

# 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.

### ELIGIBILITY

- Buildings with five or more units that share a common electric meter.
- To qualify, a minimum of 66% of tenants must be at or below 150% of the Federal Poverty Income Guidelines.
- Must be serviced by Met-Ed, Penelec, Penn Power, or West Penn Power.

### AVAILABLE ENERGY EFFICIENCY ITEMS

For **Master Metered buildings**, there is no cost to the tenants or owner for in-unit measures.

#### 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

### PROGRAM CHANGES

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%).



## 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](mailto:pmcmill@firstenergycorp.com)