



CT WAP Weatherization Guidance No. 2
Issued: April 29, 2010

Effective Date: May 3, 2010
Updated: May 13, 2015

WEATHERIZATION OF MULTI-FAMILY DWELLINGS

Accrual of Benefits to Low-Income Tenants in Multi-Family Buildings

It is a responsibility of the CAAs to ensure that the benefits of weatherizing a building that consists of rental units must accrue primarily to the low-income tenants. In instances in which tenants of multi-family buildings pay their energy bills directly, the accrual of benefits requirement (10 CFR 440.22) may be met by demonstrating a reduction in the tenant's energy bills. However, the process is more difficult when the tenant does not pay for energy bills directly, and DOE suggests that a combination of several categories of benefits could be used to demonstrate that the weatherization work primarily benefits the tenant. This list includes, but is not limited to, the following:

- Longer term preservation of the property as affordable housing;
- Continuation of protection against rent increased beyond that required under the WAP regulations;
- Investments of the energy savings in facilities or services that offer measurable direct benefits to tenants;
- Investment of the energy savings from the weatherization work in specific health and safety improvements with measurable benefits to tenants;
- Improvements to heat and hot water distribution, and ventilation, to improve the comfort of residents; and
- Establishment of a shared savings program.

HUD Eligibility Requirements

DOE and HUD entered into a Memorandum of Understanding (MOU) entitled "An Opportunity for Agencies to Collaborate and Help Working Families Weatherize Their Homes in Multi-Unit Buildings" that was issued by Vice President Biden on May 6, 2009. As a result of this MOU, DOE, HUD and USDA came up with three lists of dwellings that meet certain criteria, as outlined below. Please be aware that presence on a list does **not** result in automatic eligibility as these lists merely address a partial list of eligibility requirements **nor** does it establish a priority list for weatherization.

List #1 - Properties identified on list #1 have been determined to comply with the requirements that:

- A minimum of 66% of the dwelling units in the building are occupied by a family unit that meets the income requirement (as required under 10 CFR 440.22(b)(2));
- For a reasonable period of time after weatherization work has been completed, the eligible dwelling unit will not be subject to rent increases as a result of the weatherization (as required under 10 CFR 440.22(b)(3)(i)); and
- No undue or excessive enhancement has occurred to the value of the dwelling unit (as required under 10 CFR 440.22(b)(3)(i)).

List 1: http://www.eere.energy.gov/wip/docs/10_cfr_440_22_b_4_i_list.xls

List #2 - Properties identified on list #2 have been determined to comply with the requirements that:

- A minimum of 66% of the dwelling units in the building are occupied by a family unit that meets the income requirement (as required under 10 CFR 440.22(b)(2));

And

- No undue or excessive enhancement has occurred to the value of the dwelling unit (as required under 10 CFR 440.22(b)(3)(i)).

List 2: http://www.eere.energy.gov/wip/docs/10_cfr_440_22_b_4_ii_list.xls

List #3 – Properties identified on list #3 are USDA Rural Housing Service's Multifamily Housing Properties in which 100% of residents meet income eligibility requirements. No additional income verification is necessary as a result.

List 3: http://apps1.eere.energy.gov/wip/docs/rd_mfh_low_and_very_low.xls