

National Association for State Community Services Programs

20
17 **A N N U A L**
Training Conference



Expanding Into Multifamily Weatherization



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Expanding Into Multifamily Weatherization

How do you feel about multi-family weatherization?



Today we will explore how to better incorporate multifamily weatherization into our respective WAPs. This session aims to demystify the process, break down real AND perceived barriers, and wipe the initial scream out of the topic.



Our Agenda

- I. Why We Weatherize Multifamily
- II. Multifamily Fundamentals and DOE Regulations
- III. Group Discussion: Landlord Agreements
- IV. Project Example: LaCrosse Apartment Complex
- V. Group Discussion: Property Identification
- VI. Forest Grove Apartment Complex
- VII. QCI
- VIII. Final Topics and Wrap-Up



Why We Weatherize Multifamily

The specific purpose and scope of WAP is clearly outlined in 10 CFR 440.1:

This part implements a weatherization assistance program to increase the energy efficiency of dwellings owned or occupied by low-income especially low-income persons who are particularly vulnerable such as the elderly, persons with disabilities, families with children, high residential energy users, and households with high energy burden.

Multifamily buildings, including rental housing, offer opportunities for energy efficiency upgrades that are a cost effective approach to lowering operating expenses, maintaining affordability, and creating healthier, more comfortable living environments for low-income families.



Why We Weatherize Multifamily

Serve Multifamily, Serve Low-Income Families

- Nationally...
 - 88% of renters live in multifamily properties
 - Annual income is half of what homeowners make
 - Pay more of their income towards utilities



Low-income families occupy many of the 30 million structurally damaged houses in the U.S., which expose residents to hazardous environmental conditions that negatively impact their health.

- Green and Healthy Homes Initiative



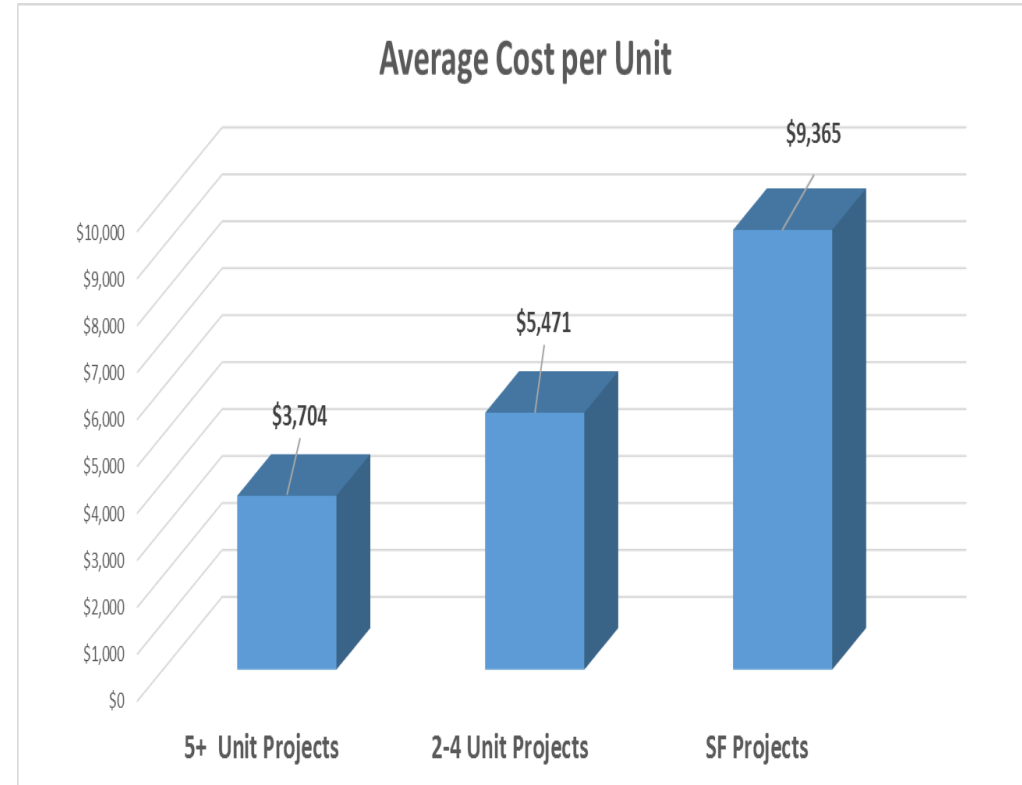
Why We Weatherize Multifamily

- **Historical Cost Data from Washington State**

Data from Past Five Years:

- Small MF 42% Less Per Unit Cost
- Large MF 60% Less Per Unit Cost

More Units Served for Fewer Resources and Less Effort!



Read up on the Regs!

WPN 16-5

Multifamily Weatherization

Multifamily Weatherization FAQs



Multifamily Basics

Income Eligibility

50% for duplexes, triplexes, and quads

66% for complexes with 5 or more units

HUD properties are not required to be individually income-qualified

With any rental property...in which the tenants do not directly pay for their own utilities, the Grantee...must demonstrate the benefits of the weatherization work accrue primarily to the low-income tenants.



Building Size Considerations

- Baby Bear (up to 4 units)

Buildings with 2-4 units align with single family auditing tools and protocols

- Mama Bear (5-24 units)

Grantees may go through the review process to receive an audit waiver for small multifamily buildings from DOE

- Papa Bear (25+ units)

Grantees may go through the review process to receive an audit waiver for large multifamily buildings from DOE



Which one(s) is just right for your program?

Leverage/Buy-Down Agreements

Energy Saving Economics Case 1 – Buy-down Allowed in WAP		
Measure	Measure SIR	Cumulative SIR
Infiltration Reduction	1.3	1.3
Lighting Retrofits	7.4	1.7
Ceiling Insulation	2.4	1.9
Replacement Windows (pre-buy-down)	0.8	1.1 (≥ 1.0)

Energy Saving Economics Case 2 – Buy-down Not Allowed in WAP		
Measure	Measure SIR	Cumulative SIR
Infiltration Reduction	1.3	1.3
Lighting Retrofits	7.4	1.7
Ceiling Insulation	2.4	1.9
Replacement Windows (pre-buy-down)	0.6	0.9 (not ≥ 1.0)



Rent Increases/Property Values

- The benefits of WAP improvements accrue primarily to the low-income tenants.
- The rent will not be raised within a reasonable time period after weatherization work has been completed (Grantee or Subgrantee defined and justified) unless it is clearly shown that any rent increase is not related to the weatherization work in any way.
- The Grantee has procedures in place to enforce the time period limits before there can be a rent increase.
- The weatherization work will not increase the value of the rental units to an undue or excessive amount.



Landlord Relationship Discussion

Landlord Participation Agreements: What's your state's approach?



Landlord Challenges

- May not want “outsiders” working on their buildings
- May think WAP is a tenant advocacy program
- Not interested in waiving any of their rights through a landlord and tenant agreement
- Refusals
Direct tenants to explore other social service programs but defer if landlord refuses



Opportunities with Landlords

- Generate publicity specifically for the landlord
- Normative comparison
Inform the landlord of other landlords who have participated in the program: “Keeping up with the Joneses” effect



Project Example: LaCrosse Apartment Complex



LaCrosse Apartment Complex

This project was found on HUD multifamily eligible list linked from the WAP memorandum 016



- ❖ 3 Building Complex
- ❖ 3 Units in each Building
- ❖ Section 8 Housing
- ❖ All occupants income qualified
- ❖ All elderly and/or disabled



LaCrosse Apartment Complex



800 Square Foot Units

❖ 12 measures completed per Unit

- ❖ Air Sealing
- ❖ Attic Insulation
- ❖ Floor Insulation
- ❖ Ductless Heat Pumps
- ❖ Continuous Ventilation
- ❖ Low Flow Shower Heads
- ❖ Low Flow Aerators
- ❖ LED bulb replacements
- ❖ Door Weatherstripping



LaCrosse Apartment Complex



LaCrosse Apartment Complex



Existing fans tested at 16-20 cfm and disconnected in attic



New fans installed tested at 80+CFM set on continuous run per ASHRAE Standards



LaCrosse Apartment Complex



Attic upgraded from average R-5 with areas missing to R- 49 Cellulose



Floor Upgraded from average R-8 to R-30 with all new Vapor Barrier

LaCrosse Apartment Complex

LEVERAGING AND COLLABORATION



- ❖ Total Project Cost Per Unit \$10,200
- ❖ Washington WAP = \$7,000 per unit
- ❖ Avista Utility Funds = \$2,700 per unit
- ❖ Owner & outside Contributions = \$500 per unit



Property Identification Discussion

What methods are most effective?



Property Identification

- Leverage existing networks
 - WAP providers, utility programs, other established relations
- HUD/USDA Affordable Apartment Search
- Coordinate with state housing board to publicize special landlord contribution program for Section 8
- List of MF property owners from local property tax offices
- Presentations at local landlord association meetings



Property Identification

- Contact local CDBG agency for list of landlords, promoting as special landlord contribution program
- Coordinate with tenant advocacy groups
 - Meetings, brochures, newsletters
- Advertisements in local newspaper with radio announcements
- Give first WAP applicant additional applications to handout to neighbors



Project: Forest Grove Complex



Forest Grove Complex

This particular project was slated for an envelope upgrade as part of a maintenance schedule within King County Housing Authority Capitol Improvement 5 year plan.



- Build 1980
- 25 Units in 6 Buildings
 - 2 Six unit
 - 1 Five unit
 - 2 Four unit



Forest Grove Complex



Installed Measures

- Dense Pack Wall Insulation
- Attic Insulation
- Floor Insulation
- Air Sealing
- Water Pipe Insulation
- Showerheads & Aerators
- Ventilation Fans were Cleaned and re vented



Forest Grove Complex



Attics upgraded from R-19 to R-49



Floor insulation upgraded from R-3 to R-20

Forest Grove Complex



Air Sealing

- ❖ All Units had Pre-Post Blower Door Test.
- ❖ Average Leakage Reduction of 40%



Forest Grove Complex

LEVERAGE & COLLABORATION

- Total Cost Per Unit = \$6,950
- Washington WAP = \$1,900
- PSE Utility Fund = \$5,050



MF QCI and Monitor Guidelines

Every DOE WAP unit reported as a “completed unit” must receive a final inspection ensuring that all work meets the minimum specifications outlined in the SWS in accordance with 10 CFR 440.

QCIs working in multifamily buildings must attend, and receive a successful evaluation from a training program delivering a curriculum based on the NREL Multifamily Quality Control Inspector JTA.



Final Topics: Last Chance from the Floor



See? Multifamily Isn't Really So Scary



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