

**Antonia Hover**

**From:** Betty Leland on behalf of Office of Commissioner Graham  
**Sent:** Thursday, July 8, 2021 9:56 AM  
**To:** Commissioner Correspondence  
**Subject:** FW: Multifamily building efficiency

Good Morning:

Please place this email in Docket #20200181.

Thanks.

*Betty Leland, Executive Assistant to  
Commissioner Art Graham  
Florida Public Service Commission  
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**From:** Claude Gerstle [mailto:cgerstle22@gmail.com]  
**Sent:** Wednesday, July 07, 2021 6:53 PM  
**To:** Ana Ortega; Office of Commissioner Fay; Office of Commissioner Graham; Ellen Plendl; Office of Commissioner Passidomo; Office of Chairman Clark; Office of Commissioner La Rosa  
**Cc:** Tina Polsky; emily.slosberg@myfloridahouse.gov; Nikk Fried; Kelly Mills Burke  
**Subject:** Multifamily building efficiency

dear commissioners,

Georgia has been very successful in reducing energy use in multifamily buildings. Here is the excerpt of the report from the American Council for energy efficiency [Full report](#)

While the number of multifamily energy efficiency programs has increased in recent years, many programs do not achieve high residential savings or address the high energy end uses listed above. Multifamily programs often focus on direct installation offerings or in-unit kits that include low-cost measures such as LEDs, low-flow showerheads, and faucet aerators. Such inexpensive offerings remain beneficial for increasing engagement with property owners and providing immediate energy savings, but these measures alone do not result in deep energy reductions. Many multifamily programs do not provide incentives for more-extensive improvements, such as air sealing of building envelopes, upgrades to hot-water or HVAC equipment, or improved building controls.<sup>9</sup>

**Successful Program Examples** We identified four utility multifamily energy efficiency programs that are capitalizing on region-specific energy-saving opportunities: •South—Georgia Power, Home Energy Improvement Program•West—Pacific Gas & Electric, Multifamily Home Upgrade Program•Midwest—Consumers Energy, Multifamily Program•Northeast—Eversource, Residential Coordinated Delivery Initiative

**GEORGIA POWER'S HOME ENERGY IMPROVEMENT PROGRAM** Georgia Power offers the Home Energy Improvement Program to both single-family and multifamily residents, providing incentives to market-rate and affordable multifamily properties for various energy efficiency upgrades. The Georgia Public Service Commission requires that \$500,000 of the program's budget serve affordable multifamily properties.<sup>15</sup> Table 1 shows the spending and savings data for Georgia Power's Home Energy Improvement Program. The program offers customers two pathways: individual improvements or a whole-house approach.<sup>16</sup> The individual improvement pathway allows building owners to implement quick, one-off projects, including smart thermostats, air sealing, solar water heating, attic insulation, and air-conditioning replacement. This option allows building owners to participate in the program without committing to a substantial retrofit project.<sup>17</sup> Georgia Power then guides participants to pursue additional, more-comprehensive improvements in the future. Qualified multifamily properties earn up to \$300 per unit per year in rebates through the individual improvements approach. The whole-house approach promotes a more comprehensive and systemic strategy for reducing energy use by installing multiple prescriptive improvements. This approach begins with a whole-building energy assessment. Properties can receive rebates of up to \$500 per unit per year when conducting improvements through the whole-house approach.<sup>18</sup> Providing multiple pathways allows participants Home Energy Improvement Program Highlights•Addresses regional energy savings opportunities in residential air-conditioning and space heating•Provides energy assessments, direct installation measures, and comprehensive retrofit projects•Offers multiple pathways for multifamily customers•Provides budget carveout for affordable multifamily properties4 the flexibility to choose options based on their budgets and priorities, while still encouraging deeper energy savings by offering somewhat higher rebates for more-comprehensive improvements.

I hope this helps you in your efforts to convince the Florida utilities that much more can be done to improve building efficiency in Florida.

Regards,

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