

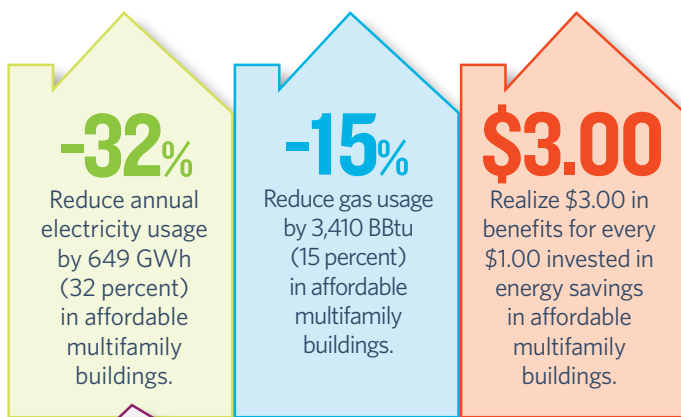


New Studies Identify Significant Energy Savings Potential

in Michigan's Affordable Multifamily Housing and Highlight Best Practices for Achieving Savings

A new study, "Potential for Energy Savings in Affordable Multifamily Housing," documents the potential energy savings and non-energy benefits from the implementation of energy efficiency measures in Michigan's affordable multifamily housing. The study identifies the maximum achievable potential savings and benefits that can be captured over the 20-year period 2015–2034 through the deployment of affordable multifamily energy efficiency programs.

THE STUDY DETERMINED THAT BY 2035, MICHIGAN COULD COST-EFFECTIVELY:



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Realize multiple non-energy benefits, including reduced bill arrearages, reduced customer calls and collection activities, reduced safety-related emergency calls, improvements in residents' health, increased resident comfort, and increased housing property values.

A companion report, "Program Design Guide: Energy Efficiency Programs in Multifamily Affordable Housing," highlights best practices in implementing efficiency programs that can be used to effectively reach Michigan's affordable multifamily housing. The recommended best practices, based on research on efficiency programs for multifamily affordable housing (MFAH) nationwide, include the following:

- 1 Structure** incentives for whole-building savings.
- 2 Improve** building owners' access to energy usage information.
- 3 Help** building owners finance efficiency projects by tailoring incentives to fit with conventional purchase and refinancing loans, partnering with lenders active in the local market, and exploring on-bill payment arrangements.
- 4 Assure** coordination and count savings across electricity, gas, and water programs.
- 5 Develop** programs specifically targeted to MFAH.

9% | PERCENTAGE OF MICHIGAN HOUSING STOCK THAT IS AFFORDABLE MULTIFAMILY

414,000 | UNITS OF AFFORDABLE MULTIFAMILY HOUSING IN MICHIGAN

Benefits of Increased Energy Efficiency in Multifamily Buildings

Making affordable multifamily housing more energy efficient is a cost-effective way to reduce energy consumption, preserve housing affordability, reduce pollution, and create healthier and more comfortable living environments. Currently, more than 414,000 Michigan households live in affordable multifamily buildings and these units represent 9 percent of the state's housing stock.

MICHIGAN FAMILIES



Reduces the burden of energy bills for low-income Michigan residents.



Creates healthier, more comfortable living environments that can reduce instances of illnesses like asthma, which can be a major cause of missed work and school.



Reduces the high energy demand that drives up energy prices, thereby helping to contain energy costs for all Michigan residents.

MICHIGAN COMMUNITIES



Reduces operating and maintenance costs for owners of affordable multifamily properties, freeing up capital for preserving Michigan's affordable housing stock.



Improves local economies by creating clean energy jobs and enables residents to redirect spending to other non-energy necessities.

MICHIGAN UTILITIES



Helps utilities reduce energy demand and meet their clean energy goals.



Reduces bill-payment issues and related costs to utilities by lowering the energy bills of low-income customers.



Enables utilities to provide better, more reliable services by reducing stress on the grid, especially in energy-constrained areas.

ABOUT THE ENERGY EFFICIENCY FOR ALL PROJECT

The mission of the Energy Efficiency for All (EEFA) project is to bring together the energy and housing sectors to tap the benefits of energy efficiency for millions of Americans living on limited incomes. We work with a range of partners in 12 states to promote effective utility energy efficiency programs for affordable building owners and healthy and affordable housing for residents. We blend expertise in affordable housing, energy efficiency, building ownership, and utility engagement. We work to support local groups by providing tools and resources that can help them increase energy efficiency opportunities for underserved tenants in their states. Local partners include Community Economic Development Association of Michigan (CEDAM), Ecology Center, EcoWorks, Michigan Energy Options, and Michigan Environmental Council.

This project was made possible with funding from The JPB Foundation.

For more information visit: <http://www.energyefficiencyforall.org>.

To hear more about how energy efficiency has already made a positive impact on affordable multifamily housing owners and residents in Michigan communities, please contact: Ariana Gonzalez, Natural Resources Defense Council, (312) 651-7924, agonzalez@nrdc.org.

