

## **MULTIFAMILY WEATHERIZATION INITIATIVE**

### ***FACT SHEET***

The U.S. Department of Energy's (DOE) Weatherization Assistance Program (WAP) was enacted in 1976 to assist income-eligible families and individuals reduce heating/cooling costs and improve the health and safety of residences through the installation of energy efficiency measures. Both single-family and multi-family buildings are assisted by this program.

#### **Funding –**

The program is funded through annual appropriations. Recent appropriations have averaged about \$300 million per year. The American Recovery and Reinvestment Act of 2009 appropriated \$5 billion for the WAP, which will help achieve the President's goal of weatherizing 1 million homes per year. WAP funding levels for state agencies, territories, and some Native American tribes are determined based on an allocation formula set by DOE. Under ARRA, weatherization investment levels are capped at \$6,500 per residence. Actual investment levels will vary based on the investment policies and the cost-effective measures identified by local weatherization agencies.

#### **Eligibility –**

Dwellings occupied by persons or families with income at or below 200% of the federal poverty level are eligible for WAP-funded improvements. About 38 million households nation-wide are eligible for the program. Priority service is given to the elderly, people with disabilities, and families with children. Multifamily buildings are eligible if 66% of the dwelling units in the building (50 percent if fewer than 5 units) meet WAP's income eligibility requirement of 200 percent below poverty. If a multifamily building meets the eligibility requirement, the entire building may be weatherized. This means that insulating the entire building shell and other envelope improvements, upgrading central heating systems and common areas are eligible measures, provided they meet the DOE cost-benefit requirements.

<b><u>2009 Federal Poverty Guideline</u></b>	
<b>Number of Individuals in Household</b>	<b>200% Federal Povrty Level</b>
1	\$21,660.00
2	\$29,140.00
3	\$36,620.00
4	\$44,100.00
5	\$51,580.00
6	\$59,060.00
7	\$66,540.00
8	\$74,020.00
Additional Person	\$7,480.00

#### **Energy Efficiency Measures –**

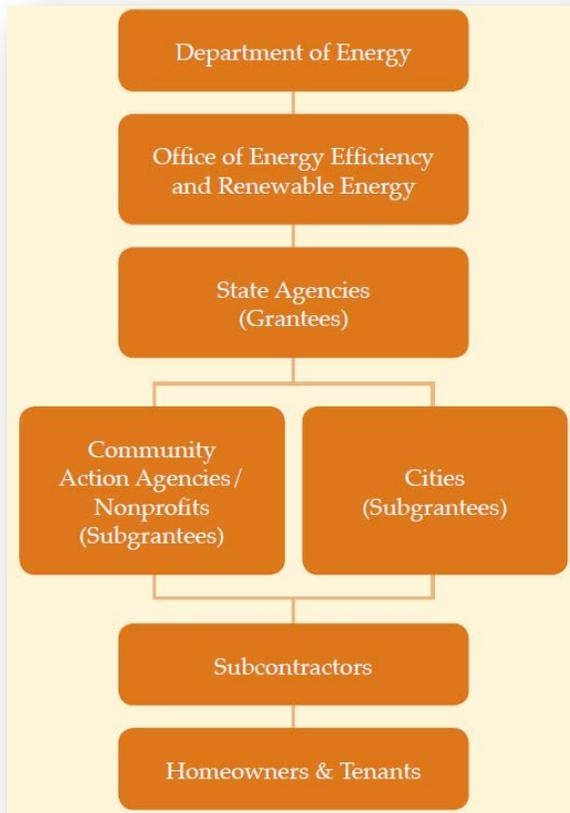
Local weatherization agencies use energy audits and advanced diagnostic equipment, such as the blower door, to determine the most cost-effective measures. Typical measures may include: installing insulation, sealing ducts, heating and cooling systems repairs or replacement, mitigating air infiltration; and reducing electric base load consumption through measures such as energy efficient lighting and appliances.

## **Reported Impact on Low-Income Americans –**

DOE reports that the WAP\*:

- Created average energy savings of \$350 per year; \$5,505 over the life of the measures
- Reduced household annual gas heating consumption by 32%.
- Improved household health & safety by eliminating energy-related hazards.

*\*See ORNL/CON-493, ORNL/CON-484, EIA Annual Energy Outlook for 2009, EIA Short Term Energy Outlook*



## **Program Framework –**

DOE's Office of Energy Efficiency and Renewable Energy (EERE) sets the national guidelines for the program, which including procedures and requirements for determining eligibility and energy efficiency measures.

State agencies prepare applications for DOE funding pursuant to adopted Weatherization Plans, which set program priorities and include standards for eligibility in each state. State agencies must give public notice and hold a public hearing when preparing their final state application and plan for DOE. State plans must include a training and technical assistance plan. Upon DOE's approval of State Plans and funding requests, State agencies distribute funds received through sub-grants to community action agencies, local governments and other local weatherization agencies. State agencies also monitor the implementation of the program to ensure quality. A list of state

agencies is available at: [http://apps1.eere.energy.gov/weatherization/state\\_contacts.cfm](http://apps1.eere.energy.gov/weatherization/state_contacts.cfm).

Local community action agencies, public entities or nonprofit entities deliver weatherization services to eligible homeowners. There are almost 900 local governmental or nonprofit agencies delivering weatherization services to low-income clients nation-wide. Contact information for the nonprofit or public entities that perform weatherization services are in the State final Weatherization Plan submitted to DOE for approval. These entities take applications from property owners and renters, determine eligibility, perform energy audits, identify the most cost-effective weatherization measures for each residence, install targeted energy efficiency measures, and conduct post-installation inspections. . Federal regulations require that all homes receiving weatherization services undergo a quality control

inspection to determine workmanship, resource accountability, and adherence to audit protocols and standards.

## What do I do if my multifamily property is on the DOE list?

### STEP 1 – Contact Local Weatherization Assistance Agency

- Contact your local Weatherization Assistance Agency to determine whether funding is available for multifamily weatherization assistance in your community.
- Just because your property appears on the DOE list does not mean that it automatically qualifies for DOE weatherization assistance. It simply means that the property meets DOE’s income requirements (and, in some cases, certain other DOE program requirements) without the need for further evaluation and verification;
- Local weatherization providers are listed on State Weatherization Agency websites and in State Weatherization Assistance Plans – see <http://waptac.org/sp.asp?id=1935>
- Local weatherization providers are typically nonprofits or local governmental agencies that employ energy professionals and contractors to provide weatherization services.
- Local weatherization providers are responsible for providing all WAP-funded weatherization services.

### STEP 2 - If Multifamily Funding is Available, Complete Application Form

- State WAP Agencies and local weatherization establish application procedures. Completing application forms is generally not onerous and requires only general property information.
- In some states multifamily property owners will be required to sign an owner’s agreement, in addition to the basic WAP application form, that outlines the owner’s responsibilities under the weatherization program.
- Tenant income eligibility for HUD public and multifamily properties is presumed if property is on list prepared by HUD and published on Web by DOE. If your property is not on the list, property must demonstrate that 66% of the units in each building (50 percent for buildings with fewer than 5 units) meet household income requirements (200% of poverty).
- Additional questions about your property:
  - Building owners must determine and communicate how they will pass the benefits of weatherization services on to residents.

### STEP 3 - Local Weatherization Agency Determines Eligibility

- Local weatherization providers determine eligibility and place eligible properties on a waiting list; households most in need are often moved to the top of the waiting list.
- Multifamily properties on the list published by DOE are presumed to meet WAP income eligibility requirements but are subject to other requirements or preferences that affect eligibility or place in queue.
  - Building owners may need to provide documentation and verification that tenants are protected against rent increases that are directly related to the weatherization work. (*Applies to*

*HUD supported properties with less than 3 years remaining on affordability agreement, as well as LIHTC and USDA properties).*

#### **STEP 4 - Conduct Property Energy Assessment**

- Local weatherization providers or their subcontractor will conduct a site evaluation inclusive of the following tasks:
  - Analysis energy bills.
  - Property assessment of lighting, appliances, equipment and other building systems
  - Health and safety inspection.
  - Energy diagnostic tests, including blower door test to assess the infiltration of outside air.
- Local weatherization providers or their subcontractor will prepare a list of the most cost-effective energy conservation measures and prepare a project scope of work. Measures must have a Savings to Investment ratio greater than 1:1.

#### **STEP 5 - Conduct Property Energy Consultation**

- Local weatherization providers will review Scopes of Work with property owner and obtain approval to initiate weatherization work.
- Property may be subject to additional requirements:
  - Building owners may need to provide financial contribution pursuant to State requirements and/or negotiations with local weatherization provider.
  - Building owners may need to provide verification of no excessive or undue benefit from weatherization (*Applies to LIHTC and USDA properties*).

#### **STEP 6 - Coordinating the Weatherization Program with Other Funding/Retrofit Activities**

- Local weatherization providers will coordinate weatherization work with other program and/or project activities.
- Local weatherization providers may leverage/combine funding from other sources.
- Building owner will need to coordinate the delivery of weatherization services with tenants and tenant associations.

#### **STEP 7 - Local Weatherization Provider (or WAP Sub-Contractor) Undertakes Weatherization Improvements**

- Local weatherization providers will schedule work and manage in-house work crews and/or contractors installing weatherization measures.
- Maximum expenditure: cannot exceed an average of \$6,500 per unit for a project; typical expenditures in most cases will be less.
- Work is typically completed in a day or two for single family, longer for multifamily.

### **STEP 8 - Local Weatherization Inspection/Quality Assurance**

- Local weatherization providers will inspect workmanship and/or perform tests to verify performance and proper installation of energy measures.
- Building owners sign off on final inspection.

### **STEP 9 – Program Reporting**

- Local weatherization providers are responsible for compliance with ARRA requirements and reporting.

This Fact Sheet was prepared by:

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