Energy Efficiency in Multifamily Housing
Introduction
2
The Opportunity
Size of the opportunity
(# of Affordable multifamily households in territory)

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<th>Statewide</th>
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Source: Census data, National Housing Preservation Database, GIS analysis
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**Electric: DTE & Consumers 359,000**

**Source:** Census data, National Housing Preservation Database, GIS analysis
Multifamily Apartments in MI

695,000 units

- Affordable: 414,000 units
  - Market-Rate: 281,000
  - Unsubsidized Affordable: 205,000
  - Subsidized Affordable (HUD, LIHTC, Rural, etc.): 185,000
  - PHA-Owned Affordable: 24,000
Potential energy and bill savings

Potential analysis forthcoming in January...

For now, a rough estimate can be based on a survey of 57 buildings participating in an affordable multifamily one-stop shop program in Illinois...

Up to 30% savings

Avg. savings $195 per year

Across 414,000 units

$80.7 million per year
The gap
Where will utilities find savings as programs continue to expand?

Annual Utility EE Program Spending (Billion $)

- 1999: $1.0
- 2003: $1.4
- 2007: $2.5
- 2009: $4.3
- 2011: $7.2
- Projected Spending: $15.6

Credit: ACEEE
Source: U.S. Department of Energy Lawrence Berkeley National Laboratory
Low-hanging fruit
But then what?
Significant opportunity to better serve the multifamily market

Utility spending on targeted multifamily programs relative to housing markets

Credit: ACEEE
Energy costs present the best opportunity to reduce operating expenses and help sustain affordable housing.

Top four categories of operating expenses per unit in master and individually metered subsidized multifamily housing
Density = 13%
Average # of ties: 9.5
Removing people on highest # of paths:

Density = 13%
Average # of ties: 9.5
Example

Ann Arbor
Housing Commission

- At least $123 / unit missed savings
- 3 year missed potential: $34,000 - $68,000
“Because our rents are still capped by our funders, we have to figure out how to reduce our operating costs.”

- Jennifer Hall, Executive Director
Ann Arbor Housing Commission
Hello from CEDAM
COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION OF MICHIGAN
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Best Practices
Whole Building
Energy Cost Effectiveness
Energy Cost Effectiveness
Energy Cost Effectiveness

Bundle projects for more work
Whole Building

MORE:
Savings
Money
Jobs
Energy Concierge
Questions

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