



The Consumers Residential Multifamily Program offers a comprehensive energy efficiency options for low income multifamily property owners and tenants. Customers will receive an energy assessment, understand their building's energy use, achieve immediate energy savings through no-cost direct install measures, and move beyond initial measures to deliver investment in prescriptive and/or custom measures in order to achieve deeper energy savings. Properties will have access to incentives for both in-unit tenant spaces and common area spaces.

AVAILABLE ENERGY EFFICIENCY ITEMS

Property owners will receive a comprehensive approach that includes:

- **Whole-building approach** to savings through direct install, prescriptive & custom measures in both common areas and tenant units, covering both electric and gas measures if Consumers Energy is the provider.
- Building Energy Assessment that includes an **Energy Savings Report** – this will be offered to every property, however, property owners can still forgo the assessment if they choose. An expert energy specialist will assess your property's energy use and provide a personalized energy report with no-obligation upgrade opportunities and available rebates.
- **Direct install** of energy saving electric and natural gas products – provided to tenants covered at 100% of the cost. See below for what is offered.
- Guidance through the process and paperwork from an assigned **energy advisor**.
- **Multiple Measure Bonus** of 15% will be offered to properties that complete retrofits within at least two measure categories.
- **Rebates** for custom projects and/or common area – these rebates can cover up to 50% of project cost:
 - ▶ Programmable thermostats
 - ▶ Furnace/boiler tune-ups or replacements
 - ▶ Insulation
 - ▶ Lighting upgrades
 - ▶ Energy Star Windows
 - ▶ Air conditioners
 - ▶ Water heating

The following energy saving **direct install** measures (in-unit and in the common areas) will be available at no cost:

- LED lighting
- Low-flow showerheads
- Kitchen and bath aerators
- Pipe wrap
- Thermostats (where applicable)
- In-unit smart 7 plug power strips
- Shower start valves
- In-unit refrigerator replacement

Benchmarking - Qualifying property owners/managers who have expressed interest in tracking their energy performance may have their facilities enrolled in Energy Star Portfolio Manager, or other benchmarking software in order to benchmark the performance of their facility pre and post project completion.

Property owners may also be eligible for the **Multiple Measure Bonus Incentive**, a bonus of 15% when completing a measure in two or more measure categories as listed in the application.

Consumers Energy will cover up to 100% of an ASHRAE Level 2 audit, not to exceed \$10,000 per property for properties applying for LIHTC through MSHDA.

ELIGIBILITY

Low income is defined as follows: Properties with 66% or greater of tenants living at or under 200% of the federal poverty level and/or properties participating in affordable housing programs under HUD, USDA, LIHTC, or other entities.

PROGRAM CHANGES

Beginning in 2018, the following changes will occur:

- LIHTC applicants are eligible for ASHRAE Level II energy audits up to \$10,000 delivered through Consumers' pre-vetted energy audit providers.
- Rebate levels for many non-lighting measures have increased.
- More measures are covered for free under the direct install portion of the program, including smart power strips, and refrigerators.



STEP-BY-STEP PROCESS

1. Owner can apply online or call 877.813.9617 to get in contact with an energy advisor.
2. Energy Advisors will conduct the Building Energy Assessment.
3. Direct Install appointment scheduled and measures installed.
4. The Energy Savings Report, featuring payback, cost, and recommended incentives, will be made available to the owner.
5. Energy Advisor will identify recommendations and support the property owner/manager through prescriptive/custom projects.
6. Owner will be referred to program partners for available financing, if needed.
7. Energy Advisor will assist in identifying and connecting owners with local trade allies to complete prescriptive/custom measures.
8. Energy Advisor will assist in completing the incentive application for prescriptive/custom measures.
9. Post inspection of completed projects.
10. Owner receives incentive check 6 – 8 weeks post project completion (applies to both prescriptive and custom).

HOW TO APPLY

Check eligibility and schedule an appointment [here](#)

Phone: 877.813.9617

Email: CEMultifamilySolutions@franklinenergy.com