

Low-Income Multi-Family Building Rebates



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Background & Context



- **Ongoing stakeholder discussions of EE in multi-family affordable housing**
 - 71% of households in MF buildings have income < \$40k/year
 - Most utility low-income EE offerings target single-family weatherization
 - Multi-family customers require targeted programs
 - Significant savings opportunity in MF sector going unrealized
- **CenterPoint Low-Income Programs**
 - All focused on residential customers
 - Buildings with more than 5 units are metered on commercial rates
 - Small “multi-family” (duplex, quads) eligible for existing programs, but nothing for larger buildings

Multi-Family Participation in CIP



- **Eligible for wide variety of rebates**
 - Boilers, water heaters, steam traps, tune-ups, etc, etc
 - No programs specifically targeting affordable housing
- **Potential for savings is there**
 - ~7% of commercial customer count
 - ~20% of commercial gas sales
 - Average ~550 CIP participants per year (excluding audits)
- **Per ACEEE:**
 - “Natural gas heating systems (and associated building improvements to reduce heating demand) likely offer biggest energy savings potentials, but can represent substantial investments.”

What's the Easiest Answer?



More Money!

- **Extra 25% on rebates for all prescriptive measures**
 - Boilers, water heaters, steam traps, tune-ups, etc, etc
- **Remains cost-effective – all these measures already pass the societal test**
 - Slight decrease in utility test score will hopefully be offset by higher participation
- **Doesn't address – or try to address – all the issues surrounding low-income multi-family market**

Eligibility



- **Commercially metered building (5+ units)**
- **Non-owner-occupied property serving primarily low-income tenants**
- **Operated by a recognized low-income housing provider**
 - Government entities
 - Non-profits
 - Project-based Section 8
 - Other (case-by-case)
- **Minimum 66% of units occupied by low-income households**
 - DOE WAP eligibility
 - MN LIRC
 - Use Restrictions
 - Possibly others

Results?



- **Too soon to say**
 - Program started January 2013
- **Reasons for optimism:**
 - Immediately got attention when proposed – joint comments from MHFA, NHT, ACEEE, Aeon, CommonBond, MHP, MGC, Greater MN Housing Fund, Family Housing Fund
 - Working with MN Housing and others to promote to building owners, project developers

Next Steps



- **Delivery & Evaluation**
 - Program results will help us understand what, if any, changes are needed
 - Collecting more targeted data to improve future planning
- **Continued LI Policy Development**
 - DER Guidance has been helpful so far
 - As implementation proceeds, we'll learn what's working
- **Conversations with Participants**
 - How well do rebate programs meet their needs?

Direct Install Pilot



- **Pilot Project in Collaboration with CEE**
- **Aiming for completion in Q3 2013**
- **Findings may help inform future of low-income multi-family efforts**

Contact Info



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