



Energy Savings, Improved Health, and Happier Tenants: The Triple- Bottom-Line of Multifamily Efficiency

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1. How are benefits being incorporated into regulatory cost effectiveness testing and program planning?
2. How are benefits being used to sell energy efficiency projects and increase program participation?
3. How are benefits being used to engage other partners in energy efficiency work?

Do the energy efficiency program benefits outweigh the costs?

	Participant Cost Test	RIM Test	Utility Cost Test	TRC Test	Societal Cost Test
Energy Efficiency Program Benefits:					
Avoided Energy Costs	---	Yes	Yes	Yes	Yes
Avoided Capacity Costs	---	Yes	Yes	Yes	Yes
Avoided Transmission and Distribution Costs	---	Yes	Yes	Yes	Yes
Wholesale Market Price Suppression Effects	---	Yes	Yes	Yes	Yes
Avoided Cost of Environmental Compliance	---	Yes	Yes	Yes	Yes
Non-Energy Benefits (utility)	---	Yes	Yes	Yes	Yes
Non-Energy Benefits (participant)	Yes	---	---	Yes*	Yes*
Non-Energy Benefits (societal)	---	---	---	---	Yes
Customer Bill Savings	Yes	---	---	---	---
Energy Efficiency Program Costs:					
Program Administrator Costs	---	Yes	Yes	Yes	Yes
EE Measure Cost: Program Financial Incentive	---	Yes	Yes	Yes	Yes
EE Measure Cost: Participant Contribution	Yes	---	---	Yes	Yes
Lost Revenues to the Utility	---	Yes	---	---	---

Source: Resource Value Framework

The Problem: Tests are designed to include multiple benefits of energy efficiency, but in practice benefits are underestimated or entirely neglected.

An imbalanced cost effectiveness test doesn't accurately assess whether programs are in the public interest

Participant costs

- \$ contribution to energy efficiency project

Participant benefits

- Energy savings
- Water and sewer savings
- Reduced operations and maintenance costs
- Increased tenant comfort
- Reduced vacancy rate

Resources

Cluett and Amann. **Multiple Benefits of Multifamily Energy Efficiency for Cost-Effectiveness Screening.** June 16, 2015.

<http://aceee.org/multiple-benefits-multifamily-energy-efficiency>

Russell, Baatz, Cluett and Amann. **Recognizing the Value of Energy Efficiency's Multiple Benefits.** Dec 2, 2015. <http://aceee.org/research-report/ie1502>

National Efficiency Screening Project. 2014. **The Resource Value Framework: Reforming Energy Efficiency Cost-Effectiveness Screening.** Washington, DC. National Home Performance Council. <http://www.homeperformance.org/policy-research/advocacy/about-resource-value-framework>