

2010 Housing Funding Training Multi-Family Home Weatherization Assistance Program

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REQUIRED MEASURES LIST FOR 1 - 4 UNIT BUILDINGS

- Uniform Measures [1]
- Uninsulated Ceilings with less than an effective R-19, insulate to R-38
- Uninsulated Walls to R-15
- Uninsulated Floors to R-19 [3] or perimeter insulation to R-11 in crawl spaces, basements
- [1] Includes measures presumed cost effective as identified in Ohio's waiver audit approval request:
 - Air Leakage (as determined by required blower door testing)
 - Water Heater Insulation (always installed unless a technical or safety problem exists which is beyond the scope of WAP to correct)
 - Furnace Tune-up (as determined by diagnostic equipment and required inspection procedures)
 - Duct Insulation in non-conditioned areas
 - Duct Sealing
 - Low-flow Showerhead (as determined by inspector and client)
 - Electrical Baseload measures that are determined to be cost-effective
 - Incidental energy - related repairs that do not exceed \$600.00.
 - Energy - related Health and Safety measures.

OPTIONAL MEASURES LIST FOR 1 - 4 UNIT BUILDINGS

- Partially Insulated Attics with existing insulation equal to or greater than an effective R-19
 - Storm Windows over single pane windows
 - Thermal Vent Damper
 - Electric Vent Damper
 - Intermittent Ignition Device (IID)
 - Electric Vent Damper plus IID
 - Flame Retention Burner
 - Replacement Heating System (for efficiency improvements)
 - High Efficiency Furnace (for efficiency improvements)
- Optional measures are measures that are to be selected by NEAT, but cannot be installed unless achieving a SIR of 1 or greater, as described in Ohio's waiver audit approval request.

**PRIORITY LIST FOR INDIVIDUALLY-HEATED MULTI-FAMILY
BUILDINGS WITH 5 OR MORE UNITS, BUT WITH 3 OR LESS STORIES
ABOVE GRADE (LOW RISE)**

- Subject to Priority Rating by Housing Type applicable to 1-4 unit buildings
- Uniform Measures
 - Uninsulated Ceilings with existing insulation less than R-19, insulate to R-38
 - Uninsulated Walls to R-15
 - Uninsulated Floors to R-19
 - Uninsulated Perimeters to R-11
- Other Measures
 - Electrical Baseload measures that are determined to be cost-effective
 - Incidental energy related repairs that do not exceed \$600 including labor and materials.
 - Energy - related Health and Safety measures. However, an investment on the part of the building owner is required.

CENTRALLY HEATED MULTI-FAMILY BUILDINGS

- Centrally heated multi-family buildings with 5 or more units or buildings with 4 stories or more (High Rise), will be treated based on EA-QUIP audit results and will still require the Office of Community Service's prior written authorization.
- Typical Measures:
 - Tune up and repair of the central heating system, distribution system
 - Tune up and repair of the central domestic hot water system
 - Attic insulation
 - Wall insulation
 - Basement/Crawlspace insulation
 - Air sealing
 - Electric Baseload

Memorandum of Understanding (MOU)

- HUD and DOE wish to facilitate the use of WAP funds in HUD Qualified Housing and in the LIHTC projects, where such assistance is consistent with the WAP and can benefit residents.
- This may also help achieve economies of scale, public housing, assisted housing, and LIHTC projects to lower energy costs, train and increase the industry workforce, and further the purposes of the Recovery Act.

MOU

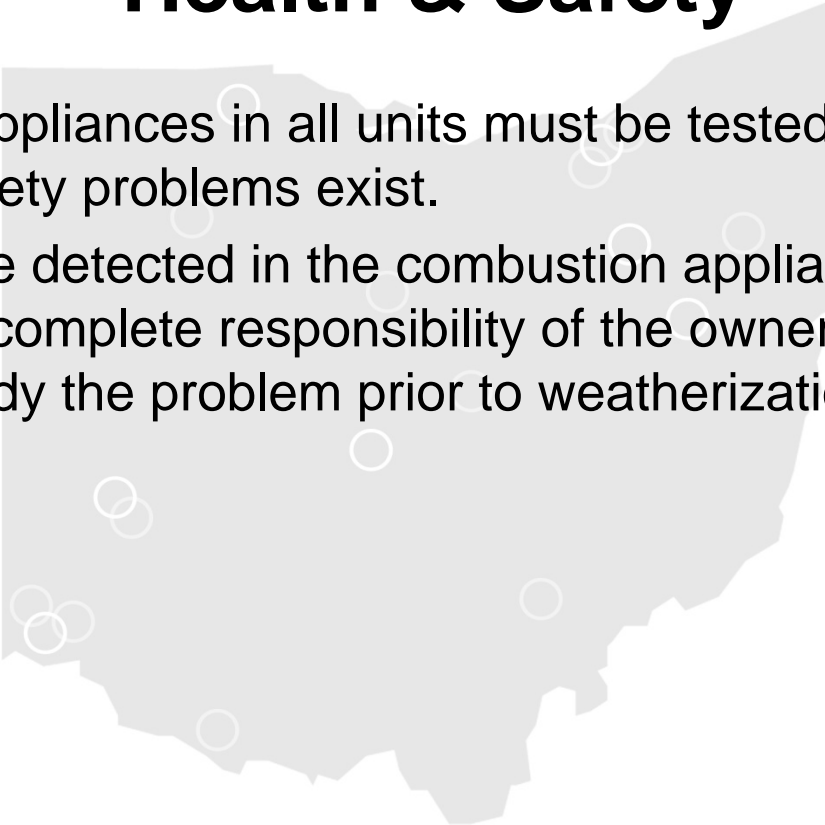
- For the purposes of this MOU, “HUD Qualified Housing” includes public housing projects, and assisted housing projects that receive project-based Section 8 assistance, under the U.S. Housing Act of 1937, as amended (42 U.S.C. 1437, et seq.), except for projects also benefitting from assistance under Sections 221(d)(3) and (d)(5) and 236 of the National Housing Act (12 U.S.C. 1715l (d)(3) and (d)(5), and 12 U.S.C. 1715z-1, respectively), Supportive Housing for the Elderly projects receiving HUD assistance under section 202 of the Housing Act of 1959 (12 U.S.C. 17012), or Supportive Housing for Persons with Disabilities under Section 811 of the Cranston-Gonzales National Affordable Housing Act, as amended (42 U.S.C. 8013).

- HUD has provided and DOE has reviewed the procedures utilized by HUD or its grantees, and owners/agents, for determining the income eligibility for residents of HUD Qualified Housing and the LIHTC projects, respectively.
- DOE recognizes that the HUD and LIHTC programs rely on robust procedures to verify participants' income. DOE has determined that these procedures are sufficiently robust to rely on in demonstrating income eligibility requirements of the Weatherization Assistance Program.
- HUD will provide DOE with a list of the HUD Qualified Housing projects and the LIHTC projects that, based on HUD data, would meet the income eligibility requirements under the Weatherization Assistance Program.
- HUD and DOE will continue to work together to develop guidance for states on evaluating the eligibility of HUD Qualified Housing and LIHTC Housing under the WAP.
- DOE and HUD intend to provide joint guidance within 60 days of this MOU to all affected entities, including states, local governments, and nonprofit and for-profit partners, describing how these programs can be further aligned.
- DOE and HUD also intend to conduct a series of joint forums throughout the country to facilitate implementation of this MOU and educate stakeholders on how to make this MOU operational.
- DOE and HUD intend to provide a structure for the necessary technical assistance to assure successful execution, including suggested training, subject matter expertise, and performance measurement.

Regulations

- Current regulations permit weatherization of a multi-family buildings if at least 66% of the units are occupied by income eligible households.
- An exception is made for 2 unit and 4 unit buildings, where only 50% of the households need to meet income eligibility.
- If the building meets the requirements above the entire building shell, including ineligible units and common areas, may be weatherized.
- However, only those measures that would improve the energy efficiency of the entire building may be installed on or in ineligible units and common areas.
- Work performed in common areas shall be limited to measures that protect or enhance the performance of the measures completed on the individual units

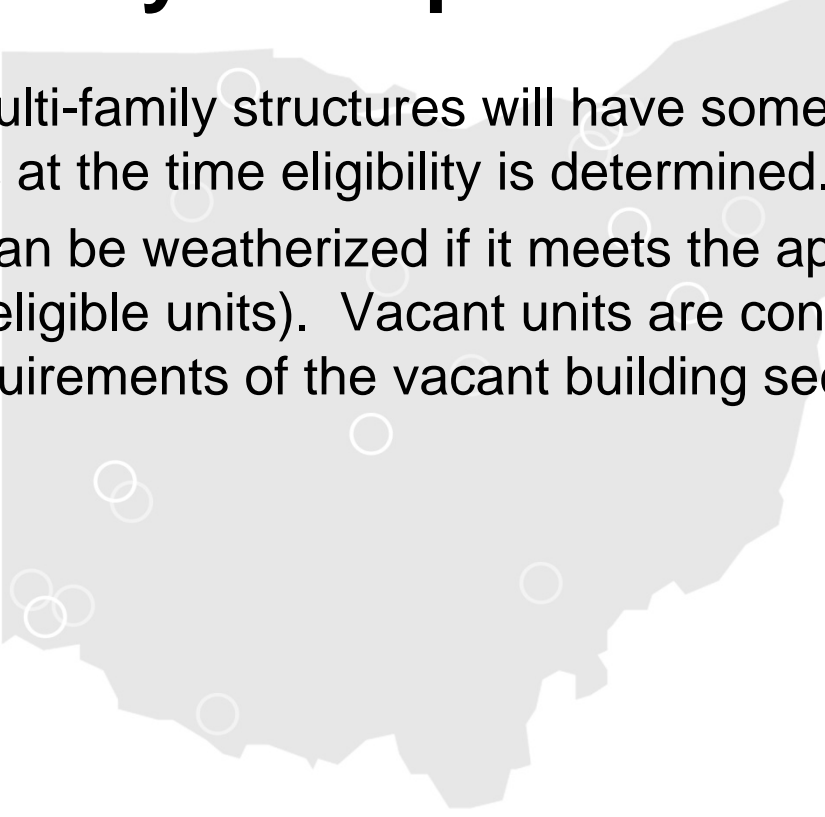
Health & Safety

- Combustion appliances in all units must be tested to ensure that no health and safety problems exist.
 - If problems are detected in the combustion appliances of ineligible units, it is the complete responsibility of the owner / authorized agent to remedy the problem prior to weatherization activities beginning.
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Vacant Buildings

- Completely vacant buildings may only be weatherized in conjunction with a federal, state, or local government programs for rehabilitating the building or making similar building improvements.
- You must get written assurance that at least 66% of the units (50% if applicable) will be occupied by income eligible persons within 180 days of the completion of the weatherization work.

Partially Occupied Buildings

- Many times multi-family structures will have some vacant and some occupied units at the time eligibility is determined.
 - The building can be weatherized if it meets the appropriate criterion (66% or 50% eligible units). Vacant units are considered ineligible unless the requirements of the vacant building section are met.
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Expenditure Levels

Without a multi-family audit completed

- The per unit material dollar limit for centrally heated multi-family buildings with 5 or more units is \$450 per eligible unit, if a computerized multi-family audit is not completed. No window replacements are allowable without performing an audit.
- The amount of money available to do the work is determined by multiplying the number of income eligible units times the materials dollar limit per unit.
 - For example: In a 10 unit building where 8 units are income eligible, multiply the materials dollars limit (\$450) times the number of eligible units (8) to arrive at the materials dollar limit for the building (\$3,600).

Expenditure Levels

With a multi-family audit completed

- The multi-family audit performed on 5+ centrally heated buildings or buildings four stories or more in height, must take into account:
 - The local weather information, the fuel consumption and cost of the building for a minimum of one year, and the labor and material costs for the suggested retrofits.
 - There is no dollar limit on activities performed on the building, but all retrofits must be based upon cost effectiveness determined by the audit.
 - Currently, the Ea-Quip audit is recommended within the State of Ohio. Other audits are allowable, but must be pre-approved by the Office of Community Services.

Required Contributions

- **Buildings included on the HUD DOE list**
 - No Landlord contribution is required
- **All other Landlord owned properties**
 - If H&S problems are found in eligible units, the landlord must pay 50% of the material and labor cost to abate the H&S problems.
 - If H&S problems are found in ineligible units, vacant units or common areas, the landlord must pay 100% of the material and labor cost to abate the H&S problem.
 - In all instances where the utility costs are included within the rent and the landlord is not income eligible for the HWAP service or currently receiving HEAP or PIPP, the landlord investment must equal 50% of the material cost to have the building weatherized.
 - The investment can take the form of cash or an in-kind contribution that benefits the tenant. The owner/authorized agent should be given a choice. In-kind contributions are items such as:
 - Rent rebates to the tenant, or Rent reduction to tenants, or Repairs that will allow energy conservation work to be performed within a one year period prior to the weatherization activities (i.e.. roof repairs to allow attic insulation, heating system replacements, energy efficient window replacements, Energy Star™ appliances, etc.)

A light gray silhouette of the state of Ohio is centered in the background. It contains several small, white, semi-transparent circles scattered across its surface.

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