FIRST ENERGY
Master-Metered Multifamily Program

First Energy of Pennsylvania offers Low-Income Multifamily Programs for building owners with low-income tenants that fall under one of First Energy’s PA utilities (Met-Ed, Penelec, Penn Power, or West Penn Power). The program offers energy efficient direct-install measures, common area energy efficiency upgrades, and energy education workshops for tenants.

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<th>ELIGIBILITY</th>
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<td>• Buildings with five or more units that share a common electric meter.</td>
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<td>• To qualify, a minimum of 66% of tenants must be at or below 150% of the Federal Poverty Income Guidelines.</td>
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<td>• Must be serviced by Met-Ed, Penelec, Penn Power, or West Penn Power.</td>
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<th>AVAILABLE ENERGY EFFICIENCY ITEMS</th>
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<td>For Master Metered buildings, there is no cost to the tenants or owner for in-unit measures.</td>
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Master-Metered Energy-Efficient Upgrades

- Efficient lighting
- Refrigerator/freezer evaluation and replacement
- Smart power strips
- Faucet aerators
- Shower heads
- Electric water heater inspection
- Energy education workshops

Common Area Energy-Efficient Upgrades

Common area upgrades can be performed during either the individually metered or master metered multifamily program.

This program pays for 80% of the cost of each energy efficiency item installed, leaving the landlord or building owner to pay the remaining 20%. The price discount is provided upfront rather than requiring owners/managers to apply for rebates.

Upgrades include:

- LED exit signs
- Efficient lighting
- Smart power strips
- Faucet aerators
- Electric water heater inspection
- Efficient vending machine sensors
- Occupancy sensors
- Energy education workshops

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<th>PROGRAM CHANGES</th>
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<td>As of 2018, master-metered properties are now eligible for 100% direct-install for any in-unit measures (previously owner was responsible for paying 20%).</td>
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STEP-BY-STEP PROCESS

1. Contact the program manager to discuss eligibility.
2. Owner will complete and submit the Landlord Agreement.
3. First Energy will schedule with a program contractor within 6 months. The contractor will provide an audit of the building and a sampling of the units.
4. In-unit energy measures are installed.
5. Contractor will give proposal to owner for recommended common area measures.
6. Owner can pursue common area measures (at 20% of cost for each energy efficiency item).
7. Payment for common area measures will go directly to the contractor.
8. Timeline of common area installation may depend upon contractor.

HOW TO APPLY

Contact Pam McMillen, Program Manager for First Energy Low-Income Multifamily Programs

Call 1.888.406.8074 or email pmcmill@firstenergycorp.com