

# Multi-Family Housing: Overcoming the Barriers to Energy Efficiency



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Annual Meeting**



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# CNT Energy

- We help reduce energy usage and costs in **households, buildings, and communities.**
- Areas of expertise include:
  - Energy-efficient, green, and healthy buildings
  - Dynamic pricing and smart grid
  - Regional energy planning and program administration
- We manage programs in Illinois and consult nationally and internationally.

**energy  
savers**

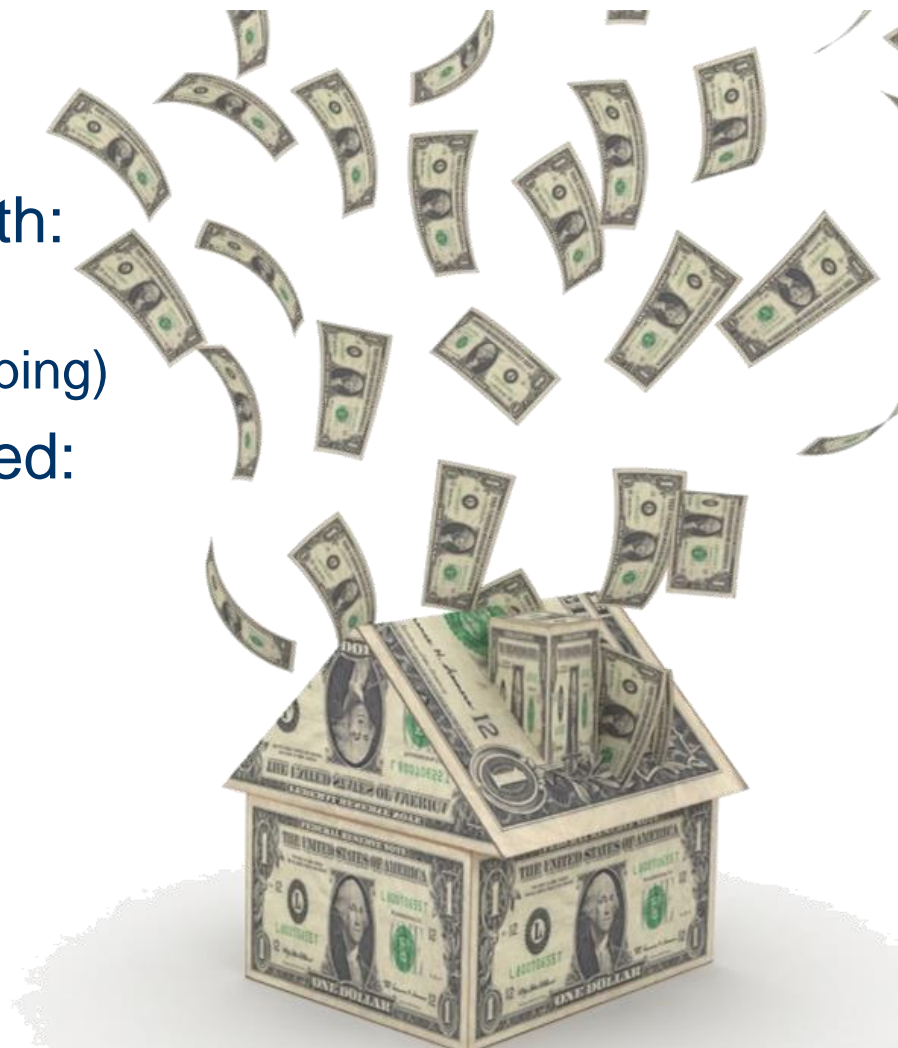
A one-stop energy efficiency shop  
for multifamily building owners

**Power Smart Pricing**  
CNTenergy



# Barriers Faced by Multifamily Building Owners

- Split incentives
- Energy efficiency competes with:
  - Time spent on maintenance
  - Other bills (water, taxes, landscaping)
- Multifamily building owners need:
  - Technical assistance
  - Financing
  - Qualified contractors
  - Financial incentives
- Confusion



# Benefits to Multifamily Building Owners

- Direct savings
- Lower maintenance and equipment costs
- Lower tenant turnover
  - Comfort
  - More affordable bills
  - More affordable rent
- Tenant attraction





# Energy Savers Results: 2008 thru Oct 9, 2013

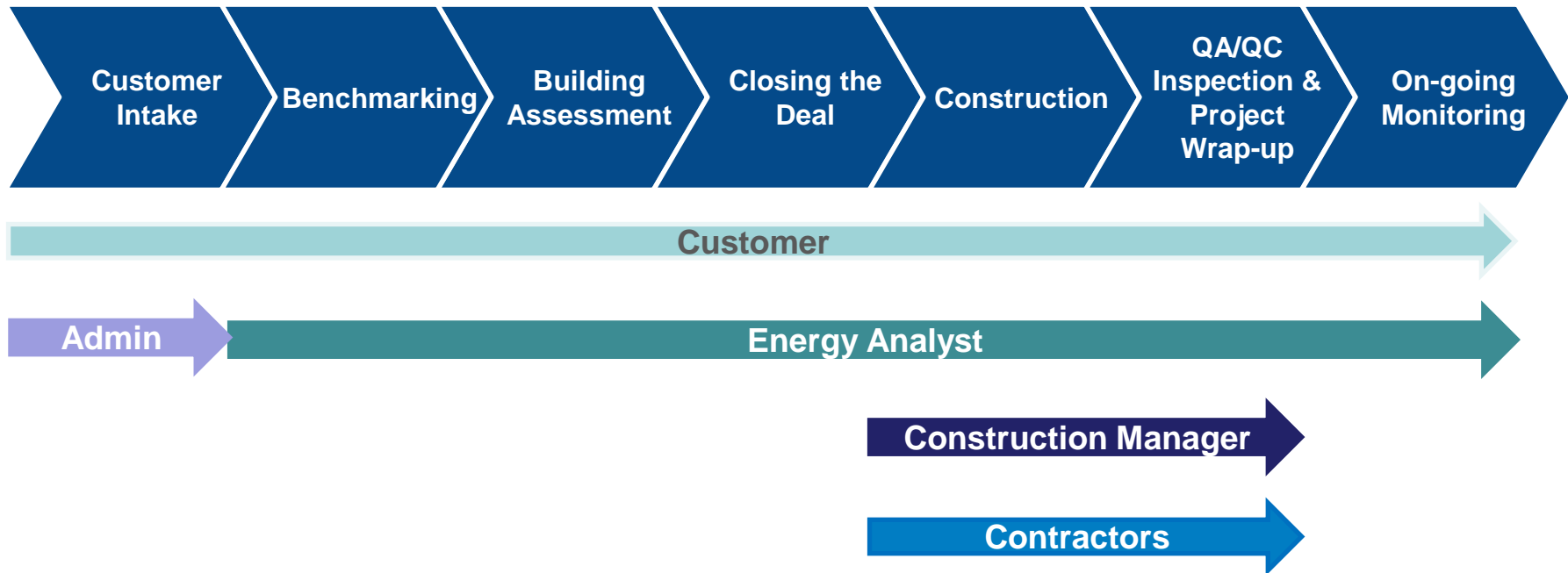
## energy savers

	<u>Units</u>
Applications & Units Received	44,967
Audits	38,400
<b>Retrofits</b>	<b>15,816</b>
Gas therms saved	3,795,840
kWh Saved	10,280,400
Metric tons CO <sub>2</sub> e from gas saved	22,025
<b>Jobs created</b>	<b>477</b>
CIC loans & grants leveraged	\$11,404,218



# Energy Savers Services

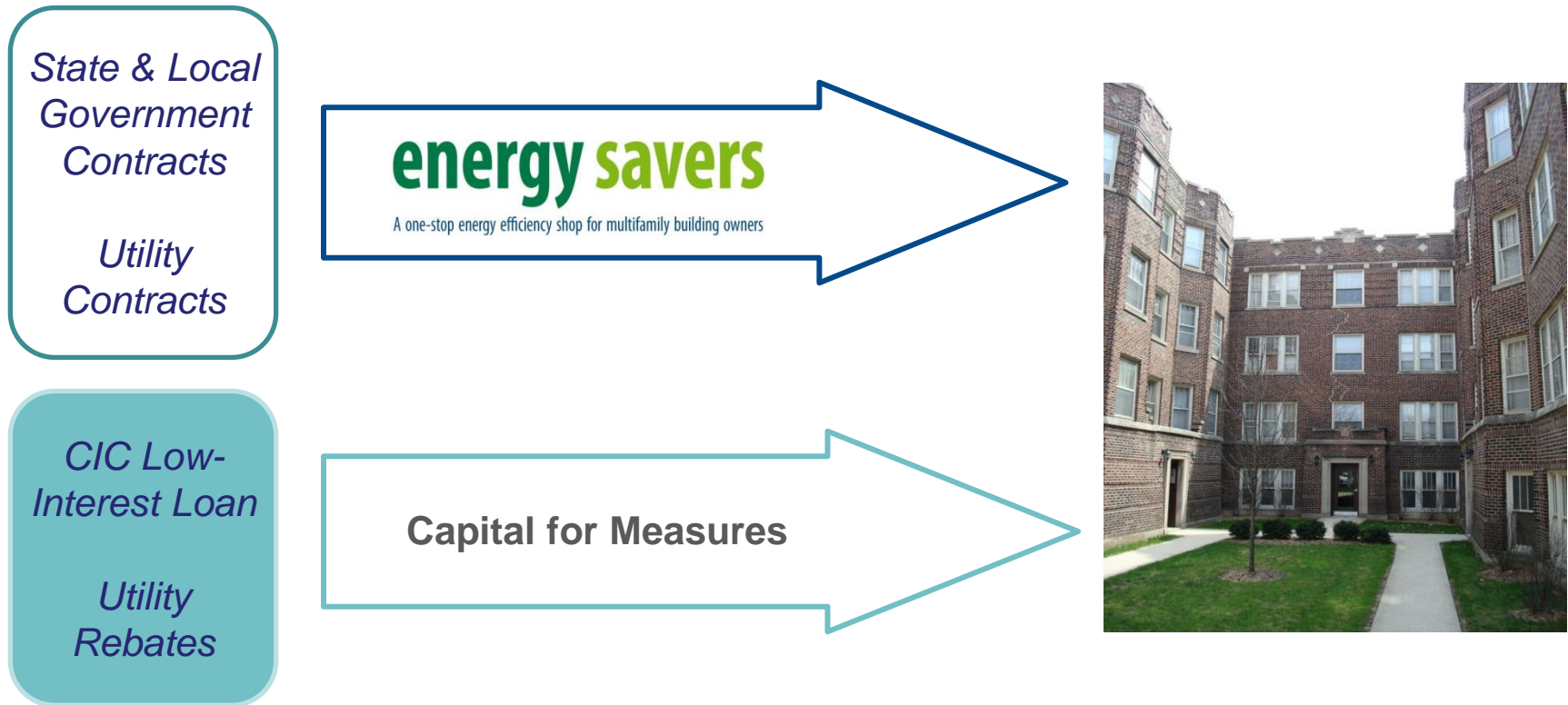
## energy savers



*Key characteristics that differentiate Energy Savers from other programs:*

- 1. Streamlined process to help owners access all services*
- 2. High quality customer service through a single point of contact*
- 3. Strong construction management with 100% QA of jobs*
- 4. Robust data to support energy savings and monitor post-retrofit results*

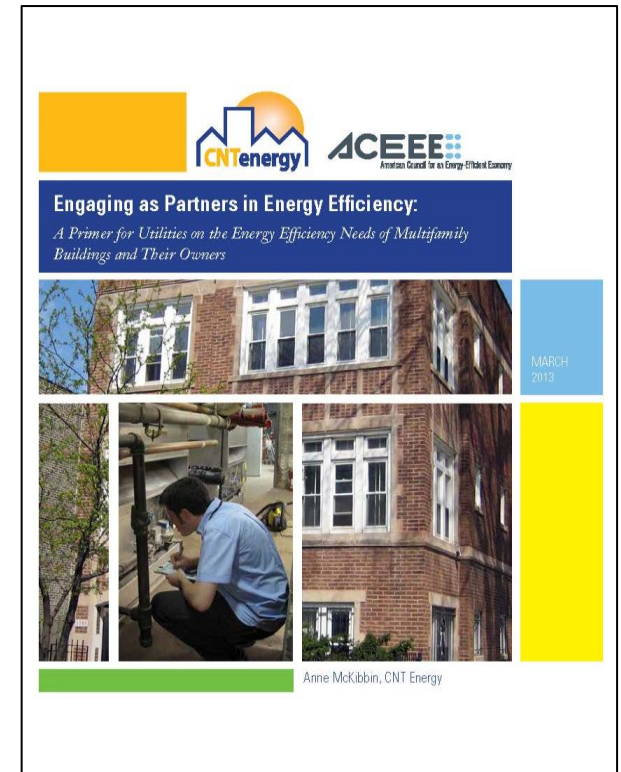
# Energy Savers: Revenue Model



*Funding for technical assistance is based on maximizing energy savings and is separate from capital for measures*

# Policies that Support Robust Multifamily Programs

- Support deep savings measures
- Community-based outreach
- Coordinate gas and electric
- Integrate comprehensive and direct install programs
- Make rebates easy
- Partner with multifamily financiers
- Provide follow-up and energy use data



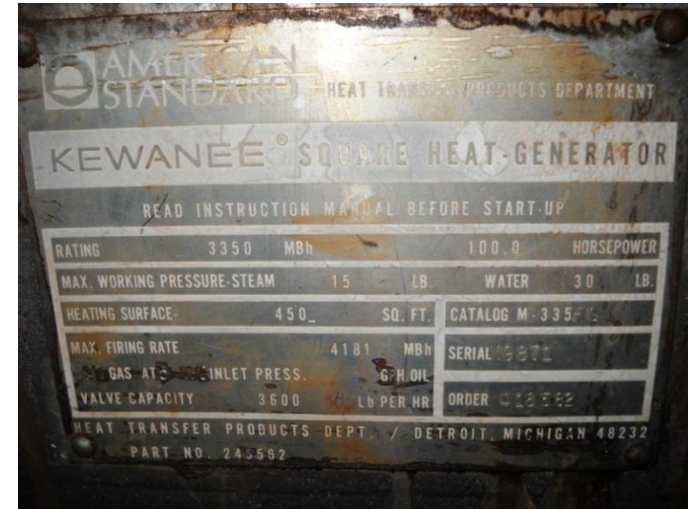


# Case Study: 6731 S. Jeffery

- Year of construction: 1928
- Heat system: steam boiler
- Seven-story brick building with 55 units, mostly studios
- Energy assessment performed by CNT Energy in September 2009

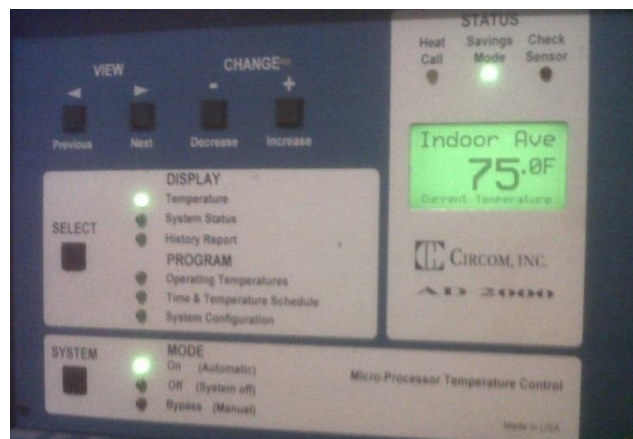


# Before



# Energy Saving Improvements

- New steam boiler
- New boiler controls with indoor temperature sensors
- Replaced hot water heaters with high efficiency model
- Insulated heating pipes





# Savings

- 45% gas savings
- \$21,600/year cost savings
- Simple payback based on actual savings: 4 years



# Questions?

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