

# New York State Division of Housing and Community Renewal

## ***WEATHERIZATION ASSISTANCE PROGRAM FACT SHEET - MULTIFAMILY***

The Weatherization Assistance Program assists income-eligible families and individuals by reducing their heating/cooling costs and improving the safety of their homes through energy efficiency measures. Energy efficiency measures performed through the program include air sealing (weatherstripping, caulking), wall and ceiling insulation, heating system improvements or replacement, efficiency improvements in lighting, hot water tank and pipe insulation, and refrigerator replacements with highly efficient Energy Star rated units. Both single-family and multi-family buildings are assisted. Household energy use reductions and resultant energy cost savings are significant, with an average savings in excess of 20%.

### ***Eligible Applicants and Areas***

All parts of the State are eligible. Every county, village, town and neighborhood is served by a program subgrantee. Weatherization subgrantees can be community-based not-for-profit organizations, community action agencies, counties, or units of local government. Each subgrantee must maintain high technical standards with respect to energy conservation, and demonstrate a history of providing service to the community. Subgrantees are selected through an annual State planning process.

### ***Income Eligibility***

Households with incomes at or below 60% of state median income are eligible for assistance. Since this income limit is similar to, but different than many other housing program limits, careful attention must be paid to make sure that each assisted project qualifies.

### ***Priority to Certain Households***

Program services are available to both homeowners and renters, with priority given to senior citizens, families with children and persons with disabilities. Also, some assistance is targeted to households receiving assistance through the Home Energy Assistance Program (HEAP).

### ***Available Funding***

The New York State Weatherization Assistance Program receives funding from the U.S. Departments of Energy (DOE) and Health and Human Services. Significant funding is being provided to the program in 2009 and 2010 through the American Recovery and Reinvestment Act (ARRA). The maximum amount of assistance is generally limited to an average of \$6,500 per unit, which includes costs incurred by the subgrantee in monitoring the project.

### ***Energy Audits and Workscope Development***

Before any work can be done on a project an energy audit must be conducted to determine which measures are most cost-effective. Audits can only be done by subgrantees or other auditors approved by DHCR. Only audits approved by DOE (EA-QUIP, TIPS or TREAT) are accepted as a basis for investment of Weatherization program funds. Program funds can only be used to pay for work determined cost-effective by an approved audit, other than minor investments for energy-related health and safety work.

## **NYS Weatherization Assistance Program Fact Sheet – Multifamily Buildings**

### ***Multi-Family Building Eligibility***

The Program helps reduce energy costs of privately-owned unassisted housing, and of affordable housing assisted or supervised by DHCR, HTFC and other agencies. Assistance may only be provided for buildings where more than 66% of the tenants have been determined to meet income and other eligibility requirements. In certain cases this requirement may be lowered to 50% of tenants. Eligibility of the building must be verified by examining income of existing tenants before any work can begin. Vacant units may be counted as eligible units if the owner agrees in writing to rent those units to eligible households upon completion of work, or within 180 days, whichever is sooner.

### ***Required Owner Investment***

Owners of assisted buildings with two or more units are required to contribute a minimum of 25% of the cost of the weatherization work that will be installed, unless the owner is low-income. For buildings with more than 50 units, an owner contribution of 35% is required.

### ***Coordinating the Weatherization Program with Other Funding***

DHCR encourages coordination of Weatherization work with other program activities. Subgrantees can assist owners with understanding and reconciling different program requirements, and can suggest strategies to efficiently combine funding from other sources.

### ***Supervision, Monitoring and Reporting***

Subgrantees are responsible for obtaining all documentation needed to verify eligibility, maintaining any records needed to demonstrate compliance with program requirements, and for managing installation of weatherization work. Owners must also agree to make financial records available to representatives of DHCR or the Office of the State Comptroller, and to allow inspections of assisted units by DHCR representatives.

***For more information, including a list of current subgrantees, visit the DHCR web site at [www.nysdhcr.gov](http://www.nysdhcr.gov) or contact one of DHCR's regional offices.***

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## ***Frequently-asked Questions:***

### **Is Weatherization funding provided as a grant or a loan?**

Weatherization funds are provided as a grant that is subject to recapture in the event of non-compliance.

### **Will a lien be placed on the property? Are there restrictions placed on the property after work is completed?**

No, but the owner will sign an agreement with the subgrantee to maintain the weatherization investment and not raise rents for at least two years following completion of the project.

### **I plan to apply to NYSERDA for part of the funding for my project. Will I have to have two audits done?**

No. DHCR and NYSERDA collaborate closely to ensure that owners do not incur unnecessary expense or delays in accessing energy efficiency assistance.

### **Are there application fees? What other costs will I have pay for?**

There is no application fee, but an owner will be required to deposit his share of the cost with the subgrantee before the project can proceed. Owners will also be required to pay an audit fee to the subgrantee to cover part of the cost of the audit.

### **Is work on common areas (roofing, hallway lighting, etc.) eligible for assistance.**

Yes. The energy audit will evaluate all aspects of the building's energy consumption using a "whole building" approach. Individual measures that are ranked according to the extent to which they are determined to be cost-effective, and investment decisions are made on that basis. This is determined by calculating the "savings-to-investment" ratio, or SIR. The SIR compares the lifetime energy saving of the proposed measure with the initial cost. Only measures with an SIR of 1.0 or greater can be installed using program funds.

### **Can I just have windows installed?**

Not necessarily. Each individual measure must be determined cost-effective to receive program funds. Investments are prioritized based on the SIR for each measure. Those measures with a higher SIR must be installed before other measures can be considered.

### **What health and safety measures are eligible?**

Energy-related health and safety measures such as installation of smoke detectors, carbon monoxide detectors, and ventilation fans are common examples of health and safety measures installed with program funds.

### **How long does the process take?**

The timing varies, but generally all work must be completed by the end of the State fiscal year (March 31).

### **Is there a limit on how much funding a property can receive?**

The average investment of weatherization funding can not exceed the amount determined by the energy audit to be cost-effective. Subgrantees are required to not exceed an average of \$6,500 per unit in their contract with DHCR, including program

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support and other costs. While individual unit investments may exceed this figure, generally the average amount of assistance will not exceed \$6,500 per unit.

### **I have a few low-income families in the building. Can I apply for assistance just for those units?**

While it is possible to provide assistance for individual units, the amount of cost-effective work that can be done inside the unit in a multifamily building is often limited. No common area work, including work on heating systems, can be done unless the building meets the overall income eligibility test.

### **My project received federal subsidies and is regulated by HUD. Does it automatically qualify for weatherization?**

No, the project must meet the eligibility requirements described above.

### **Do the Davis-Bacon Act and related labor provisions apply to Weatherization?**

All laborers and mechanics employed by contractors and subcontractors on projects funded directly by or assisted in whole or in part by and through the Federal Government pursuant to the Recovery Act shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor. This requirement only applies to Weatherization projects funded through the American Recovery and Reinvestment Act.

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