

2009/2010 Governor's Energy Office Weatherization Program

Immediate Questions: Please contact the EOC project managers by calling toll-free 1-888-963-8884.

PROGRAM OVERVIEW

Energy Outreach Colorado was selected as a third-party administrator to provide weatherization services for large, multi-family buildings in Colorado until June 30, 2010. EOC is creating and implementing a weatherization program with the goals of saving energy and reducing utility bills. EOC intends to weatherize 700 units as part of its one-year, \$2.8 million contract with the Governor's Energy Office. The project is funded by the U.S. Department of Energy (DOE) and the American Recovery and Reinvestment Act (ARRA).

PROGRAM PURPOSE

The purpose of the Multifamily Weatherization Program is to increase the energy efficiency of dwellings owned or occupied by low-income persons thereby saving energy, reducing utility bills, and improving health and safety.

HOW IT WORKS

For this grant cycle, property owners, low income housing providers, and housing authorities submitted an application to Energy Outreach Colorado for committee review and evaluation. Projects that pass the competitive selection process then begin a 7 step process towards weatherization:

- 1) **Determine Eligibility:** Property owners submit income verification for each resident, as well as a 12-month history of the building's energy usage. See eligibility details below.
- 2) **Calculate Budget:** EOC will calculate the maximum budget for each property, which is based on the percentage of income-eligible units and a DOE-approved "per-unit average" maximum expenditure limit.
- 3) **Identify Measures:** EOC will conduct a DOE-approved building energy audit in order to generate a prioritized list of Energy Efficiency Measures (EEMs), ranked by cost-effectiveness. Program requirements dictate the material and labor costs for each EEM must be recovered through the energy savings projected over the useful life of the EEM. In other words, fundable EEMs are those that achieve an Savings to Investment Ratio of 1.0 or greater.
- 4) **Sign Contract Agreement:** EOC will produce a scope of work for the project outlining the EEMs eligible for funding. Per federal requirements, EOC will negotiate a cost-sharing arrangement with the property owner. Property owners who cannot make a financial contribution or who are unable to leverage additional sources of funding are still eligible for weatherization funds, but they must demonstrate proof of their inability to contribute. The property owner and EOC will enter into contract once an agreement on the EEMs and financial contributions is reached.
- 5) **Solicit Bids:** The property owner is responsible for obtaining construction bids (details regarding contract language and procurement requirements are still being refined). Davis-Bacon Wage requirements will apply to most, but not all, projects. Contracts may be re-negotiated if contractor bids are significantly higher than anticipated.
- 6) **Install Measures:** The property owner is responsible for selecting, scheduling and managing contractors.

- 7) **Final Inspection:** EOC will conduct a final inspection after all work is completed in order to ensure all installation requirements are met and that the work meets quality expectations. All necessary corrections must be remedied by the contractor prior to payment.

MULTI-FAMILY ELIGIBILITY REQUIREMENTS

Buildings must meet the following criteria in order to qualify for weatherization funding:

- Have 5 or more dwelling units
- Have a centralized heat source (no individually heated units)
- Have NOT been previously weatherized through any GEO Wx program since Sep 30, 1994

Property owners must be able to demonstrate the following in order to qualify for weatherization funding:

- At least 50% of the building’s residents meet the income qualification criteria
- That the benefits of weatherization will accrue to the residents
- That rents will not be increased for a reasonable period of time
- In order to receive priority funding status, that vulnerable populations such as the elderly (aged 60 or greater), persons with disabilities, families with children, high residential energy users, and households with high energy burden will benefit from the weatherization measures

INCOME REQUIREMENTS

Income qualification requirements are defined as follows:

- Each household’s total combined gross income is at or below 200% of the Federal Poverty Level (see Fig 1), OR
- At least one member of the household has obtained and can document (generally via an approval or award letter) cash assistance payments from Low Income Energy Assistance Program (LEAP), Temporary Aid to Needy Families (TANF), Supplemental Security Income (SSI), Aid to the Needy Disabled (AND), Old Age Pension (OAP), or Medicaid in last 12 months

Fig 1: 2009 Federal Poverty Level (FPL) guidelines

Number of Individuals in Household	200% FPL
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
Each Additional Person Add	\$7,480.00

Per Department of Energy requirements:

- Buildings with 66% or more of the residents meeting the income qualification requirements are eligible for funding and will be given funding preference over buildings with less than 66% of residents meeting the income qualification requirements.

- Buildings with 50-66% of the residents meeting the income qualification requirements are eligible for funding IF the building is large AND implementation of weatherization measures will result in significant energy savings (ask EOC for details).
- Buildings that cannot meet the 50% income qualification threshold are NOT ELIGIBLE for Multifamily Weatherization Program funding.

Please contact the EOC project managers by calling toll-free 1-888-963-8884.

To request more information for the 2010-2011 funding cycle, visit:

www.energyoutreach.org/multifamily_grants and enter your name and contact information.

For general information about multifamily weatherization, consider visiting the EPA Energy Star links below.

http://www.epa.gov/RDEE/documents/arra_multifamily.pdf

http://www.energystar.gov/index.cfm?c=multifam_housing.bus_multifam_housing