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
Energy costs present the best opportunity to reduce operating expenses and help sustain affordable housing.
Multifamily is often overlooked

Credit: ACEEE
Barriers to EE in MF Buildings

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

- Lighting: 16%
- Plug Load: 17%
- Space Heating: 21%
- Space Heating & Cooling: 33%
- Water Heating: 13%

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

- Water Heating: 14%
- Space Heating: 86%
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

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<th>State</th>
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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

http://energyefficiencyforall.org/resources/significant-potential-energy-savings-missouris-affordable-multifamily-housing
Program Design Guide + MO White Paper
Thank you

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