

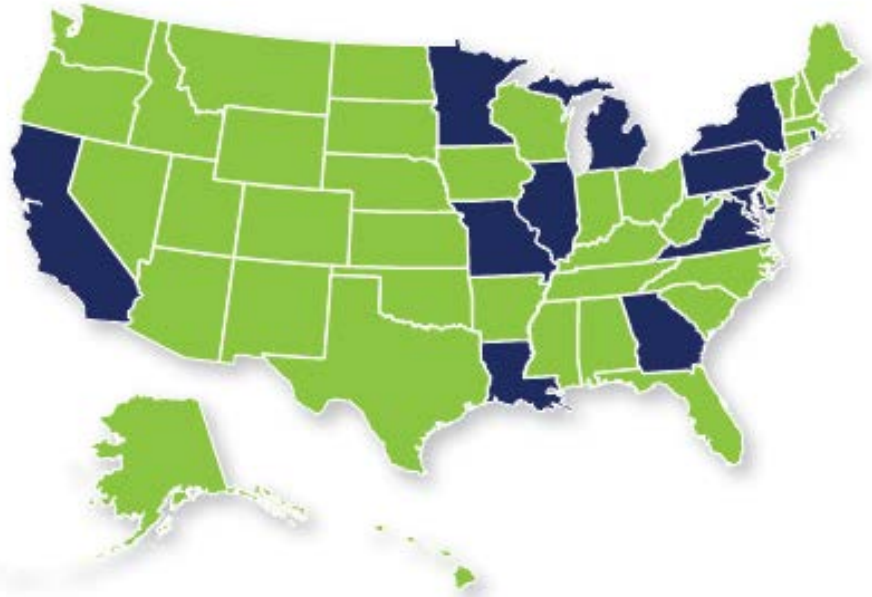


ENERGY EFFICIENCY FOR ALL



Energy Efficiency for All

**Mission: making
multifamily homes
healthy and
affordable
through energy
efficiency**

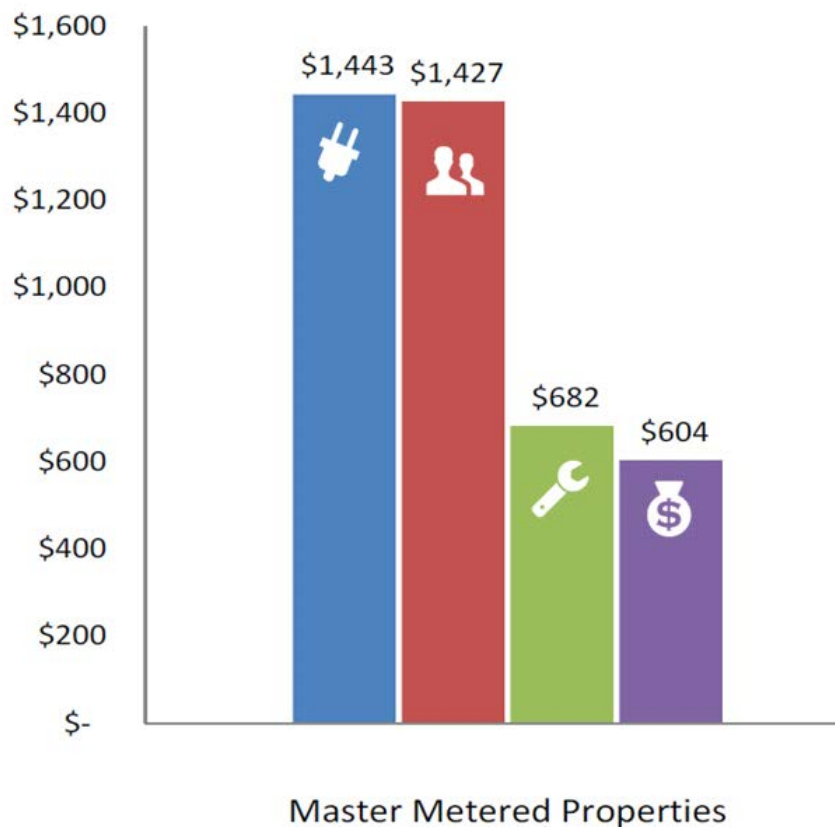


**Working to reach 5 million
homes in twelve states
across America**

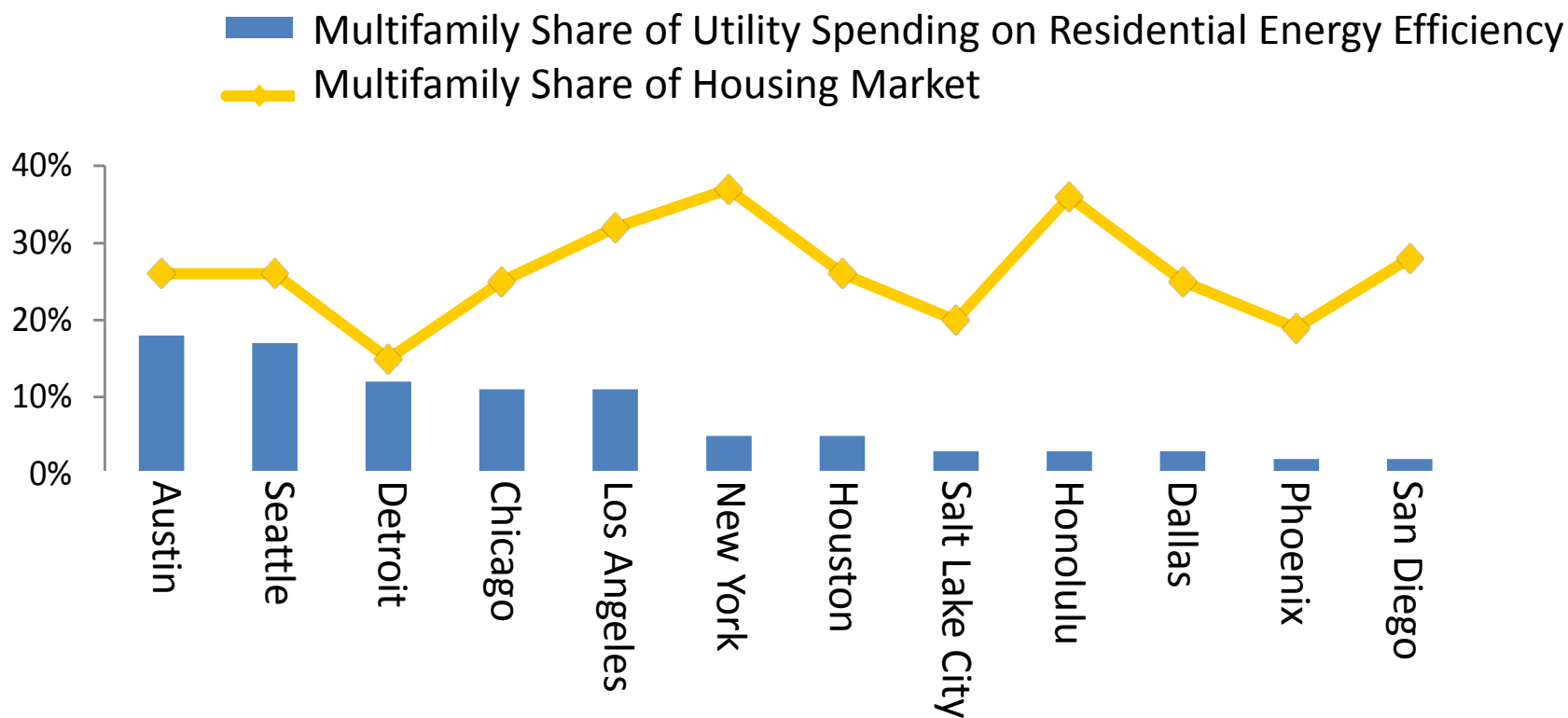
Missouri EEFA Network



Energy costs present the best opportunity to reduce operating expenses and help sustain affordable housing



Multifamily is often overlooked



Barriers to EE in MF Buildings

- Unfamiliar building type
- Complicated meter arrangements
- Owner bandwidth
- Lack of information
- Financing barriers
- Regulatory barriers
- Long construction timelines



Type of affordable multifamily

What does affordable mean?

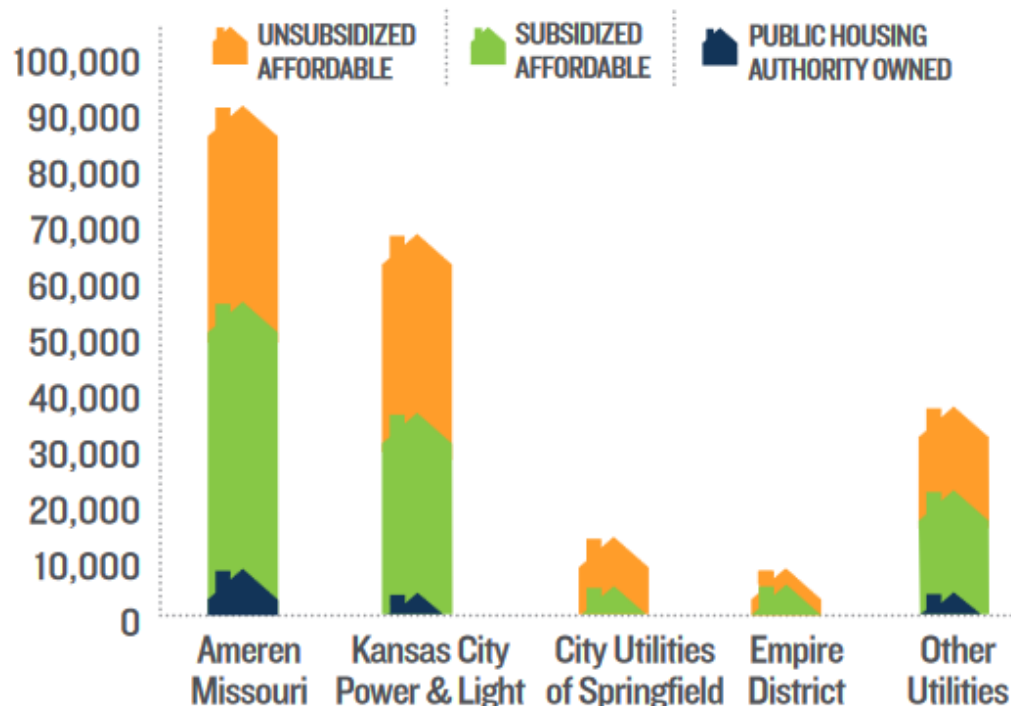
- Public housing (housing authorities)
- Subsidized housing with affordability covenants in place (one-time LIHTC, ongoing HUD subsidy, ongoing USDA subsidy)
- Unsubsidized buildings affordable to households at 80% AMI or below (aka market rate affordable or naturally occurring affordable)

What does multifamily mean?

- Buildings with 5 or more units

58% of all multifamily units are affordable multifamily units!

**AFFORDABLE MULTIFAMILY HOUSING UNIT COUNTS
BY SUBSIDY TYPE**



Reaching multifamily owners

- **Utility Programs:** Ameren, KCP&L, and Spire have dedicated low-income multifamily programs
- **State agency:** Missouri Housing Development Commission
- **State HUD and USDA offices**
- **Local Public Housing Authorities (city or county)**
- **National Housing Preservation Database**

Missouri Cumulative Electric and Gas Savings Potential, in 2034

-15%

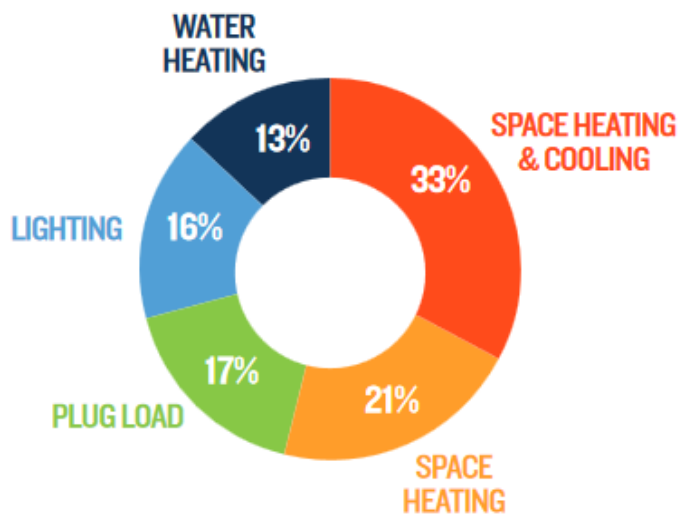
Reduce electricity demand in affordable multifamily buildings by 358 GWh (15 percent).

-17%

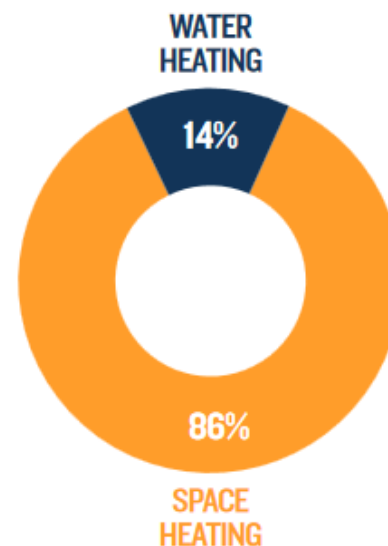
Reduce gas demand in affordable multifamily buildings by 590 BBtu (17 percent).

Missouri Cumulative Electricity and Natural Gas Energy Savings by End Use, 2034

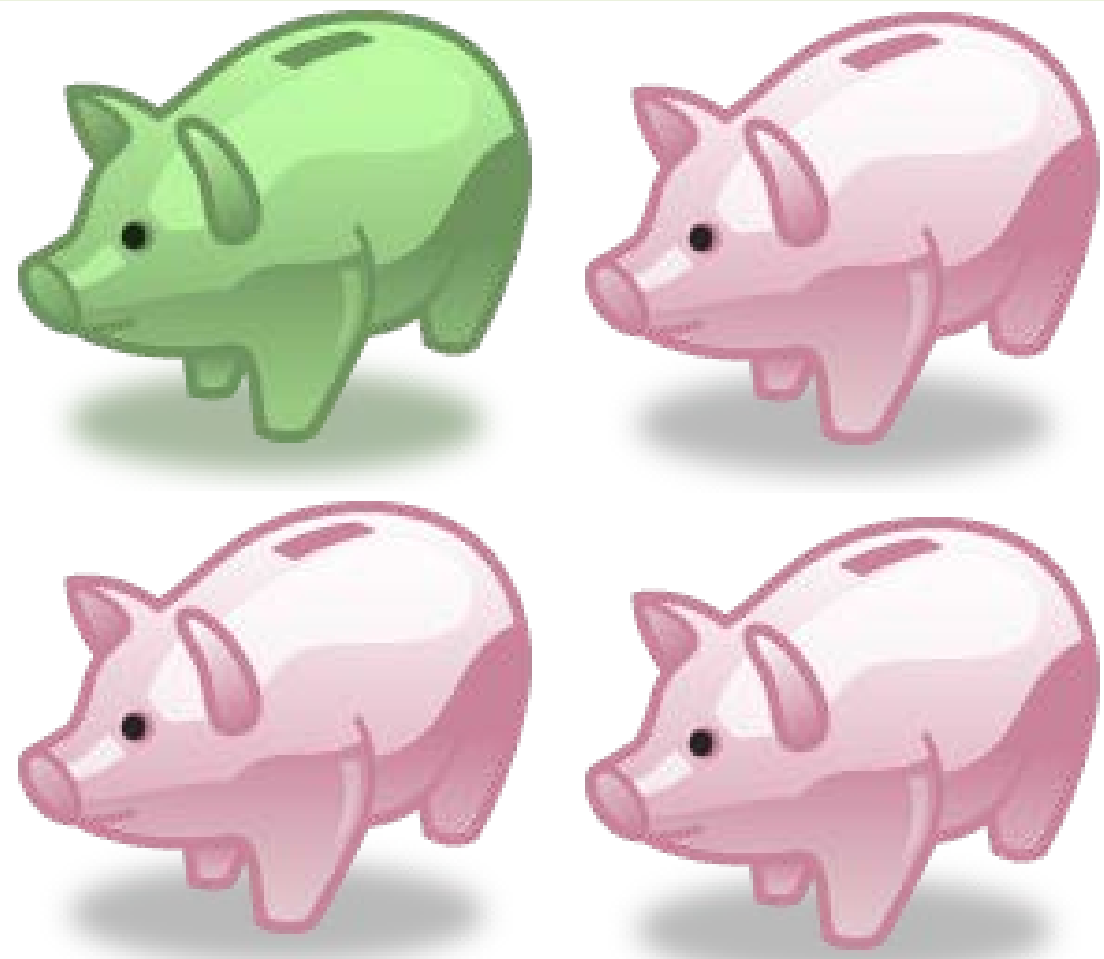
**MISSOURI CUMULATIVE MAXIMUM ACHIEVABLE
ELECTRIC ENERGY SAVINGS BY END USE, 2034**



**MISSOURI CUMULATIVE MAXIMUM ACHIEVABLE
GAS ENERGY SAVINGS BY END USE, 2034**



Non-Energy Benefits



Non-Energy Benefits



Utility benefits, e.g.

- reduced arrearage carrying costs
- reduced customer collection calls/notices
- reduced termination/reconnection costs
- reduced bad debt write-offs

Participant benefits, e.g.

- water/wastewater bill savings
- reduced maintenance costs
- lower turnover rates
- increased comfort
- increased durability
- improved safety
- improved health (e.g. less asthma resulting in fewer sick days)

Societal benefits, e.g.

- economic development
- job creation
- energy security
- reduced emissions and environmental impacts
- reduced health care spending
- maintenance of affordable housing

Results – Gas Costs and Benefits, Maximum Achievable Scenario

State	No NEBs				High NEBs			
	Total Costs	Total Benefits	Net Benefits	BCR	Total Costs	Total Benefits	Net Benefits	BCR
GA	\$73	\$172	\$99	2.4	\$114	\$372	\$258	3.3
IL	\$235	\$481	\$246	2.0	\$379	\$1,058	\$680	2.8
MD	\$112	\$242	\$129	2.2	\$147	\$480	\$333	3.3
MI	\$171	\$354	\$182	2.1	\$288	\$794	\$507	2.8
MO	\$35	\$66	\$31	1.9	\$63	\$171	\$108	2.7
NY	\$586	\$1,240	\$654	2.1	\$941	\$2,650	\$1,709	2.8
NC	\$21	\$49	\$28	2.3	\$33	\$108	\$76	3.3
PA	\$117	\$247	\$130	2.1	\$171	\$506	\$335	3.0
VA	\$65	\$146	\$81	2.2	\$113	\$340	\$228	3.0

Note: All dollars are present value 2015 Million \$

Results – Electric Costs and Benefits, Maximum Achievable Scenario

State	No NEBs				High NEBs			
	Total Costs	Total Benefits	Net Benefits	BCR	Total Costs	Total Benefits	Net Benefits	BCR
GA	\$332	\$699	\$367	2.1	\$812	\$2,602	\$1,790	3.2
IL	\$336	\$617	\$281	1.8	\$536	\$2,132	\$1,596	4.0
MD	\$278	\$698	\$420	2.5	\$628	\$2,050	\$1,422	3.3
MI	\$246	\$597	\$352	2.4	\$572	\$1,789	\$1,217	3.1
MO	\$178	\$336	\$158	1.9	\$348	\$1,134	\$786	3.3
NY	\$976	\$2,169	\$1,193	2.2	\$2,298	\$6,739	\$4,441	2.9
NC	\$272	\$577	\$305	2.1	\$656	\$2,088	\$1,433	3.2
PA	\$252	\$526	\$274	2.1	\$537	\$1,724	\$1,187	3.2
VA	\$277	\$551	\$274	2.0	\$700	\$2,052	\$1,352	2.9

Note: All dollars are present value 2015 Million \$

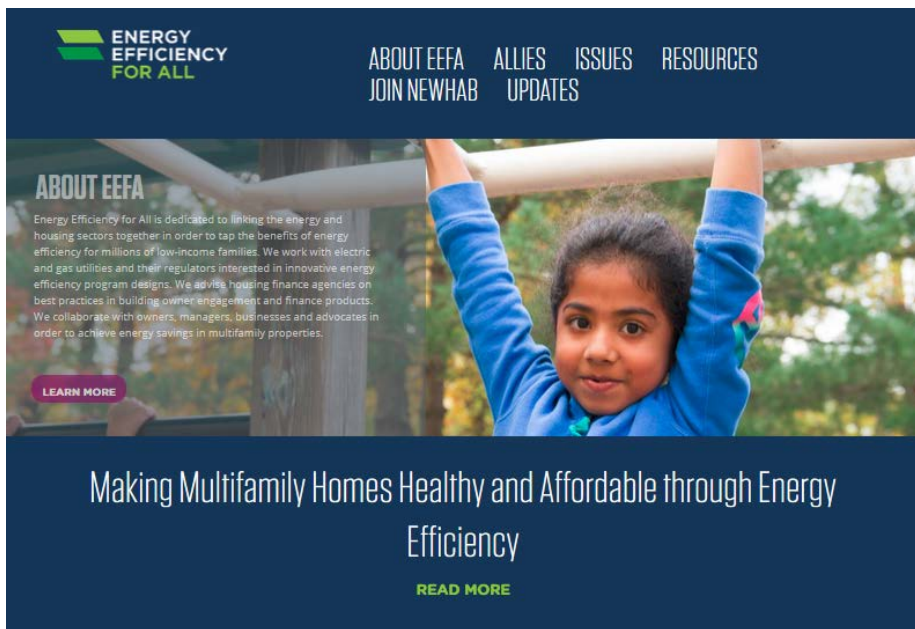
Missouri Wins

- KCP&L and Ameren launch targeted programs that include audits, direct install & richer “commercial custom” incentives for low-income MF
- City of Kansas City and City of St. Louis pass ordinances that require energy benchmarking of buildings over 50,000 sq ft, including MF
- St. Louis Affordable Housing Commission sets EE standards for funding recipients
- MHDC asking tax credit applicants to obtain energy audit
- KCP&L and Ameren each include low-income multifamily in their potential studies
- Legislation removed restrictions preventing MF LIHTC properties from participating in utility EE programs
- Division of Energy completed the statewide Technical Reference Manual
- MEEIA rules now allow for quantifiable NEBs to be considered in benefit-cost tests and the statewide DSM collaborative is gaining new momentum

For more information

www.EE4A.org

www.prezcat.org



ENERGY EFFICIENCY FOR ALL

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JOIN NEWHAB UPDATES

ABOUT EEFA

Energy Efficiency for All is dedicated to linking the energy and housing sectors together in order to tap the benefits of energy efficiency for millions of low-income families. We work with electric and gas utilities and their regulators interested in innovative energy efficiency program designs. We advise housing finance agencies on best practices in building owner engagement and finance products. We collaborate with owners, managers, businesses and advocates in order to achieve energy savings in multifamily properties.

[LEARN MORE](#)

Making Multifamily Homes Healthy and Affordable through Energy Efficiency

[READ MORE](#)



NATIONAL HOUSING TRUST **NOVOGRADAC & COMPANY LLP**
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PrezCat: An online, searchable catalog of state and local affordable housing preservation policies.

Search Our Catalog

[advanced search](#) +

Keyword:

To select multiple states hold CTRL and click

State:

- Alabama
- Alaska
- Arizona

Categories:

- State snapshot
- Low Income Housing Tax Credit (9%)
- Low Income Housing Tax Credit (4%)

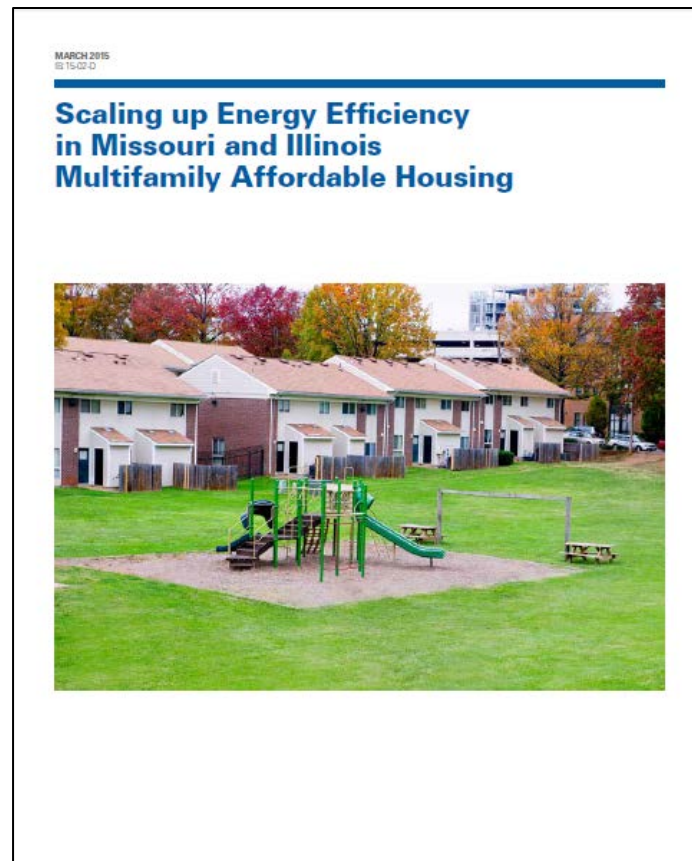
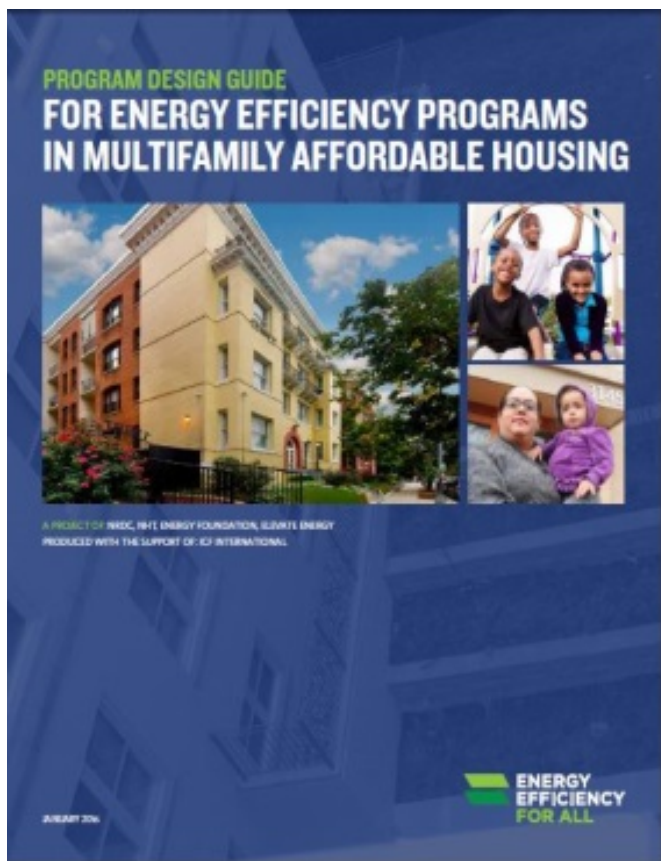
[Submit](#)



Choose a state for affordable housing preservation policies.

<http://energyefficiencyforall.org/resources/significant-potential-energy-savings-missouri-affordable-multifamily-housing>

Program Design Guide + MO White Paper



Thank you

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