

The Multifamily Energy Savings Project

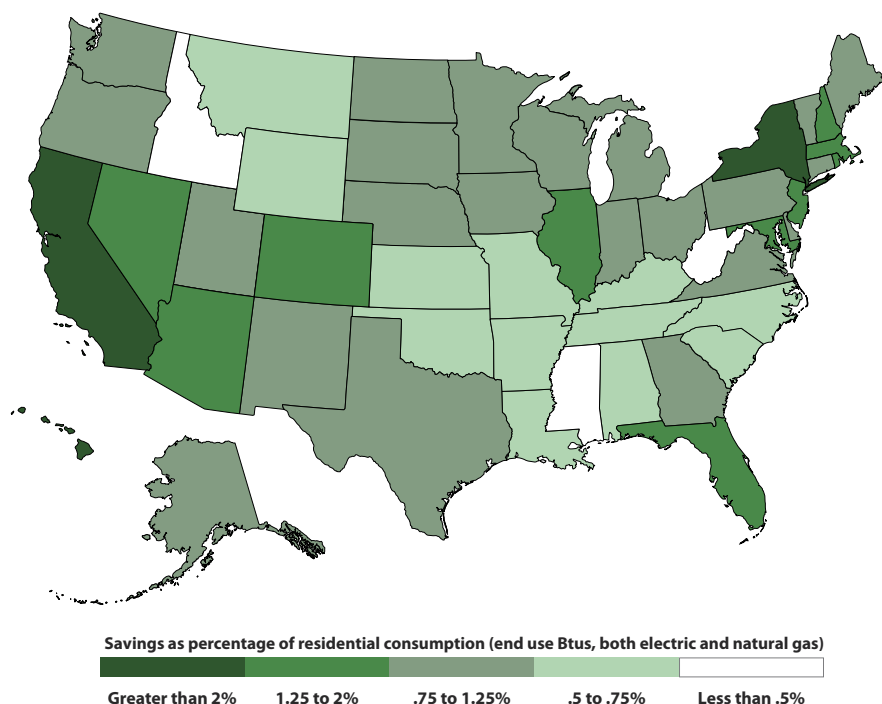
The American Council for an Energy-Efficient Economy (ACEEE), with the support of the John D. and Catherine T. MacArthur Foundation, is undertaking a multi-year project to improve and expand energy efficiency programs for multifamily housing. The goal of the project is to expand the number of utilities offering multifamily energy efficiency programs and increase spending and savings for these programs by at least 25% by the end of 2015. The project will focus on encouraging the creation and expansion of comprehensive building upgrade programs for market-rate and affordable multifamily housing through partnerships between utility customer-funded energy efficiency programs and the housing community. ACEEE is partnering with CNT Energy to actively engage utilities and housing groups; facilitate peer-to-peer learning; and provide resources to utilities, regulators, and housing stakeholders.

THE UNTAPPED POTENTIAL IN MULTIFAMILY BUILDINGS

Multifamily buildings present a tremendous opportunity for energy savings. A 2012 CNT Energy and ACEEE report, *Engaging as Partners in Energy Efficiency: Multifamily Housing and Utilities*, found that comprehensive retrofits can cost-effectively improve the efficiency of multifamily buildings by 30 percent for natural gas and 15 percent for electricity. Nationwide, at 2010 national average energy prices, this level of savings would translate into annual utility bill cost savings of almost \$3.4 billion for the multifamily sector.¹

The map shows the potential for energy savings from multifamily buildings by state. The darker shades indicate states where the potential savings from multifamily buildings represent a larger share of current residential energy consumption.

Annual Potential Savings from Multifamily Buildings by State
at 15% electricity and 30% natural gas efficiency improvement



Utility programs provide significant funding, \$7 billion in 2011 according to *The 2012 ACEEE State Energy Efficiency Scorecard*, for energy efficiency improvements. This spending could increase to \$15.9 billion by 2025 according to a forecast from the Lawrence Berkeley National Laboratory, representing a significant opportunity to leverage utility resources to expand programs targeted toward multifamily buildings.² The variety of utility programs and the policies that govern them means that no single policy will address multifamily buildings nationwide. But in a utility program environment where very few programs are designed specifically to serve multifamily buildings, there is much room for improvement across the country. *Scaling up Multifamily Energy Efficiency Programs: A Metropolitan Area Assessment*, a recent ACEEE report, found one or more utility-sponsored energy efficiency programs



HOW TO GET INVOLVED

The success of the project depends on encouraging and supporting partnerships among stakeholders including:

- Utility program staff
- Utility regulators
- Housing and community development groups
- Market-rate and affordable building owners
- Local and state government officials and staff
- Energy service providers working with multifamily buildings

To sign up for updates or to learn more about opportunities to participate, including through the peer working group, contact Lauren Ross at (202) 507-4039 or lross@aceee.org. For further information on ACEEE's work related to multifamily buildings, see <http://aceee.org/topics/multifamily-homes>.

specifically targeting multifamily buildings in 30 of the 50 largest multifamily housing markets.

Diverse and complex ownership structures and utility bill payment responsibilities for market-rate and affordable multifamily housing mean the multifamily market has unique program needs, requiring utilities to work with multifamily building owners to develop programs that match. In follow-up to the 2012 report, CNT Energy and ACEEE recommend strategies in *Engaging as Partners: Introducing Utilities to the Energy Efficiency Needs of Multifamily Buildings and Their Owners* that can help utilities design and implement energy efficiency programs to attract multifamily building owners and achieve significant energy savings.

PROJECT OBJECTIVES

This project combines outreach, research, peer-to-peer exchanges, and technical assistance to encourage and assist utilities to offer quality multifamily programs. Key components of the effort include:

- A working group of electric and gas utilities that are interested in implementing comprehensive programs to reduce energy use in multifamily buildings within their service areas. With participation from multifamily housing experts, this group serves as a peer-to-peer support and learning network.
- Resources for utilities, housing, community groups, and others to help them pursue multifamily energy efficiency programs. These resources include:
 - An energy efficiency and multifamily housing resource library to highlight current research, case studies, and technical tools.
 - *Scaling up Multifamily Energy Efficiency Programs: A Metropolitan Area Assessment*—a summary of existing multifamily utility programs in the metropolitan areas with the largest number of multifamily housing markets.
 - *Engaging as Partners: Introducing Utilities to the Energy Efficiency Needs of Multifamily Buildings and Their Owners*—a primer on designing effective utility programs for the multifamily housing sector.
 - Case studies detailing existing exemplary multifamily utility programs and providing program planners with information on program design, costs and savings, participation rates, and lessons learned.
 - A final report and updated metropolitan area program assessment.
- Technical assistance to utilities, cities, and states seeking to expand or establish new programs.

1. National average electric price used is 11.58 cents per kWh, based on U.S. EIA's *Electric Power Monthly* (July 20, 2011), Table 5.3. National average natural gas price used is \$1.12 per therm, based on U.S. EIA's *Natural Gas Monthly* (August 2, 2011), Table 18.

2. Past year figures are from Ben Foster et al. 2012. *The 2012 State Energy Efficiency Scorecard*, p. 17. ACEEE. <http://www.aceee.org/research-report/e12c>. Forecast figures are from G. I. Barbose et al. 2013. *The Future of Utility Customer-Funded Energy Efficiency Programs in the United States: Projected Spending and Savings to 2025*. LBNL-5803E. Berkeley, CA: Lawrence Berkeley National Laboratory.

