

CEE MULTIFAMILY HOUSING



2002 PROGRAM SUMMARY

ALLIANT ENERGY
AUSTIN ENERGY
BAY STATE GAS
BERKSHIRE GAS
CALIFORNIA ENERGY COMMISSION
CALIFORNIA UTILITIES
 PACIFIC GAS & ELECTRIC
 SAN DIEGO GAS & ELECTRIC
 SOUTHERN CALIFORNIA EDISON
 SOUTHERN CALIFORNIA GAS
EFFICIENCY VERMONT
KEYSPAN ENERGY DELIVERY
LONG ISLAND POWER AUTHORITY

MADISON GAS & ELECTRIC
NATIONAL GRID USA
NORTHWEST ENERGY EFFICIENCY
 ALLIANCE
NSTAR ELECTRIC
NYSERDA
OHIO DEPT. OF DEVELOPMENT
PUGET SOUND ENERGY
SEATTLE CITY LIGHT
TACOMA PUBLIC UTILITIES
UNITED ILLUMINATING
WISCONSIN DIVISION OF ENERGY

Program Summaries are included for those CEE members that completed the 2002 CEE Multifamily Program Survey. For more information, additions, or corrections, please contact Stephanie Jones at (617) 589-3949 ext.202 or sjones@cee1.org.

Alliant Energy “Multi-Family Energy Audits”

Alliant is currently running a pilot program for the second half of 2002. The pilot will provide energy audits for the target audience of apartment owners and property or apartment associations. Alliant is using a direct mail campaign in conjunction with outbound calling to reach their customers. They plan to keep track of the number of units covered under the audits and the projected savings, both kWh and therms.

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Austin Energy

“Green Building Multifamily Program”

Austin Energy’s Multifamily Green Building Program offers assistance to builders, designers, developers, and owners to build or remodel buildings that are long lasting, healthy, and sustainable. The program offers technical assistance, marketing assistance, and helps interested parties locate available financial incentives for both renovation and new construction projects.

Qualified buildings must have a minimum of a 1-Star Green Building rating for participation (1-5 rating scale). Star Ratings are based on “the extent and quality of sustainable practices, systems, and materials being incorporated into a project.” The installation of ENERGY STAR equipment is also encouraged in this program.

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“Multifamily Program”

Austin Energy’s Multifamily Program offers multifamily owners, developers, and managers cash rebates for purchasing energy-efficient equipment including air conditioners, heat pumps, solar screens, ceiling insulation, common area lighting fixtures, and unit lighting fixtures. Rebates are also given for efficiency measures such as air conditioning duct repair. Residents of apartment complexes serviced by the program benefit from lower utility bills (10-40%) and improved air

quality. Benefits to the owners and managers include lower operating costs, decreased turnover rates, increased occupancy rates, and increased market values of their properties. To date, program participants represent more than 40,000 apartment units.

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Bay State Gas “Partners in Energy Program”

Bay State Gas offers free energy audits to qualified multifamily property owners (master metered, 4+ units, gas heat or hot water). Participants are provided an “Offer Sheet”, which lists the participant’s eligible energy saving measures. If a participant is interested in installing the measures, Bay State will assist the customer in identifying an independent installation contractor. Eligible energy-efficiency measures include various types of insulation, boiler reset control, temperature turndown, automatic temperature controls, water heater tank wrap, low-flow showerheads, faucet aerators, and other measures as needed. In many cases, costs are shared between Bay State Gas and the multifamily property owner.

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Berkshire Gas “Energy Efficiency Services Program”

Through its Energy Efficiency Services Program, Berkshire Gas offers multifamily building owners incentives towards the installation of energy efficiency measures including attic, wall, duct, pipe, floor, and crawl space insulation, instrumented air sealing, as well as programmable thermostats. Incentives are given directly to the landlord and the incentive amounts vary according to the number of units in the building. Low interest loans are also available for installing energy-efficient equipment.

Space heat rental properties are served through the building owner. (Large master-metered properties, which fall under Berkshire's commercial and industrial rate class, are served by the Commercial & Industrial program.) Landlords are provided with a walk-through audit to determine the need for such measures as insulation, thermostats, or air sealing. Landlords are eligible for grants

towards the installation of recommended, cost-effective measures. Subsidy levels are based on the number of gas heated units in the building. Customers who heat their domestic hot water with natural gas can arrange for a walk-through audit and take advantage of no-cost installation of various measures including tank wraps, low-flow showerheads, aerators, pipe insulation, and tank temperature reduction. Since 1993, the program has served over 4,500 apartment units. Programs may change without prior notice; contact Berkshire Gas for specific details.

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California Energy Commission “Multifamily Consortium”

The California Energy Commission is currently gathering a group of interested organizations in California to develop a Multifamily Consortium for California. The purpose of this group is to improve delivery of energy efficiency services to the multifamily sector in both existing and newly constructed multifamily dwellings. The Consortium will include multifamily organizations, city and county agencies, public housing authorities, building officials, investor-owned and municipal utilities, appropriate state and federal agencies, and the university and community college systems. The multifamily market has been under-served and difficult to reach with energy efficiency services in the past for a variety of reasons. The Consortium will address barriers to change as well as work towards recommendations for delivering programs that improve energy efficiency. The goal is that the Consortium will become self-sustaining, with members meeting quarterly and assuming responsibility for meetings, conference calls, projects, and implementation.

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California Utilities
Pacific Gas & Electric Southern California Edison
Southern California Gas San Diego Gas & Electric Co.

“Statewide Multifamily Program”

This statewide program is offered by all four of California’s investor-owned utilities to qualifying multifamily customers and uses an integrated approach. Information, education, energy management services, and customer incentives are combined to stimulate customer action. Energy efficiency and rebate information are provided through the Smarter Energy Line, utility web sites, and energy audits. Local groups such as ethnic, trade, community, and apartment associations are relied upon to help educate hard-to-reach customers. The program offers a broad array of energy efficiency measures with prescribed rebates to encourage adoption of comprehensive projects.

To encourage greater penetration in small building complexes and hard-to-reach communities, the program includes higher incentive levels than those available for single-family residences and a bonus for owners of multifamily complexes of 50 units or fewer. The introduction of prescribed rebates and a simpler rebate application process will potentially increase direct customer participation. The primary objectives of this program are long-term peak demand reduction and energy savings as well as equity in program offerings for all customers.

Various other programs proposed by the utilities will also reach the multifamily market. Some of these include PG&E’s California ENERGY STAR® New Homes Program and the Low Income Energy Efficiency – Energy Partners Program which will focus on residential new construction and low income housing retrofits, respectively. San Diego Gas & Electric Co. also has an additional program offering rebates for energy efficiency measures in multifamily residences. Southern California Edison has a program specifically for customers with nonresidential rates, providing efficiency recommendations for the common areas in multifamily buildings.

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Efficiency Vermont “Residential Energy Efficiency Program”

Efficiency Vermont’s Residential Energy Efficiency Program works across all energy uses in low-income multifamily rental housing for all cost-effective efficiency improvements. The program provides no-cost technical assistance and project-based financial incentives to qualified projects that implement improvements to reduce energy use. The program leverages ratepayer incentives with owner participation and third party incentives and subsidies. Efficiency Vermont works with Vermont’s affordable housing community, developers, nonprofit housing groups, builders, contractors, property owners, property managers, and residents. Since 1997, the Residential Energy Efficiency Program has implemented energy improvements totaling \$4.75 million on well over 2,000 units. Annual energy savings for low-income Vermont households and properties are estimated at over \$950,000.

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KeySpan Energy Delivery “Multifamily Energy Savings Program”

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Long Island Power Authority

“Residential Energy Affordability Partnership”

REAP is an EnergyWise Program that can help lower-income households throughout the LIPA service territory better control their energy use and lower their electric bills. LIPA representatives visit customers to educate them about energy efficiency and point out ways they can save electricity in their homes. The program includes free installation of certain energy-saving devices, such as programmable thermostats, CFLs, water heater and wall insulation, and some appliances.

“Customer Driven Efficiency”

LIPA offers assistance to residential, multi-family, not-for-profit, and commercial customers wishing to make energy efficiency improvements which may not be represented by any of LIPA’s other programs supported by the Clean Energy Initiative. LIPA will provide financial incentives for those opportunities that meet LIPA program guidelines and prove to be cost effective. The program also provides technical, on-site energy analysis to help commercial/industrial customers evaluate potential energy-saving opportunities.

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Madison Gas & Electric “Multifamily Services”

Madison Gas & Electric encourages energy conservation among its customers with its Multifamily Services Program. Assistance is offered to both major accounts and individual multifamily owners for improving building and equipment efficiency. Multifamily tenants are also reached through educational efforts with such initiatives as brochures of energy-saving tips, workshops on tenant energy use, and the Tenant Resource Center, partially supported by MG&E. The Neighborhood Revitalization Grant Program provides grants for including innovative energy technologies in low-income multifamily rehabilitation projects. Educational services are offered to apartment and condominium associations as well as multifamily developers, architects, and contractors.

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National Grid USA “EnergyWise Program”

Customers who live in electrically heated apartments or condominiums of five or more dwelling units may qualify for installation of insulation, water heating measures, lighting, and other conservation measures. Those who live in non-electrically heated multifamily or condominium facilities may be eligible for lighting system upgrades and other electric efficiency measures. A free energy analysis can be performed at all multifamily facilities to identify efficiency measures that National Grid USA will install.

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Northwest Energy Efficiency Alliance

In March 2001, NEEA completed the three-year Public Housing Efficiency project coordinated by Washington State University. This project sought to demonstrate to public-housing authorities the benefits of life-cycle cost analysis and resource efficiency management services and to encourage practices to improve the efficiency of public housing heating systems and appliances. The contractor worked with state and federal agencies to develop regional energy efficiency guidelines for public-housing projects. The overall goal was to institutionalize energy-efficient practices in new and existing publicly-funded housing projects.

NEEA’s current programming does not have a specific multifamily program, though the multifamily market is reached indirectly through other programs including the Lighting Design Lab and residential programs that promote ENERGY STAR[®] qualified and other high-efficiency products.

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NSTAR Electric “Low-Income Multifamily Program”

The goal of NSTAR’s Low-Income Multifamily Program is to provide comprehensive weatherization, energy conservation, and education services to low-income customers in order to reduce their energy burden. This will in turn make utility bills more affordable and reduce arrearages and improve low-income customers’ standard of living by making their houses safer and more comfortable. NSTAR provides these services in partnership with the local Weatherization Assistance Program (WAP) agencies. The program directly benefits the low-income customers served and benefits other ratepayers and society as a whole by reducing arrearages, disconnections and associated costs, uncollectibles and collection costs, and utility administrative costs.

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New York State Energy Research & Development Authority

“Assisted Multifamily Building Program”

The primary goals of this program include aggregated energy and resource savings, direct tenant benefits, improved project operating finances, and enhanced health and safety. The program combines a comprehensive energy audit with a financial package of incentives, loans, and tax credits to provide the best opportunity for implementation of many possible energy efficiency measures. Owner and maintenance staff education is also provided through informational seminars and training programs conducted by NYSERDA and outside entities. There are currently more than 200 projects, representing over 65,000 units, working with the program and the first projects are nearing completion.

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“Energy Star Bulk Purchase Program”

The Bulk Purchase Program provides cash incentives for bulk purchases of certain energy-efficient products including appliances, lighting, and HVAC systems. The actual incentive amount varies based on quantity purchased and whether they are replacement units or for new construction. The

program also provides staff and tenant education, custom energy assessments of appliances and lighting, assistance with bulk purchasing, and financing.

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Ohio Department of Development

“Energy Efficiency in Public Housing”

This program is aimed at increasing the energy efficiency and associated savings for Public Housing Associations’ (PHA) housing units and creating knowledge and capacity in the PHA community in regards to the program. This initiative will help housing authorities that are in the process of getting approval for, or beginning work on, energy-efficiency upgrades to their properties. PHAs that were working with this program are generally in performance contracts for upgrades to their residential properties. Four small PHAs working with this program are in the process of upgrading approximately 135,000 sq. ft. of residential property using modernization funds.

The Ohio Department of Development has worked with the National Center for Appropriate Technology’s multifamily specialist who has provided much needed technical assistance. This assistance has helped the PHAs meet HUD requirements to gain approval for their projects and has provided third party oversight for the contract negotiations and specification writing. The program will continue the process of transferring knowledge and building capacity locally to further the work at PHAs statewide. Standardized templates for RFPs related to energy efficiency are being developed to simplify efficiency upgrades for PHAs.

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“Home Weatherization Assistance Program”

Ohio's Home Weatherization Assistance Program is a federally funded program that reduces low-income households' energy use, thus creating more affordable housing for those most in need. Services include attic, wall, and basement insulation, blower door guided air-leakage reduction, heating system repairs or replacements, and health and safety testing and inspections. All measures are provided based on an on-site energy audit, and individualized client education is an important

component of the program. Households at or below 125% of the federal poverty guidelines or households participating in Home Energy Assistance Program or some other low-income programs qualify for this no-cost program. After weatherization, the average household saves \$153 per year on its energy bills.

HWAP has weatherized more than 240,000 dwellings in Ohio and 242 billion BTUs will be saved this year in weatherized homes. This will result in a reduction of 33.5 million pounds of CO₂ emissions. Statewide, approximately 450 persons skilled in providing energy conservation services are directly employed by HWAP. The Ohio Weatherization Training Center trains all field staff in state-of-the-art techniques for cost effectively and safely reducing the energy burden in all types of structures. All programs are monitored annually for cost effectiveness and accountability by Department of Development staff. Periodically, the State contracts for statewide program evaluations. A recently completed study of the program by the U.S. Department of Energy showed that Weatherization Programs typically save more than the cost, one of very few federal programs to do so.

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Puget Sound Energy “LightSmart” and others

PSE’s LightSmart program offers a \$25 rebate for each qualifying fluorescent lighting fixture installed by builders and developers in new multifamily apartments, condominiums, and assisted living facilities. The multifamily market is also addressed in at least two other PSE programs. A rebate of \$50 is available for each energy-efficient washing machine installed in common laundry room facilities by apartment owners and property managers. These washing machines are energy and water efficient, use less detergent, and get clothes cleaner. This option is also available if owners use a laundry service company. The Multifamily Market Services Group of PSE offers a free assessment of the life cycle cost of incorporating natural gas into multifamily projects. Equipment options and energy code benefits can lower construction costs and have dramatically increased the popularity of natural gas appliances and heating equipment.

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Seattle City Light “BUILT SMARTSM”

BUILT SMART (formerly Super Good Cents) buildings are designed and built to conserve resources while providing a healthy, comfortable living environment. The program provides assistance to developers, architects, contractors, and suppliers to encourage energy and resource efficiency in newly designed multifamily buildings. Efficiency measures cover insulation, appliances, windows, lighting, and other elements of design. Incentives are offered to builders for meeting the BUILT SMART energy specifications. The primary goal of the program is electricity savings in new apartment buildings; secondary goals are resource conservation, construction waste reduction, and education. Since the program began in 1991, 13,000 units have been served and average energy savings per unit are 2600 kWh/year. The program has had a large impact on area affordable housing, and builders now seek out help from BUILT SMART.

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Tacoma Public Utilities “Multifamily Programs”

Tacoma’s current multifamily program covers weatherization, common area lighting, and common laundry rooms. The program’s goals are twofold: to install technologies that will lower the consumption of electricity while ensuring the comfort of residents; and to educate owners, managers, and residents about the proper installation, maintenance, and use of efficient technologies. Specific technologies promoted include appliances, windows, lighting, and cooling and heating systems.

Tacoma is also working to develop a multifamily new construction program. The goal of this new program will be to foster the use of the most energy-efficient, appropriate, and cost effective technologies in renovation and new construction. Furthermore, it will attempt to stimulate the entire multifamily community of manufacturers, distributors, retailers, contractors, owners, and residents to invest in those technologies.

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United Illuminating “UI Helps” Low-Income Program

United Illuminating offers their low-income customers an energy conservation program called “UI Helps”. The program helps to provide immediate benefits to participants by installing energy conservation measures in their homes or apartments at no cost to the customer. Measures include low-flow showerheads, faucet aerators, pipe insulation, lighting, refrigerators, and water heater insulation blankets. During 2001, the UI Helps Program served about 7800 customers and resulted in approximately 4 million kWh/year of savings.

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Wisconsin Division of Energy “Focus on Energy”

Wisconsin’s Focus on Energy Program began in 1999 but just launched a statewide multifamily effort in 2002. The program has been considerably revamped and expanded with the main component being the Apartment & Condo Efficiency Services (ACES) initiative. In addition to the services described below, significant resources are being earmarked for program and market evaluation and training programs for installation and commissioning.

ACES is aimed at apartment owners and offers four options: existing building assessment; new construction services offering advice on building projects; direct installation of common area lighting; and direct in-unit installation. The Direct Install efforts are heavily subsidized, for example, paying 100% of the cost for retrofitting heavy-use common area lights and some in-unit products such as programmable thermostats and CFLs. The program uses the ENERGY STAR platform as the basis for most of its initiative recommendations. As of May 2002, contractors for the new construction effort were reviewing 11 different projects totaling \$65 million in construction value.

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