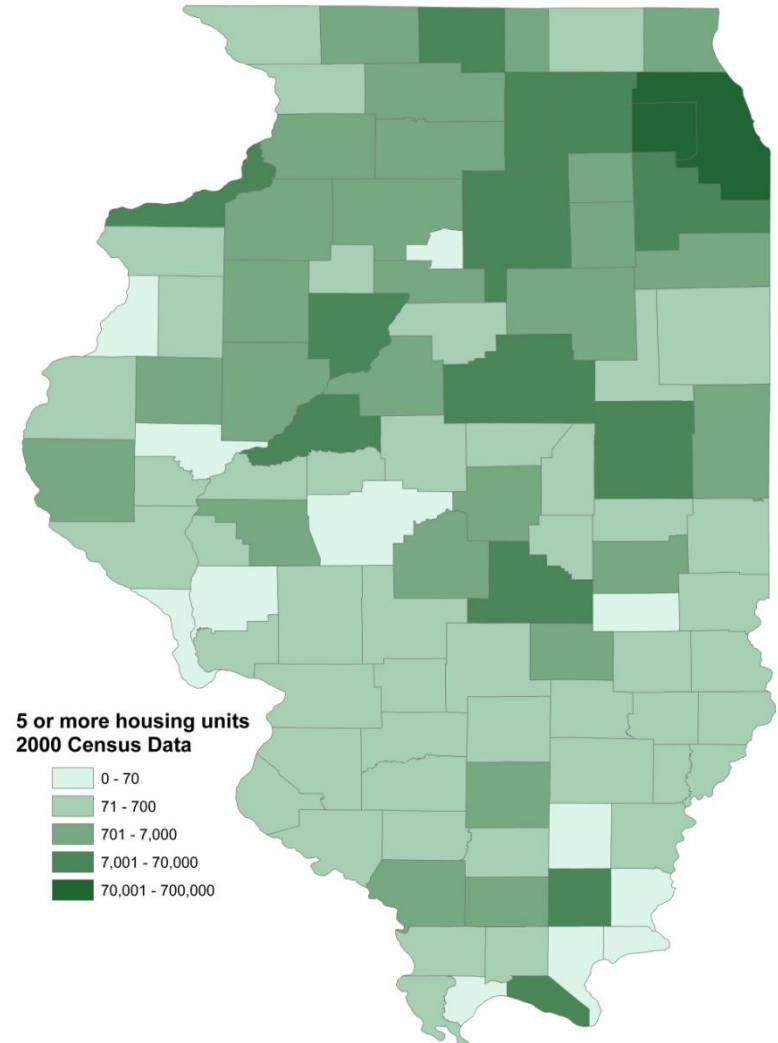
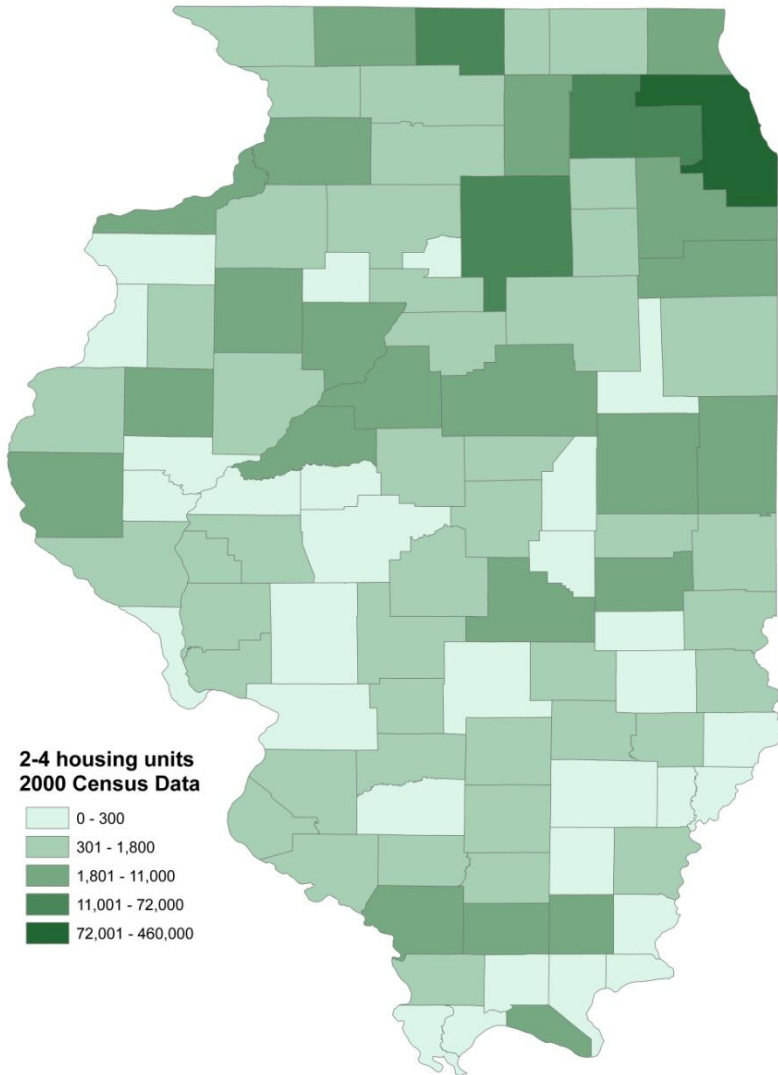
# Program Goals

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- Simplify the task of the building owner or municipality embarking on conservation
- Facilitate co-delivery of gas and electric retrofit services
- Reduce marketing and recruitment costs
- Generate demand among building owners
- Increase participation in MF retrofit programs



# Rationale for Approach: MF housing is distributed throughout Illinois





# Rationale for Approach: Service for MF Sector Delivery is Fragmented

## Examples of Existing IL Programs Serving Multi-Family

- **Energy Savers (Affordable Housing)**
  - WHO: buildings in Cook and Lake County IL with 5 or more units
  - WHAT: energy audit plus financing assistance and construction oversight
  - MORE: [www.cntenergy.org/energy-savers](http://www.cntenergy.org/energy-savers)
- **Illinois Home Weatherization Assistance Program (Low-Income Housing)**
  - WHO: households that meet income requirements
  - (landlord must agree to pay portion of costs)
  - WHAT: energy audit and weatherization services
  - MORE: [www.weatherizationillinois.com](http://www.weatherizationillinois.com)
- **Energy Efficient Affordable Housing Construction Program**
  - WHO: Illinois based affordable housing developers building or rehabbing single-family, multi-family and Single Room Occupancy (SRO) buildings that are targeted to households at or below 80% Average Median Income (AMI).
  - WHAT: grants to offset the additional materials and labors costs to include energy efficient measures in residential rehab or new construction (up to \$4,500 per living unit for multi-family buildings, \$4.50/ft<sup>2</sup> of gross living space in SROs for buildings that will result in less than 80 units or \$4.25/ft<sup>2</sup> of gross living space in SROs for buildings that will result in 80 units or more).
  - MORE: [www.ildceo.net/dceo/Bureaus/Energy\\_Recycling/Energy/Energy+Efficiency/](http://www.ildceo.net/dceo/Bureaus/Energy_Recycling/Energy/Energy+Efficiency/)
- **Chicagoland Natural Gas Savings Program (Rebates for specific measures)**
  - WHO: customers of Peoples and North Shore Gas
  - WHAT: rebate for eligible equipment
  - MORE: [www.peoplesgasdelivery.com/home/rebates.aspx](http://www.peoplesgasdelivery.com/home/rebates.aspx)





# Rationale for Approach: Service for MF Sector Delivery is Fragmented

## Examples of Existing IL Programs Serving Multi-Family *cont'd*

- **Multifamily In-Unit Energy Efficiency Program (Free products)**
  - WHO: customers of Ameren Illinois Utilities with electric or natural gas water heaters and 3+ units
  - WHAT: free products that must be installed in each unit, including: water-conserving/saving shower heads, compact fluorescent light bulbs (CFLs), faucet aerators and water pipe insulation
  - MORE: [www.actonenergy.com/for-my-business/business-incentive-programs/multifamily-properties/](http://www.actonenergy.com/for-my-business/business-incentive-programs/multifamily-properties/)
- **ComEd Direct-Install All Electric Upgrade (Direct Install)**
  - WHO: landlord, property manager or building manager of a building serviced by ComEd
  - WHAT: free installation of select energy saving devices
  - MORE: [www.comed.com/smartideas](http://www.comed.com/smartideas)
- **HUD's Green Initiative**
  - WHO: qualified project based section 8 owners for the mark to market program.
  - WHAT: assistance for improvements to energy efficiency, indoor air quality and other qualified initiatives
  - Program details available: [www.hud.gov](http://www.hud.gov)



# Rationale for Approach: Current situation results in missed opportunities

## Case Study: Constance Building

- 25 unit Multi-family affordable rental housing
- Report recommendations: insulation, air sealing, heating system upgrade and controls
- Total cost \$38,455 of project, financed at 2.5% by owner



Building Name	Pre-Retrofit Gas Use	Post- Retrofit Gas Use	Therm Savings	% Savings	Electricity savings
7234-42 S Constance	103.1 therms/sf/yr	74.1 therms/sf/yr	7586	28.13%	???





# Vision and Goal

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- Create MF program approach that makes it easy for MF owners to access funds and complete comprehensive retrofits
- Reduce costs for serving multi-family dwellings, and increase comprehensive retrofits in the multi-family sector



# Outstanding Issues

- Accounting issues between gas and electric savings
- Split incentives between renter and owner
- Multiple evaluation tests
- Different implementation and evaluation cycles