

2010 Low Income Metrics

1. Hard to Reach Landlords {Electric & Gas} – Statewide		Clear & Distinct Role	Verification Plan	Baseline Information
Threshold	Establish a subcommittee consisting of members of the Best Practices Working Group with representatives from all gas and electric program administrators to design and develop a (cost-effective) statewide landlord early retirement high efficiency heating incentive initiative. Incentive Plan should target single family (1-4 units) and should be completed by August 1 st , 2010.	PA must actively participate in the subcommittee.	Plan must be developed and completed by date indicated.	There is no current initiative/plan to serve this target market.
Design	Each program administrator to develop a database consisting of landlords in their respective service territories of low-income tenants that pay their own heating bills by September 30 th 2010.	Each PA must develop its own respective database.	Databases must be developed by date indicated.	Databases containing this type of information do not currently exist.
Exemplary	Working group to develop and initiate a statewide marketing plan prior to 2010 heating season. Each program administrator to use their individual database to target market and submit a final report of participation and any lessons learned to the Best Practices Working Group by January, 30 th 2011.	Each PA must target market within their respective territory and submit a final report by date indicated.	Marketing plan and final report must be submitted by date indicated.	Marketing plan currently does not exist.

2. New Measures

Threshold
 In coordination with LEAN, implement best practices to achieve deeper energy savings. Best Practices meets monthly, with each PA participating, to discuss and pursue new technologies and deeper measure penetration, and to select new measures for review. PAs will provide written updates on meetings, technical analyses performed, and additional best practices implemented. Each PA will accept an assignment with respect to written products. Each PA to submit documentation showing performance relative to these tasks.

Design
 Study possible new program measures that are above and beyond the DOE measure list, specifically including, but not limited to: (1), micro-combined-heat-and-power (with emphasis on three-deckers, six-flats, and single family furnaces), (2) indirect hot water heating, (3) demand control measures (if available), (4) LED lighting, and (5) outdoor resets for new heating systems. Cost-effectiveness analysis will be conducted by the PA common assumptions group, or the equivalent, which shall include LEAN for this purpose, within six weeks of referral by Best Practices, with first reports of analysis no later than June 1, 2010. Each PA to submit documentation showing performance relative to these tasks.

Exemplary
 For each measure that passes the common assumptions group cost-effectiveness screening, implement field testing of new program measures in 2010. Document results and findings in a memo to EEAC consultants by April 1, 2011, including measurement of increased savings per home due to each measure. Where field testing indicates it is appropriate to do so, there will be re-screening by Common Assumptions and/or a second field test. Each PA will conduct field testing with respect to each such measure and provide a memo documenting results. PA field tests will include a sufficient number of installations for each measure, reasonable in proportion to the size of each utility budget, to yield reliable field test results, as set out in the table below, and will begin no later than two months after the relevant Common Assumptions report:

Measures/ PA	MicroCHP*	Indirect DHW	Demand Control**	LED Lighting	Outdoor Resets
NSTAR Electric	1	Standard measure		Standard measure	Standard measure
NGRID Electric	1	Standard measure		Standard measure	Standard measure
WMECO	-	Standard measure		Standard measure	Standard measure
Unitil Electric	-	Standard measure		Standard measure	Standard measure

	NSTAR Gas	1	Standard measure	-	-	Standard measure
	NGRID Gas	1	Standard measure	-	-	Standard measure
	Bay State Gas	1	Standard measure	-	-	Standard measure
	Berkshire Gas	-	Standard measure	-	-	Standard measure
	New England Gas	-	Standard measure	-	-	Standard measure
	Unitil Gas	-	Standard measure	-	-	Standard measure

Note: Where technically appropriate, indirect domestic hot water heating, LED lighting, and Outdoor resets will become standard measures if they pass cost-effectiveness screening. In the case of LED lighting, it is possible that only specialty lights or applications will pass screening.

* Each Micro CHP installation in a shared Gas and Electric PA territory counts as one (1) installation for each of the two PAs for the purposes of this metric.

** 2,500 total installations to be allocated pro rata among the electric PAs.

Each PA to submit documentation showing performance relative to targets.

Clear & Distinct Role: Each utility must produce a Best Practices document, participate in the common assumptions group, and field test new measures.

Verification Plan: Best Practices document, common assumptions analyses, field test results.

Baseline Information: Baseline for each of these measures is that they are now not part of the program.

3. Multi-family Building Inventory	
Threshold	Develop and support a low-income non-profit multi-family building inventory in order to facilitate benchmarking for project identification of energy retrofit potential and screening of potential projects. It is anticipated that the three-year effort will provide building square footage and at least a year of energy consumption data with respect to low-income buildings identified by LEAN. This information is now available only on a limited basis with respect to public housing authority buildings and barely at all for other non-profit-owned buildings. This will make it possible to pinpoint maximum achievable efficiency savings, as well as to

refine rollout of the Low Income MultiFamily Retrofit program. It will also support development of an energy efficiency standard (e.g., BTUs of energy per square foot of heated space) for low-income multi-family buildings. LEAN estimates that there are approximately 8300 buildings of low-income multi-family housing in the Commonwealth. Each utility will support the inventory on an allocated basis.

This will be a three-year project, beginning approximately July 1, 2010, with milestones each year consisting of the addition of 350 buildings per month (allocated by utility) to the database. Allocations are established on a monthly basis (each year ending November 30) since it is not known precisely when the project will begin and will be allocated among utilities in proportion to their customer count of non-profit low-income multifamily buildings in the following format:

PA	% Allocation	# of Buildings/Year
NSTAR Electric		
NGRID Electric		
WMECO		
Unitil Electric		
NSTAR Gas		
NGRID Gas		
Bay State Gas		
Berkshire Gas		
New England Gas		
Unitil Gas		

In coordination with LEAN, each PA will develop the scope, design, and contracting for the low-income multi-family building inventory in its service territory and commit to its implementation. This will include consensus agreement on the allocation of non-profit low-income multifamily buildings among the utility service territories. It is anticipated that there will be one statewide procurement.

Design	In coordination with LEAN, each PA will implement the Inventory in its service territory, reaching the designated milestone number of buildings.
Exemplary	By December 31, 2010, in coordination with LEAN, each PA will submit a status report of the implementation of the Inventory, together with recommendations going forward. The status report will include a summary of what has been learned to date about energy consumption in non-profit low-income multifamily buildings (e.g., average BTUs/square foot, reasonable target consumption, reasonable threshold consumption for treatment).

Clear & Distinct Role: Each utility must participate in development of the inventory, support its implementation, and report thereon.

Verification Plan: An allocated share of low-income multi-family buildings must be entered in the database.

Baseline Information: The current low-income multi-family building inventory consists of approximately 1000 units plus those projects for which application to the low-income multi-family retrofit program has been made.