

Energy Efficiency

in

**Multifamily
Housing**

1

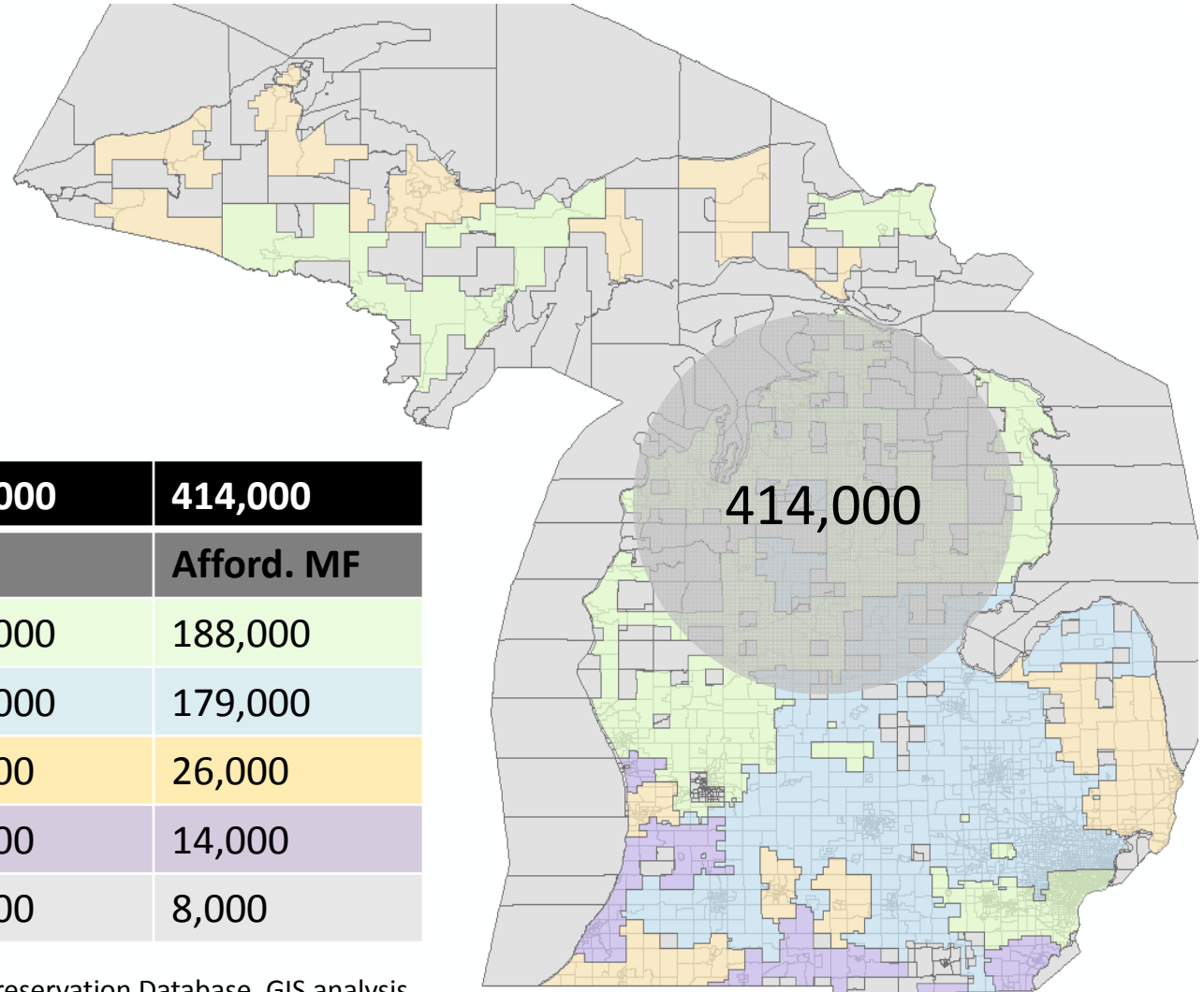
Introduction

2

The Opportunity

Size of the opportunity

(# of Affordable multifamily households in territory)

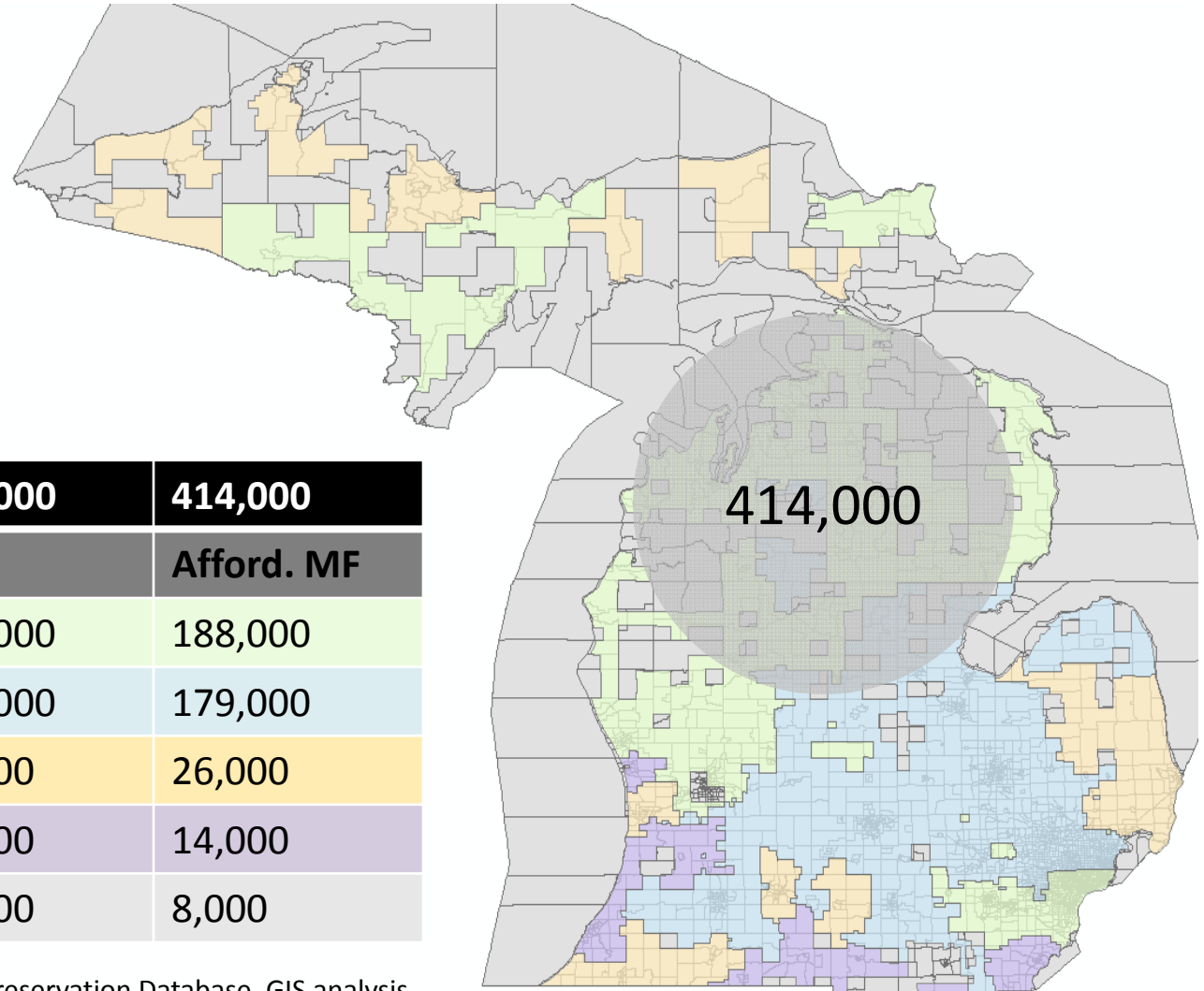
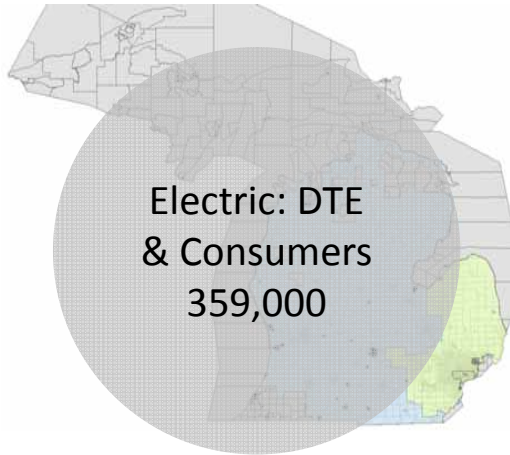


Statewide	695,000	414,000
Gas Utilities	MF	Afford. MF
DTE Gas	271,000	188,000
Consumers Gas	346,000	179,000
SEMCO Gas	43,000	26,000
MGU/Integritys Gas	24,000	14,000
Elsewhere	12,000	8,000

Source: Census data , National Housing Preservation Database, GIS analysis

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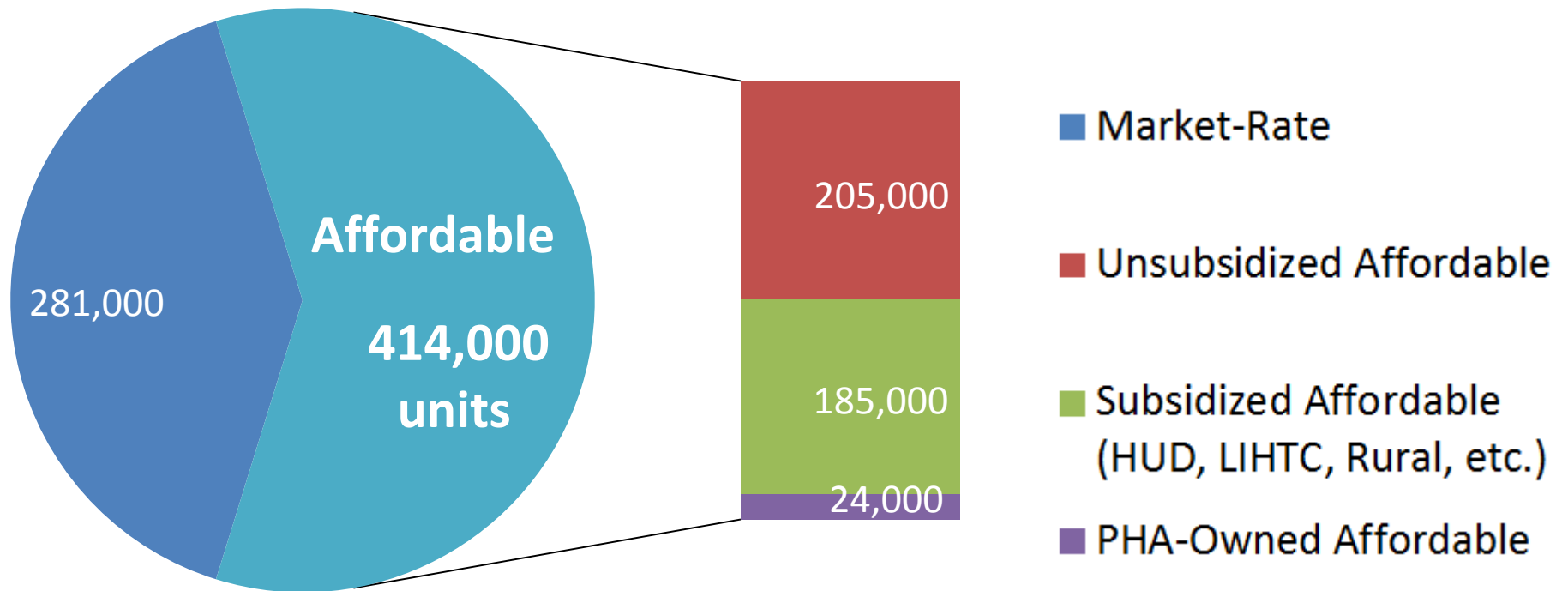


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Multifamily Apartments in MI

695,000 units



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

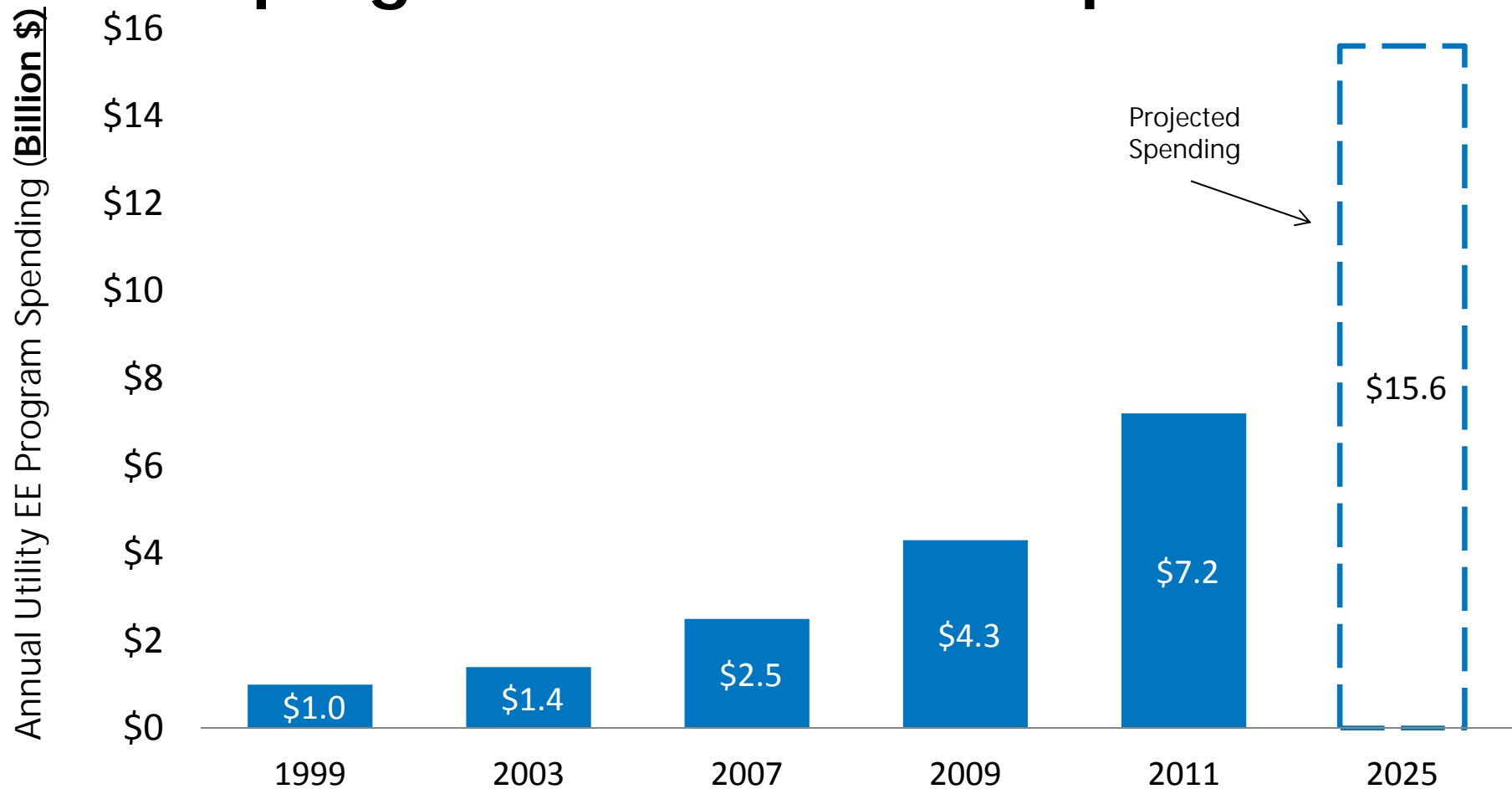


\$80.7 million per year

3

The gap

Where will utilities find savings as programs continue to expand?



Credit: ACEEE

Source: U.S. Department of Energy Lawrence Berkeley National Laboratory

Low-hanging fruit

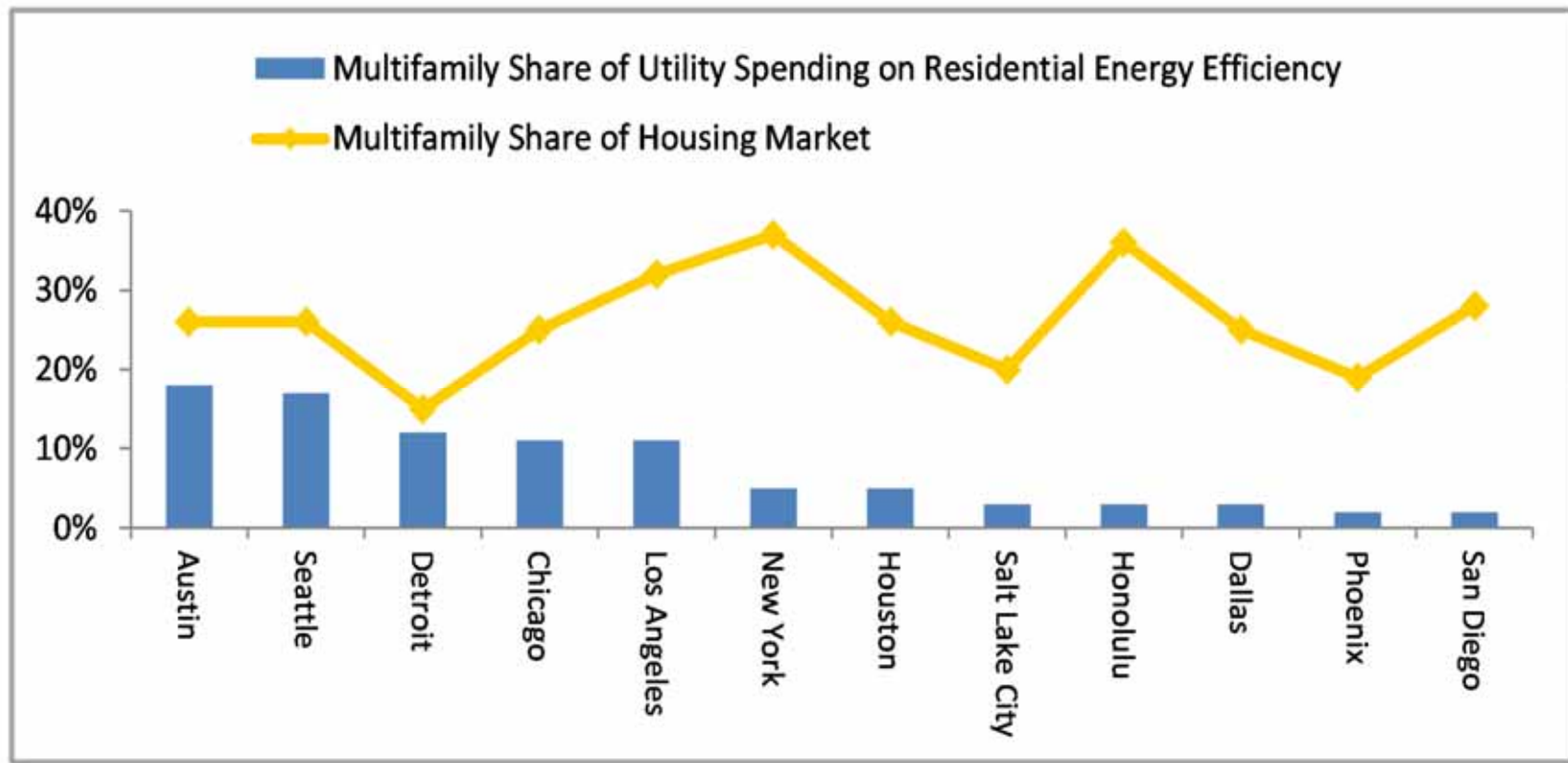


**But
then
what?**



Significant opportunity to better serve the multifamily market

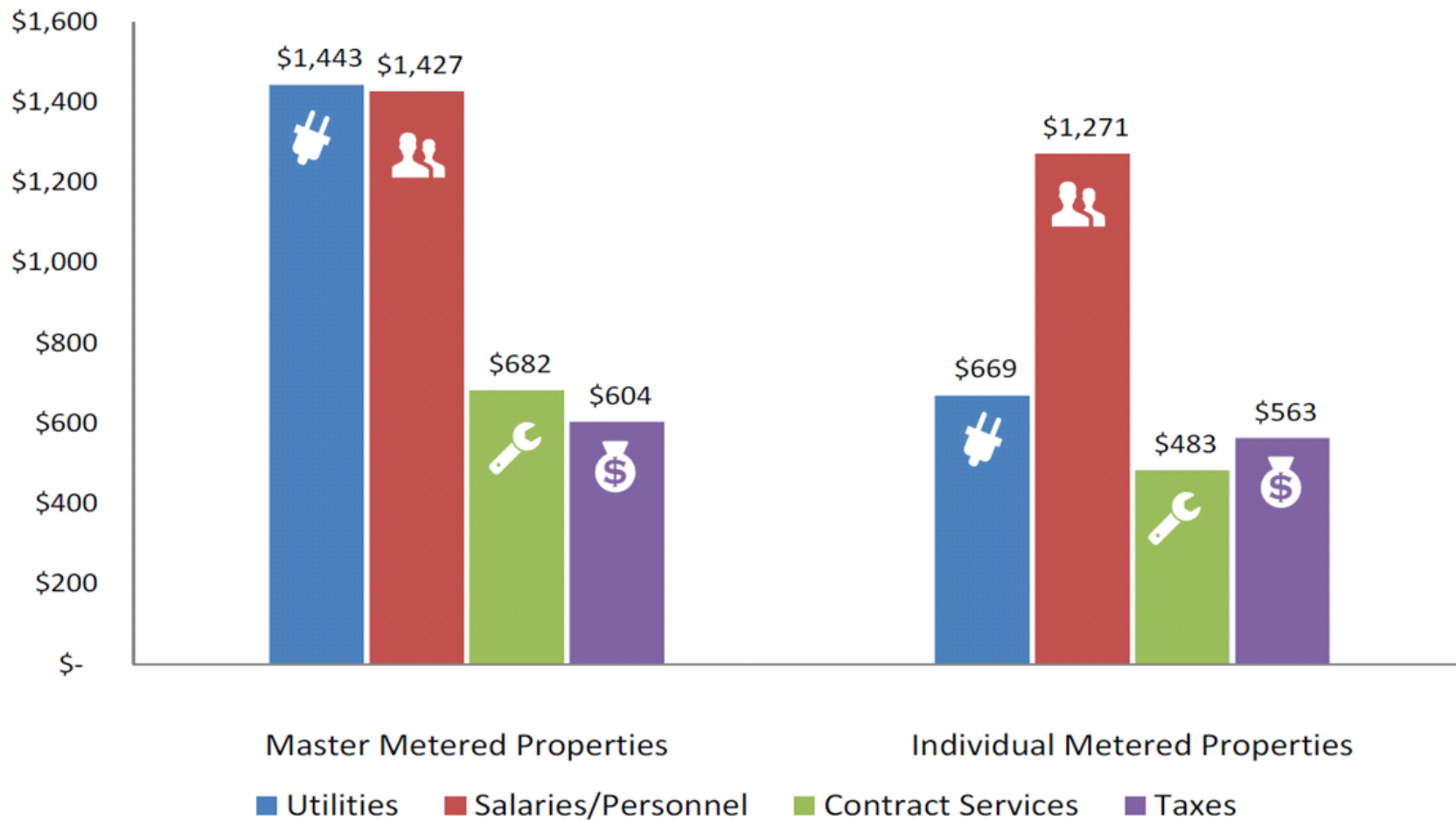
Utility spending on targeted multifamily programs relative to housing markets



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



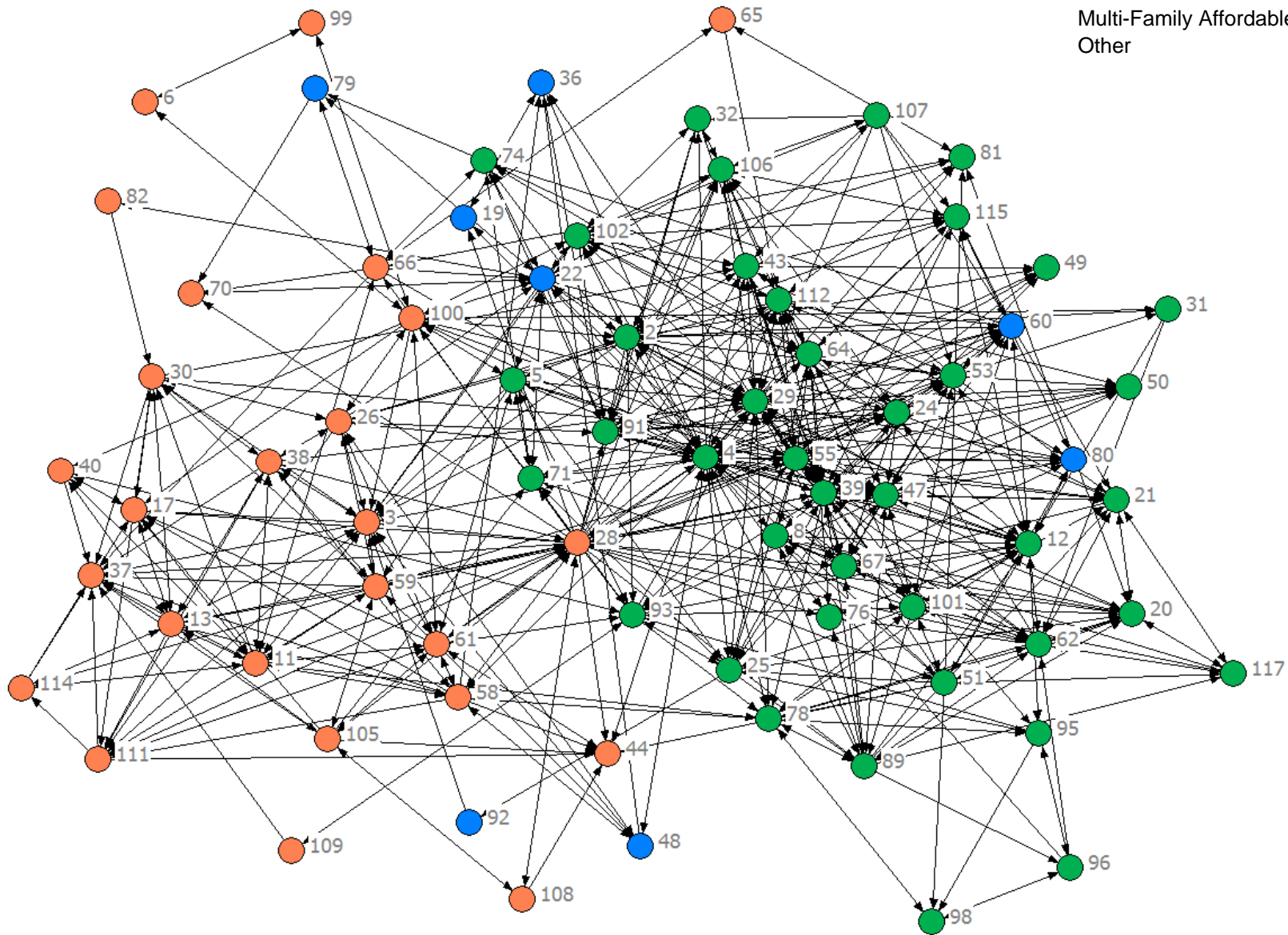
Credit: NAA

4

Housing Connect

Density = 13%
Average # of ties: 9.5

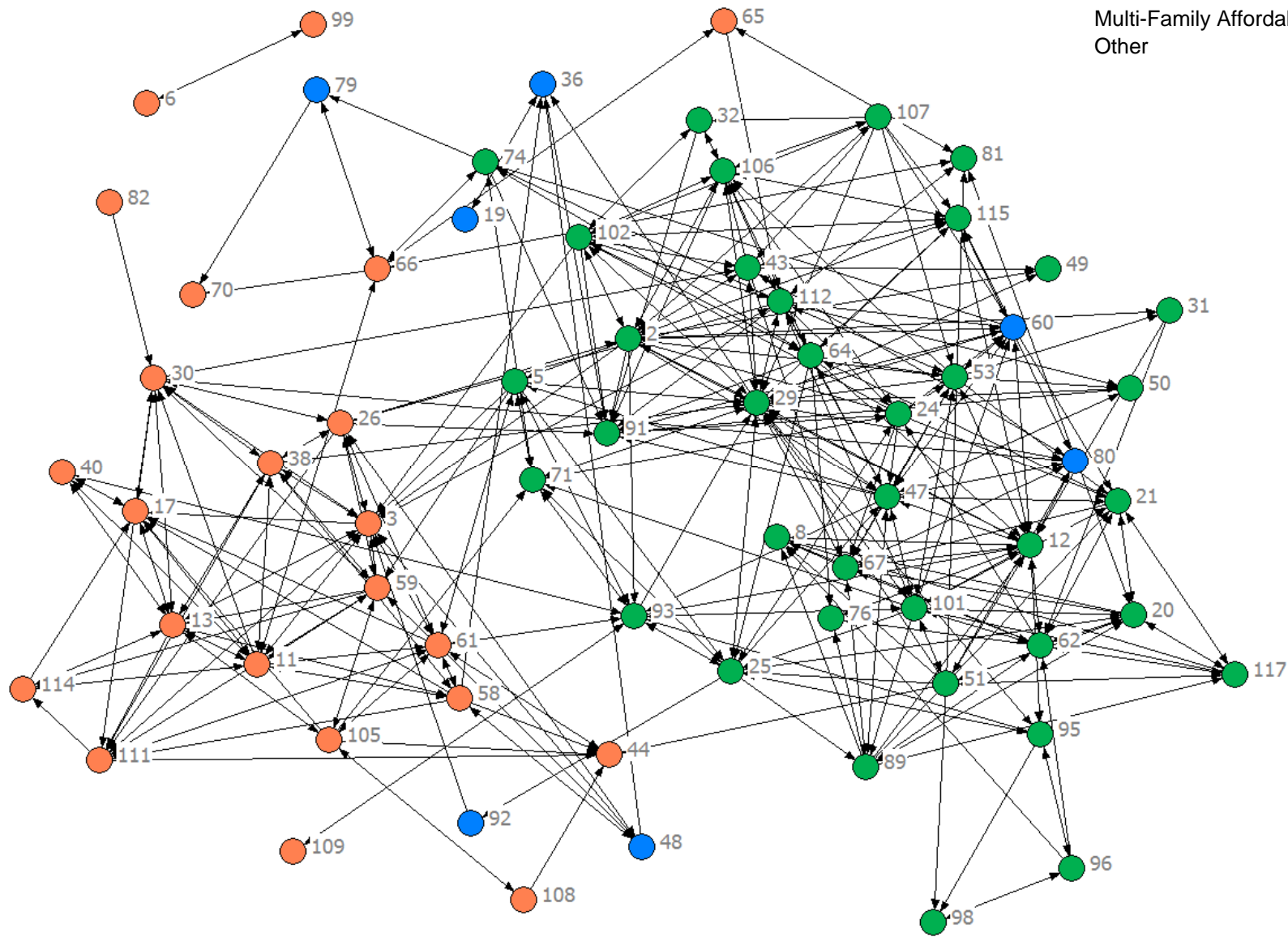
Energy Efficiency
Multi-Family Affordable Housing
Other



Removing people on highest # of paths:

Density = 13%
Average # of ties: 9.5

Energy Efficiency
Multi-Family Affordable Housing
Other



Example

Ann Arbor

Housing Commission

- **At least \$123 / unit missed savings**
- **3 year missed potential:
\$34,000 - \$68,000**

Example



“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

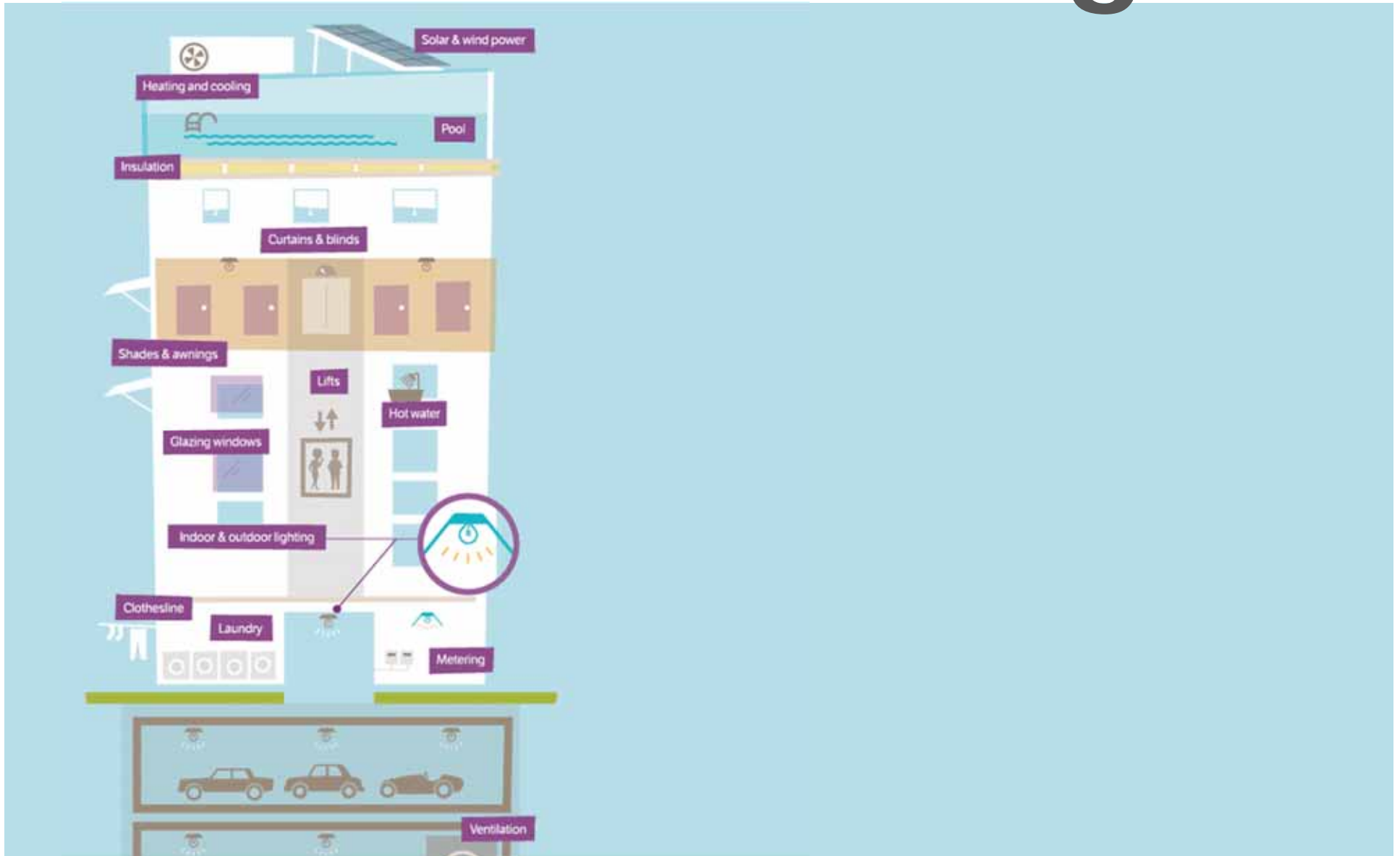


COMMUNITY ECONOMIC DEVELOPMENT
ASSOCIATION OF MICHIGAN

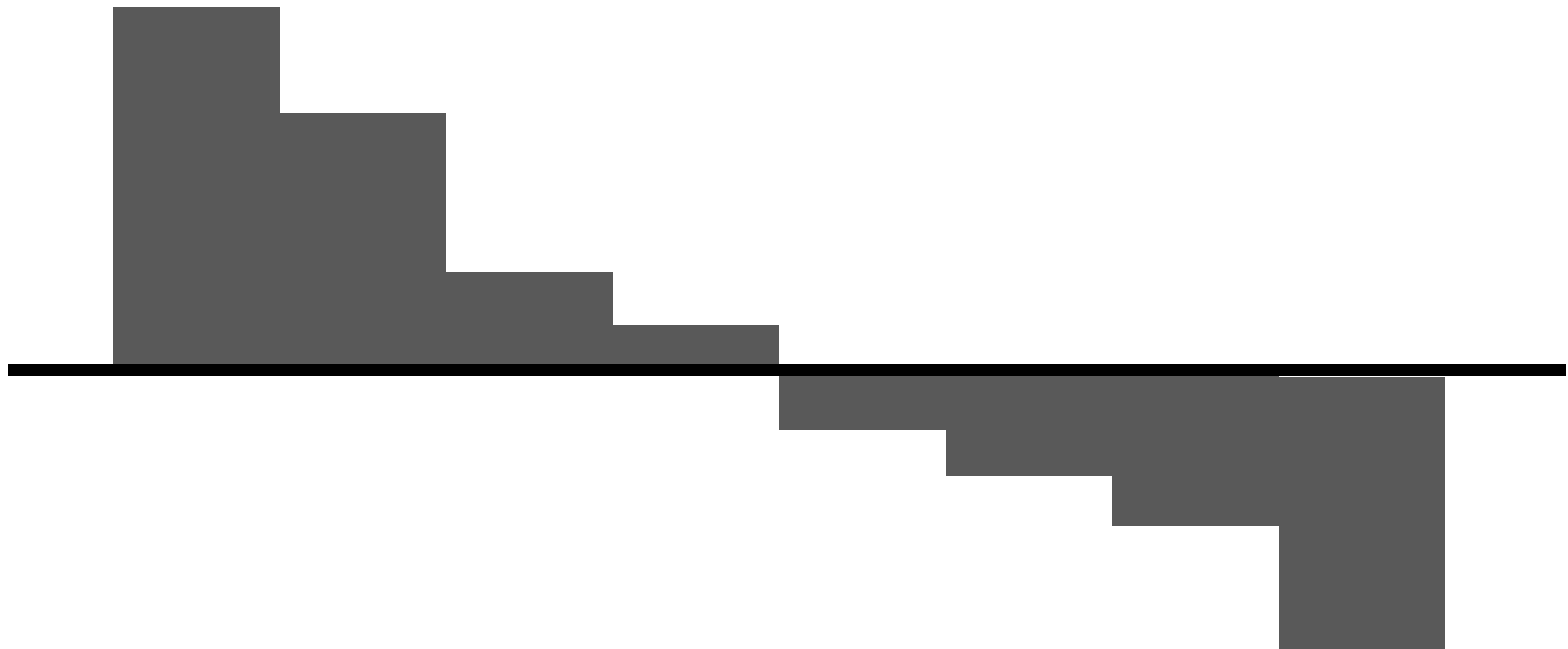
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Best Practices

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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