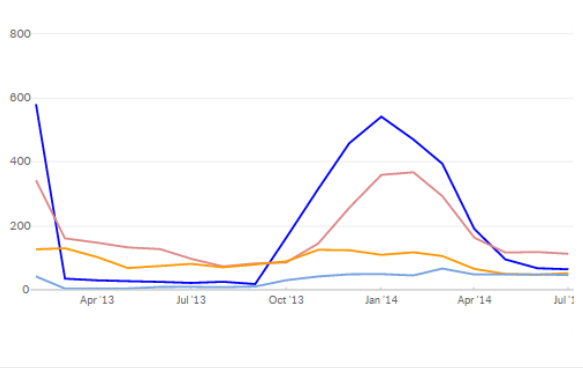


City of Ann Arbor

Increasing Energy Efficiency in Rental Housing

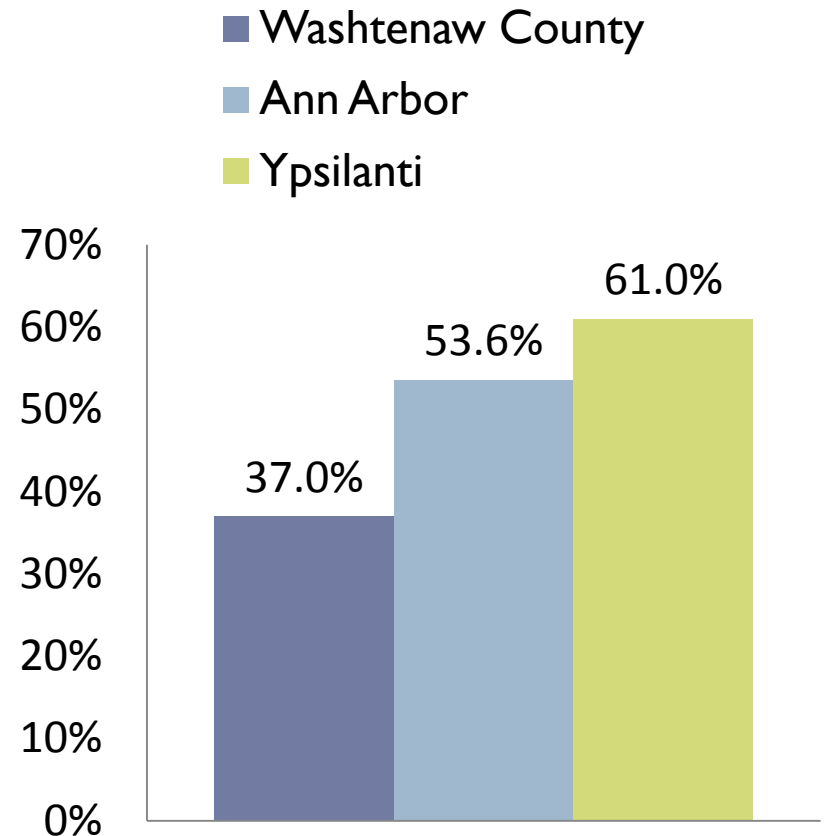


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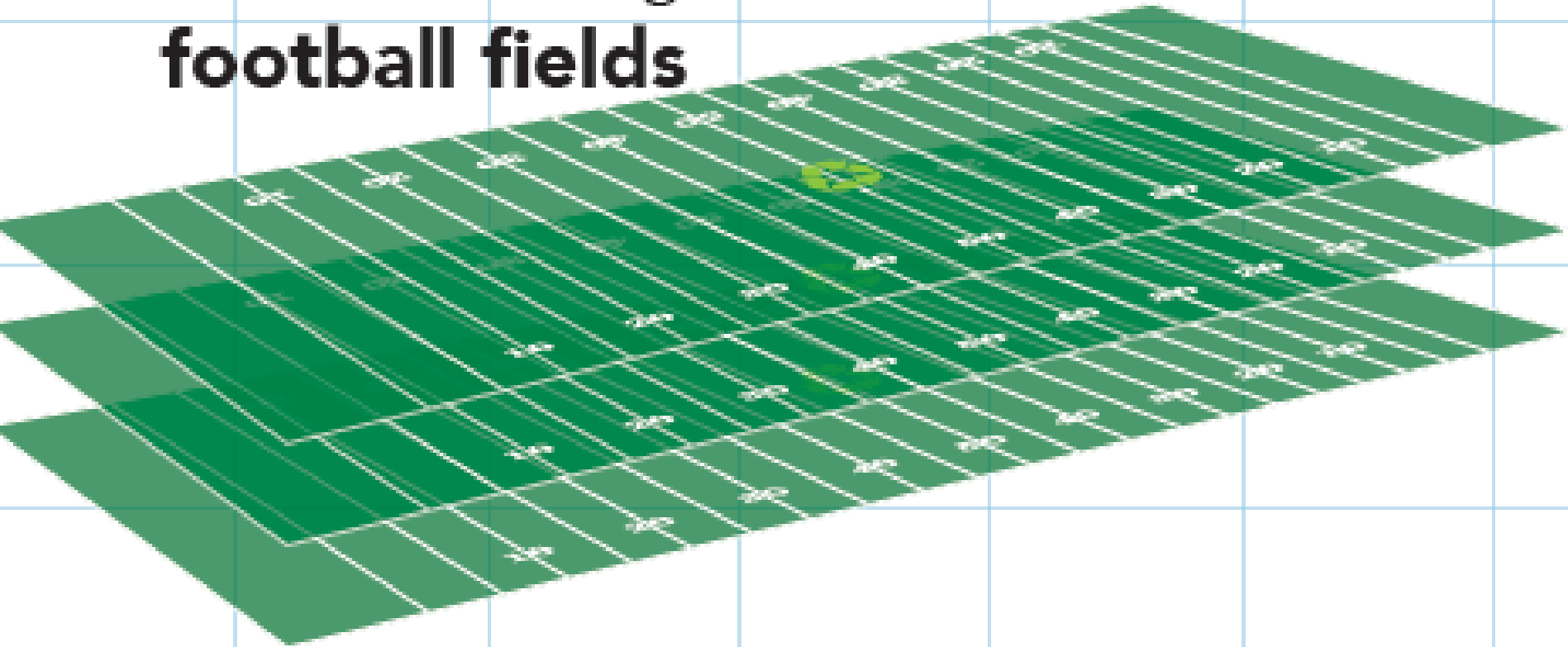


Green Rental Housing

- Increase energy efficiency in the community by targeting rental properties
- Partners
 - City of Ann Arbor
 - City of Ypsilanti
 - Washtenaw County
 - Ann Arbor Housing Commission
 - Eastern Michigan University
 - University of Michigan

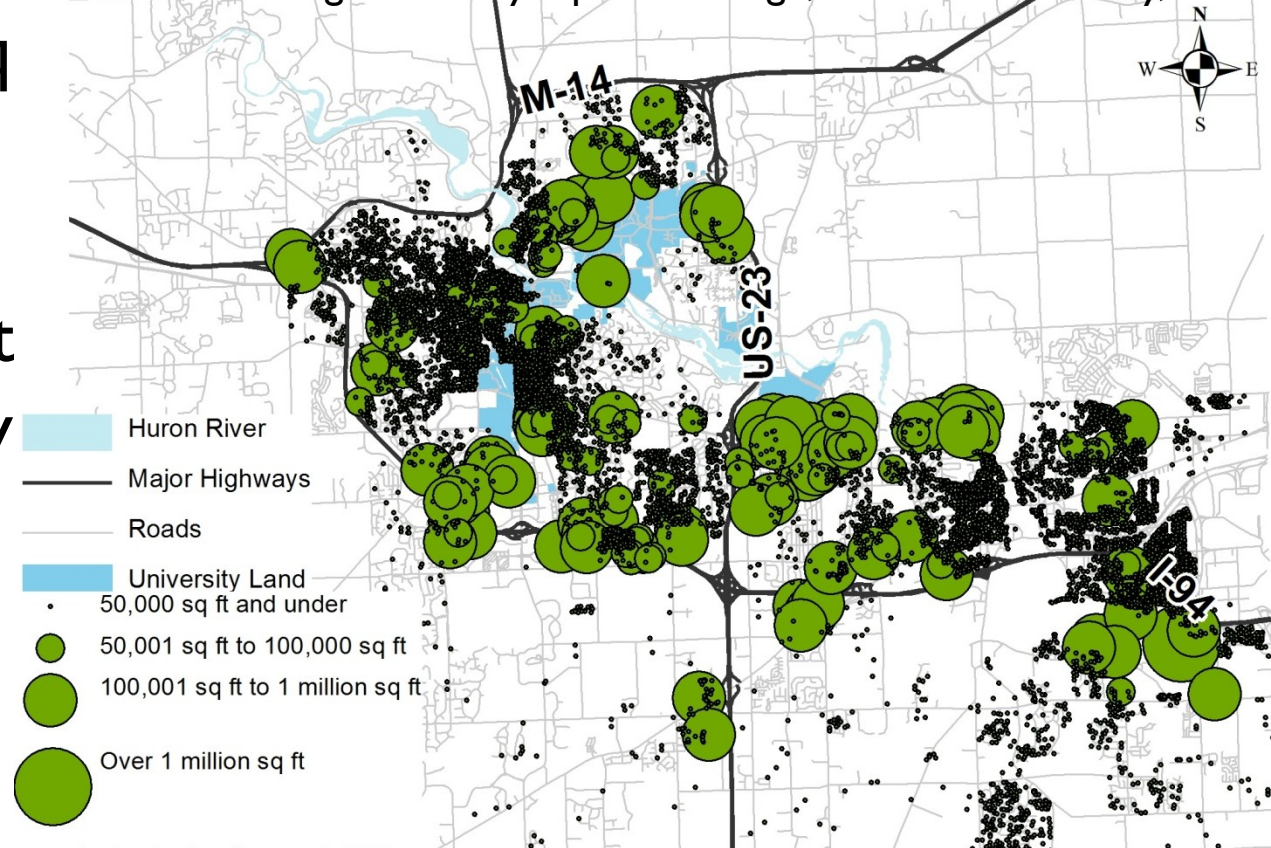


That's **27 million square feet**
of rental housing, or over **468**
football fields



Potential Impact in Ann Arbor

Rental Housing Parcels by Square Footage, Washtenaw County, 2012



- Over 27 million sq ft of rental property
- ~\$30 million spent annually on energy costs
- Saving 10% is ~\$3 million

Target Groups

- Landlords/property owners
- Tenants
 - Student renters
 - Market-rate renters
 - Low-income
- Affordable housing tenants



Challenges

- Split Incentives
- High Turnover
- Housing Affordability
- Information Gaps
- High Cost
- Fewer programs



What we're doing...

- Education and outreach
- Data collection
- Structural improvements
- Cost sharing
- Rebates and incentives
- Financing programs
- Technical assistance



Caulk
is cheap.



enerfact

2.5%

Caulking and/or weather stripping your home is an inexpensive way to increase energy savings by 2.5% annually. So why not pull the trigger?

homeowners »



From easy to involved, find ways to save energy and money too.

commercial owners »



Join up with PACE, green up your space and be in a better place.

landlords »



They save energy, you save money! Help renters help you.

renters »



From your front door to the car door, learn how to live and save green.

Educational Materials



IT'S A BREEZE
use a fan instead of the A/C



TURN IT DOWN
keep the heat at 68° in the winter



WRAP 'EM UP
cover with plastic to keep the heat







ENERGY EFFICIENCY
start saving @ a2energy.org





















WINTER IS COMING: seal drafts near windows and doors
TURN IT DOWN: set the thermostat at 68° in the winter
WRAP 'EM UP: cover the windows with plastic sheeting to keep the heat inside
MAKE IT A COLD ONE: use cold water in the washer
THAT WAS QUICK: cut down on your shower time
PULL THE PLUG: unplug your electronics when not in use to reduce phantom loads
IT'S A BREEZE: use a fan instead of the air conditioner
LET THERE BE LIGHT: pick daylight over artificial light
HANG IT OUT TO DRY: skip the drying machine and use a clothesline or drying rack



ENERGY EFFICIENCY IN RENTAL HOUSING

How to Achieve Energy Efficiency and Save Money on Your Utility Bills





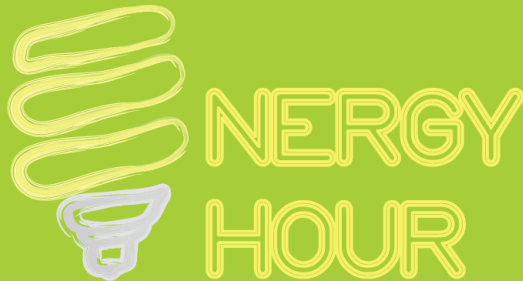
Energy Hour

- Meeting-in-a-box concept
- Peer learning for renters

SHARE MORE THAN A ROOF

Get to know your neighbors with an Energy Hour

Host an Energy Hour in a Box to learn tips that will lower your utility bills and improve your comfort.



Energy Hour Appliance Inventory



What's Cookin'?

___ Electric Kettle	1600 W*	_____ hours/week	=	_____ watt-hours
___ Microwave	1125 W*	_____ hours/week	=	_____ watt-hours
___ Toaster/ Toaster Oven	1100 W*	_____ hours/week	=	_____ watt-hours
___ Coffee Maker	1050 W*	_____ hours/week	=	_____ watt-hours
___ Electric Stove	1000 W*	_____ hours/week	=	_____ watt-hours
___ Blender and/or Hand Mixer	210 W*	_____ hours/week	=	_____ watt-hours
___ Mini Fridge	33 W*	168 hours/week	=	_____ watt-hours
		Subtotal	=	_____ watt-hours

+ 1000 W/kW
 * 4.3 weeks/month
 * \$0.12/kWh = _____

Green Rental Housing Tool

- Can we develop a multi-city, open-source, online tool?
- Rent = rent + energy + transportation + water

Rent Rocket

Bloomington, IN [Map](#) [Resources](#) [Log out](#)

Street Address:
Example: 1201 E Main St Apt 3

Zip Code:
[City] [State]

Rent: \$

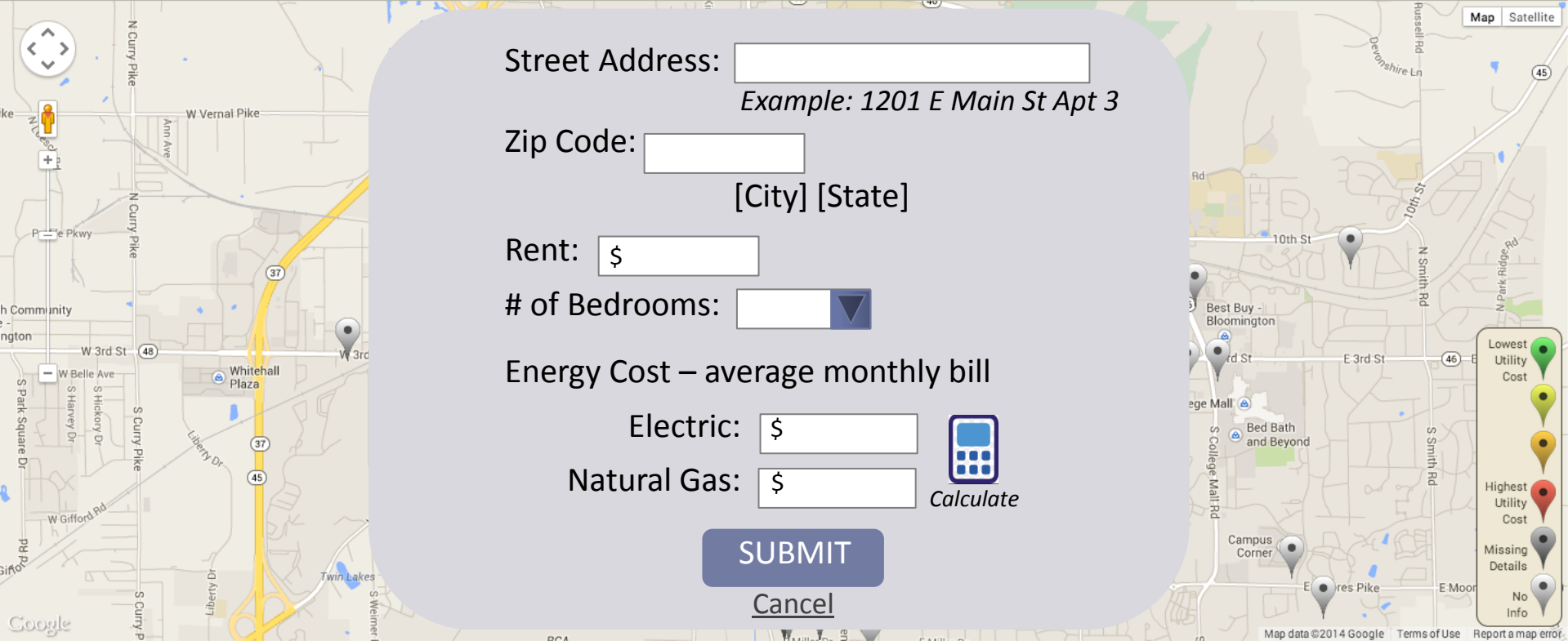
of Bedrooms:

Energy Cost – average monthly bill

Electric: \$

Natural Gas: \$

[Cancel](#)



Map data ©2014 Google Terms of Use Report a map error

Pilot with DTE Energy



DTE Energy
Know Your Own Power™

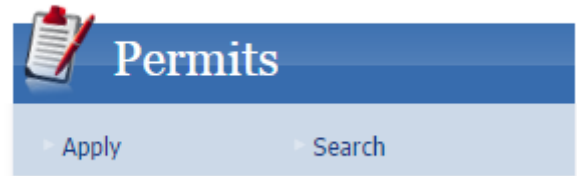
USE LESS.
**SAVE
MORE.**

- Free retrofits for 2- to 5-unit rentals
- 98 units impacted
- 845 CFLs installed
- 141 aerators
- 73 Showerheads
- 209 ft of pipe wrap
- 13 thermostats



Rental Inspections

- How do we...
 - Distribute information
 - Collect data
 - Share data



Heating – Please identify the following characteristics about the heating system.

Fuel Type:

- Not Sure
- Natural Gas
- Propane (Liquefied Petroleum Gas)
- Fuel Oil
- Electric (Central or Baseboard)
- Electric (Geothermal Heat Pump)
- Other -

Annual fuel utilization efficiency (AFUE):

- 55-65%
- 78-84%
- 85-89%
- 90-98%
- Not Sure

Is the system Energy Star manufactured

- www.energystar.gov?
- Energy Star Compliant
 - Not Energy Star Compliant

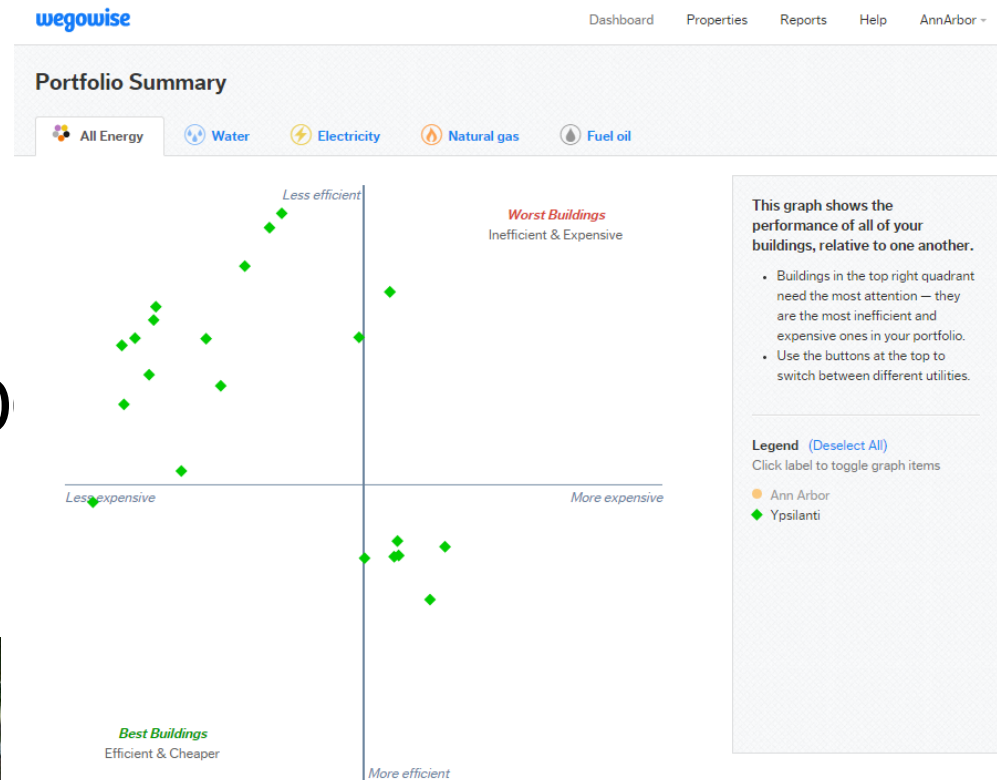
Programmable Thermostat

- Over 60 installed in Baker Commons (common space and units)



Energy Benchmarking

- Over 350 units in Ann Arbor and Ypsilanti
- One-year service
- Market-rate pilot for 10 properties





LOAN FUND

FOR

RENTAL HOUSING

- 1 to 4 unit rental housing properties
- Low-interest loans (2%-3.5%)
- 12 to 36 month loan terms
 - Reduced rates available (multiple measures, subsidized housing, tenant-paid utilities)
- Up to \$8,000 per property
- Eligible energy efficiency projects
- Energy audit required
- A2energy.org/landlordfund



Next Steps

- Evaluation of pilots
- Integration into inspection programs
- Mapping
- Funding
- Cross-promoting



Contact Information

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www.a2gov.org/greenrental

