

APPLICATION FOR FEDERAL ASSISTANCE SF-424

Version 02

1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

If Revision, select appropriate letter(s)

Other (specify):

3. Date Received

03/03/2025

4. Applicant Identifier:

n/a

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

DE-SE0001846

State Use Only:

6. Date Received by State: 12/16/2022

7. State Application Identifier: n/a

8. APPLICANT INFORMATION:

a. Legal Name: Oregon Housing & Community Services

b. Employer/Taxpayer Identification Number (EIN/TIN):
930952117c. UEI:
CJUQKQUXSCJ5

d. Address:

Street 1: 725 Summer St. NE Suite B

Street 2:

City: Salem

County: MARION County

State: OR

Province:

Country: U.S.A.

Zip / Postal Code: 973011266

e. Organizational Unit:

Department Name:
Energy Services SectionDivision Name:
Housing Stabilization Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms First Name: Danielle

Middle Name: M.

Last Name: Safford

Suffix:

Title: Weatherization Program Coordinator

Organizational Affiliation: Oregon Housing and Community Services

Telephone Number: 5035692528

Fax Number:

Email: danielle.safford@oregon.gov

APPLICATION FOR FEDERAL ASSISTANCE SF-424

Version 02

9. Type of Applicant:

A State Government

10. Name of Federal Agency:

U. S. Department of Energy

11. Catalog of Federal Domestic Assistance Number:

81.042

CFDA Title:

Weatherization Assistance Program

12. Funding Opportunity Number:

DE-WAP-0002025

Title:

2025 Weatherization Assistance Program (WAP) Funding

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Statewide

15. Descriptive Title of Applicant's Project:

Weatherization Assistance Program for Low-Income Persons

APPLICATION FOR FEDERAL ASSISTANCE SF-424

Version 02

16. Congressional District Of:

a. Applicant: Oregon Congressional District 01

b. Program/Project: OR-Statewide

Attach an additional list of Program/Project Congressional Districts if needed:

17. Proposed Project:

a. Start Date: 07/01/2025

b. End Date: 06/30/2026

18. Estimated Funding (\$):

a. Federal	4,591,794.00
b. Applicant	0.00
c. State	0.00
d. Local	0.00
e. Other	0.00
f. Program Income	0.00
g. TOTAL	4,591,794.00

19. Is Application subject to Review By State Under Executive Order 12372 Process?:

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372

20. Is the applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation)

No

21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to

☒ I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency

Authorized Representative:

Prefix: First Name: Carrie

Middle Name:

Last Name: Fisher

Suffix:

Title: Accountant II

Telephone Number: 9713985910

Fax Number:

Email: cfisher@hcs.oregon.gov

Signature of Authorized Representative: Signed Electronically

Date Signed: 07/10/2025

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

U.S. DEPARTMENT OF ENERGY



BUDGET JUSTIFICATION FOR FORMULA GRANTS

Applicant: Oregon Housing & Community Services
Award number: SE0001846

Budget period: 07/01/2025 - 06/30/2026

1. **PERSONNEL** - Prime Applicant only (all other participant costs are listed in 6 below and form SF-242A, Section B.
Line 6.f. Contracts and Sub-Grants).

Positions to be supported under the proposed award and brief description of the duties of professionals:

Position	Description of Duties of Professionals
Program Coordinator	Coordinate state weatherization activities. 10% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Grant Accountant	Fiscal support for energy and weatherization programs. Oversees compliance with financial requirements of federal grants. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Contract Payment Specialist	Procurement and purchasing support for energy and weatherization programs. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Compliance Auditor	Subgrantee quality assurance monitor - 50% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Account Technician	Financial accounting support for energy and weatherization programs. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
T&TA Coordinator	Coordinate statewide T&TA activities - 80% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Information Engineer	OPUS software design and maintenance. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Adminstration Support	Provides administrative support to the Weatherization Department. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Policy Analyst	Provide insight and support of policy initiatives. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Section Manager	Oversee Energy Services. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).

Compliance Auditor	Subgrantee quality assurance monitor - 50% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Rounding Line	Rounding Line
Compliance Auditor	Subgrantee quality assurance monitor - 50% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State, LIHEAP, Utility funds etc.).
Program Analyst	Coordinate state weatherization activities. 10% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State , LIHEAP, Utility funds etc.).
Weatherization Manager	Oversee Weatherization Services. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State, LIHEAP, Utility funds etc.).
Program Analyst	Coordinate state weatherization activities. 10% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State, LIHEAP, Utility funds etc.).
Compliance Auditor	Subgrantee quality assurance monitor - 50% of time charged to Grantee T&TA budget category. The listed personnel charge a percentage less than 100% to the DOE grant and the remainder of their time is paid for using another funding source (State, LIHEAP, Utility funds etc.).

Direct Personnel Compensation:

Position	Salary/Rate	Time	Direct Pay
Program Coordinator	\$84,000.00	8.0001 % FT	\$6,720.08
Grant Accountant	\$61,000.00	3.6001 % FT	\$2,196.06
Contract Payment Specialist	\$44,325.00	5.0010 % FT	\$2,216.69
Compliance Auditor	\$75,000.00	15.0000 % FT	\$11,250.00
Account Technician	\$44,000.00	5.5001 % FT	\$2,420.04
T&TA Coordinator	\$84,000.00	8.0000 % FT	\$6,720.00
Information Engineer	\$100,000.00	7.5002 % FT	\$7,500.20
Adminstration Support	\$40,133.00	7.5002 % FT	\$3,010.06
Policy Analyst	\$120,000.00	7.5002 % FT	\$9,000.24
Section Manager	\$120,000.00	7.5002 % FT	\$9,000.24
Compliance Auditor	\$51,000.00	15.0000 % FT	\$7,650.00
Rounding Line	\$0.54	100.0000 % FT	\$0.54
Compliance Auditor	\$51,000.00	15.0000 % FT	\$7,650.00
Program Analyst	\$84,000.00	10.0000 % FT	\$8,400.00
Weatherization Manager	\$120,000.00	15.5001 % FT	\$18,600.12
Program Analyst	\$84,000.00	10.0000 % FT	\$8,400.00
Compliance Auditor	\$51,000.00	15.0000 % FT	\$7,650.00

Direct Pay Total \$118,384.27

2. FRINGE BENEFITS

- a. Are the fringe cost rates approved by a Federal Agency? If so, identify the agency and date of latest rate agreement or audit below, and attach a copy of the rate agreement to the application.
- b. If a. above does not apply, please use this box (or an attachment) to further explain how your total fringe benefits costs were calculated. Your calculations should identify all rates used, along with the base they were applied to (and how the base was derived), and a total for each (along with grand total). If there is an established computation methodology approved for state-wide use, please provide a copy. Also, please fill out the table below with the Fringe Benefits Calculations.

Fringe benefits for the State of Oregon employees include medical, dental, life insurance and vision; contributions to the Public Employees Retirement Systems; Workers' Compensation coverage and Employee Relations Board. Fringe is 51.08% of total salary. This percentage will be used in preparing the budget.

Benefit

Rate

Flex Benefit (Health insurance, Dental insurance, Vision insurance, Life insurance)

30.1%

Social Security

7.6%

Public Employee Retirement System (PERS)

13.3%

Worker Compensation

.05%

Employee Relations Board

.03%

Total Fringe Benefit Rate

51.08%

Example: Program Coordinator \$18,568.25 x 51.08% = \$9,484.66

Fringe Benefits Calculations

Position	Direct Pay	Rate	Benefits
Program Coordinator	\$6,720.08	51.8460 %	\$3,484.09
Grant Accountant	\$2,196.06	51.4811 %	\$1,130.56
Contract Payment Specialist	\$2,216.69	51.4968 %	\$1,141.52
Compliance Auditor	\$11,250.00	51.1133 %	\$5,750.25
Account Technician	\$2,420.04	51.4630 %	\$1,245.43
T&TA Coordinator	\$6,720.00	51.1540 %	\$3,437.55
Information Engineer	\$7,500.20	51.2181 %	\$3,841.46
Administration Support	\$3,010.06	51.4145 %	\$1,547.61
Policy Analyst	\$9,000.24	51.1798 %	\$4,606.30
Section Manager	\$9,000.24	51.1896 %	\$4,607.19
Compliance Auditor	\$7,650.00	51.1313 %	\$3,911.54
Rounding Line	\$0.54	0.0000 %	\$0.00
Compliance Auditor	\$7,650.00	51.1313 %	\$3,911.54
Program Analyst	\$8,400.00	51.0713 %	\$4,289.99
Weatherization Manager	\$18,600.12	51.0778 %	\$9,500.53
Program Analyst	\$8,400.00	51.0763 %	\$4,290.41

Compliance Auditor	\$7,650.00	51.0777 %	\$3,907.44
		Fringe Benefits Total	\$60,603.41

3. TRAVEL

- a. Please provide the purpose of travel, such as professional conference(s), DOE sponsored meeting(s), project management meeting, etc. If there is any foreign travel, please identify.

Purpose of Trip	Number of Trips	Cost Per Trip	Total
Tri- annual Oregon Energy Coordinators Association Meetings (6 staff attending) - Accounted for in Grantee T&TA budget category.	17	\$750.00	\$12,750.00
BPA Conference - accounted for in Grantee T&TA budget category	3	\$3,250.00	\$9,750.00
NASCSP Training Conferences. Both Spring and Winter conference	6	\$3,500.00	\$21,000.00
Subgrantee fiscal monitoring - accounted for in Grantee T&TA budget category	13	\$500.00	\$6,500.00
QCI Certification and associated travel costs. - accounted for in Grantee T&TA budget category.	6	\$1,800.00	\$10,800.00
Annual Weatherization Meeting - accounted for in Grantee T&TA budget category.	5	\$400.00	\$2,000.00
EOW Regional T&TA and Peer Exchange Meetings - accounted for in Grantee T&TA budget category.	2	\$2,354.50	\$4,709.00
Annual REM/Design Training - accounted for in Grantee T&TA budget category.	6	\$500.00	\$3,000.00
Energy Outwest Conference- accounted for in the Grantee T&TA category.	6	\$4,000.00	\$24,000.00
Subgrantee quality assurance/program monitoring - accounted for in Grantee T&TA budget category.	34	\$900.00	\$30,600.00
Program Manager Agency Site visits.	11	\$750.00	\$8,250.00
		Travel Total	\$133,359.00

- b. Please provide the basis for estimating the costs, such as past trips, current quotations, Federal Travel Regulations, etc. All listed travel must be necessary for the performance of the award objectives.

Travel expenses based on historical data.

Out of state travel for conferences and/or committee work may be limited due to statewide travel restrictions. If any of the planned travel in this plan is affected by the restriction, the DOE Project Officer will be notified and the plan/budget amended.

4. EQUIPMENT - Equipment is generally defined as an item with an acquisition cost greater than \$10,000 and a useful life expectancy of more than one year.

- a. List all proposed equipment below and briefly justify its need as it applies to the objectives of the award.

Equipment	Unit Cost	Number	Total Cost	Justification of Need
-----------	-----------	--------	------------	-----------------------

- b. Please provide a basis of cost such as vendor quotes, catalog prices, prior invoices, etc. and justify need. If the Equipment is being proposed as Cost Share and was previously acquired, please provide the source and value of its contribution to the project and logical support for the estimated value shown. If it is new equipment which will retain a useful life upon completion of the project, provide logical support for the estimated value shown. Also, please indicate whether the Equipment is being used for other projects or is 100% dedicated to the DOE project.

New equipment needs for newly hired staff for compliance monitoring.

5. SUPPLIES - Supplies are generally defined as an item with an acquisition cost of \$10,000 or less and a useful life expectancy of less than one year. Supplies are generally consumed during the project performance.

- a. List all proposed supplies below, the estimated cost, and briefly justify the need for the supplies as they apply to the objectives of the award. Note that all direct costs, including Supply items, may not be duplicative of supply costs included in the indirect pool that is the basis of the indirect rate applied for this project.

General Category	Cost	Justification of Need
Mandatory office supplies	\$1,228.00	Budget estimates are based on historical costs.
monitoring supplies	\$3,708.00	compliance monitoring supplies-laptops, diagnostic testing gear.
Materials and Supplies Total	\$4,936.00	

- b. Please provide a basis of cost for each item listed above and justify need. Examples include vendor quotes, prior purchases of similar or like items, published price list, etc.

Budget estimates are based on historical costs.

6. CONTRACTS AND SUBGRANTS - Provide the following information for New proposed subrecipients and subcontractors. For ongoing subcontractors and subrecipients, this information does not have to be restated here, if it is provided elsewhere in the application; under Name of Proposed Sub, indicate purpose of work and where additional information can be found (i.e weatherization subgrants, Annual File section IV.1).

Name of Proposed Sub	Total Cost	Basis of Cost*
Weatherization Readiness Funding	\$402,222.00	Allocation Formula
Oregon Training Institute (OTI)	\$125,000.00	Funding set aside for Weatherization Training Center OTI: The Oregon Training Institute (OTI) is Oregon's designated provider of comprehensive Weatherization Assistance Program (WAP) training. IREC-accredited in key HEP certifications, OTI uses USDOE-aligned standardized curricula to ensure consistent, high-quality instruction. OTI supports a skilled weatherization workforce statewide, with training needs identified collaboratively by OHCS, OECA, and other partners. Costs are covered through WAP grant funds and state support.
Health & Safety	\$415,350.00	Justification included in H&S Plan
Subgrantee T&TA	\$351,397.00	Based on previous years training needs
Subgrantee Administration	\$416,486.00	Previous years costs by formula
Sub-grantee Programs	\$2,353,654.00	Formula allocation
Contracts and Subgrants Total	\$4,064,109.00	

*For example, Competitive, Historical, Quote, Catalog

7. OTHER DIRECT COSTS - Other direct costs are direct cost items required for the project which do not fit clearly into other categories. These direct costs may not be duplicative of costs included in the indirect pool that is the basis of the indirect rate applied for this project. Examples are: conference fees, subscription costs, printing costs, etc.

- a. Please provide a General Description, Cost and Justification of Need.

General Description	Cost	Justification of Need
Phone	\$940.00	Budget estimates are based on historical costs.
NASCSP Membership Dues	\$2,450.00	NASCSP is a key source and conduit for program information from DOE.

OPUS Software and Upgrades	\$72,012.00	Updating and maintaining database with new audit and reporting elements as required by DOE. OPUS Upgrade: The \$72,012.00 referenced for the OPUS software upgrade represents the Department of Energy's (DOE) full share of the total project cost. This amount reflects approximately one-third of the overall upgrade expense, with the remaining two-thirds funded through state resources. DOE's portion was funded through a combination of agency and state-level support, consistent with the broader funding framework established for the project. The cost-sharing arrangement was informed by factors such as grant size and anticipated benefit, ensuring that contributions aligned with each stakeholder's role and expected use of the upgraded system.
Required Certifications for QA Monitor	\$4,500.00	Required Certifications for QA monitors and T&TA coordinator.
Duplicating Service	\$450.00	Budget estimates are based on historical costs.
Storage	\$850.00	Budget estimates are based on historical costs.
Archive/Record Retention	\$900.00	Budget estimates are based on historical costs.
Postage	\$150.00	Budget estimates are based on historical costs.
Other Direct Costs Total	\$82,252.00	

- b. Please provide a basis of cost for each item listed above. Examples include vendor quotes, prior purchases of similar or like items, published price list, etc.

Budget estimates are based on historical costs.

All costs identified as "Other Direct" are not being charged in any other cost category, do not fall under the indirect rate and funds are only used to support WAP activities.

8. **INDIRECT COSTS**

- a. Are the indirect cost rates approved by a Federal agency? If so, identify the agency and date of latest rate agreement or audit and provide a copy of the rate agreement.
- b. If the above does not apply, indicate the basis for computation of rates, including the types of benefits to be provided, the rate(s) used, and the cost base for each rate. You may provide the information below or provide the calculations separately.

Cost allocation plan uploaded into PAGE.

Justification for Indirect Costs

Oregon Housing and Community Services

I. Overview

Oregon Housing and Community Services (OHCS) administers a diverse portfolio of housing and community development programs funded by federal, state, and other sources. To ensure equitable and compliant distribution of costs across these programs, OHCS utilizes a cost allocation model that distinguishes between direct and indirect costs in accordance with 2 CFR Part 200, Subpart E – Cost Principles.

II. Purpose of Indirect Costs

Indirect costs are necessary expenditures that support multiple programs but cannot be directly attributed to any single program.

These costs include, but are not limited to:

- Department-wide administrative functions
- Shared services and supplies
- Section-level operations supporting multiple programs
- Costs that are unallowable or administratively burdensome to charge to federal funds

OHCS allocates these costs through established indirect cost pools to ensure:

- Compliance with federal cost principles
- Fair and consistent distribution of shared resources
- Transparency in financial reporting and audit readiness

III. Allocation Methodology

A. Personal Services

At the end of each month, OHCS employees submit after-the-fact time data based on actual activities performed. Time charged to indirect cost pools is reallocated to final cost objectives (programs) based on the proportion of direct time charged to those objectives. This ensures a causal and beneficial relationship between incurred costs and benefiting programs.

B. Services and Supplies

- Direct Charges: Services and supplies are directly charged to the benefiting program(s) when identifiable.
- Section-Level Indirect Costs: Items supporting multiple programs within a section are charged to that section's indirect cost pool and allocated based on time distribution within the section.
- Department-Wide Indirect Costs: Overhead items supporting the entire agency are charged to a department-wide indirect cost pool and allocated based on time distribution across all OHCS employees.

C. Non-Federal Cost Pool

OHCS maintains a separate indirect cost pool for expenditures that are either unallowable under federal regulations or administratively burdensome to charge to federal funds. These costs are allocated exclusively to non-federal programs.

D. Capital Outlay

No indirect cost pool has been established for capital equipment acquisition. Equipment purchases are made from non-federal funds unless explicitly approved under a federal award.

IV. Absence of Formal Indirect Cost Rate and Cost Base

OHCS does not utilize a predetermined indirect cost rate or formal cost base. This approach is justified by the following:

1. Actual Cost Allocation Model

OHCS employs a dynamic, activity-based allocation model using actual time data. This model:

- Allocates costs monthly based on real program activity
- Avoids reliance on estimated or negotiated rates
- Enhances accuracy and auditability

2. Administrative Efficiency

Negotiating a formal indirect cost rate with a federal cognizant agency introduces administrative complexity. OHCS's actual cost model simplifies compliance while maintaining transparency and fidelity to federal requirements.

3. Segregation of Unallowable Costs

Certain costs—such as Central Government Service Charges and capital outlay—are excluded from federal reimbursement. OHCS allocates these costs to non-federal programs, further reducing the need for a uniform rate.

V. Certification Statement

This justification supports the certification that:

1. All costs included in the OHCS Cost Allocation Plan for FY 2025–2026 are allowable under 2 CFR Part 200, Subpart E and applicable federal awards.
2. All costs are properly allocable to federal awards based on a beneficial or causal relationship.
3. Costs treated as indirect have not been claimed as direct, and similar costs have been accounted for consistently.

The name and phone number of the individual responsible for negotiating the State's indirect cost rates.

Name:

Phone Number:

Indirect costs calculations:

Indirect Cost Account	Direct Total	Indirect Rate	Total Indirect
Grantee Administration	\$207,148.35	25.1929 %	\$52,186.68
Grantee T&TA	\$317,385.60	23.9344 %	\$75,964.34
		Indirect Costs Total	\$128,151.02

BUDGET INFORMATION - Non-Construction Programs

1. Program/Project Identification No. SE0001846		2. Program/Project Title Weatherization Assistance Program	
3. Name and Address Oregon Housing & Community Services 725 Summer St. NE Suite B Salem, OR 973011266		4. Program/Project Start Date 07/01/2025	
		5. Completion Date 06/30/2026	

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Federal Catalog No. (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. DOE 2024 DOE WAP Formula Funds	81.042	\$ 0.00		\$ 4,591,794.00		\$ 4,591,794.00
2. STATE			\$ 0.00		\$ 0.00	\$ 0.00
3.						
4.						
5. TOTAL		\$ 0.00	\$ 0.00	\$ 4,591,794.00	\$ 0.00	\$ 4,591,794.00

SECTION B - BUDGET CATEGORIES					
6. Object Class Categories	Grant Program, Function or Activity				Total (5)
	(1) GRANTEE ADMINISTRATIVE	(2) SUBGRANTEE ADMINISTRATIVE	(3) GRANTEE T&TA	(4) PROGRAM OPERATIONS	
a. Personnel	\$ 67,791.00	\$ 0.00	\$ 50,593.00	\$ 0.00	\$ 118,384.00
b. Fringe Benefits	\$ 35,058.00	\$ 0.00	\$ 25,545.00	\$ 0.00	\$ 60,603.00
c. Travel	\$ 17,111.00	\$ 0.00	\$ 116,248.00	\$ 0.00	\$ 133,359.00
d. Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
e. Supplies	\$ 4,936.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,936.00
f. Contract	\$ 0.00	\$ 416,486.00	\$ 125,000.00	\$ 2,353,654.00	\$ 4,064,109.00
g. Construction	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
h. Other Direct Costs	\$ 82,252.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 82,252.00
i. Total Direct Charges	\$ 207,148.00	\$ 416,486.00	\$ 317,386.00	\$ 2,353,654.00	\$ 4,463,643.00
j. Indirect Costs	\$ 52,187.00	\$ 0.00	\$ 75,964.00	\$ 0.00	\$ 128,151.00
k. Totals	\$ 259,335.00	\$ 416,486.00	\$ 393,350.00	\$ 2,353,654.00	\$ 4,591,794.00
7. Program Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

BUDGET INFORMATION - Non-Construction Programs

1. Program/Project Identification No. SE0001846		2. Program/Project Title Weatherization Assistance Program	
3. Name and Address Oregon Housing & Community Services 725 Summer St. NE Suite B Salem, OR 973011266		4. Program/Project Start Date 07/01/2025	
		5. Completion Date 06/30/2026	

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Federal Catalog No. (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1.						
2.						
3.						
4.						
5. TOTAL		\$ 0.00	\$ 0.00	\$ 4,591,794.00	\$ 0.00	\$ 4,591,794.00

SECTION B - BUDGET CATEGORIES					
6. Object Class Categories	Grant Program, Function or Activity				Total
	(1) SUBGRANTEE T&TA	(2) Weatherization Readiness	(3) HEALTH AND SAFETY	(4)	(5)
a. Personnel	\$ 0.00	\$ 0.00	\$ 0.00		\$ 118,384.00
b. Fringe Benefits	\$ 0.00	\$ 0.00	\$ 0.00		\$ 60,603.00
c. Travel	\$ 0.00	\$ 0.00	\$ 0.00		\$ 133,359.00
d. Equipment	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00
e. Supplies	\$ 0.00	\$ 0.00	\$ 0.00		\$ 4,936.00
f. Contract	\$ 351,397.00	\$ 402,222.00	\$ 415,350.00		\$ 4,064,109.00
g. Construction	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00
h. Other Direct Costs	\$ 0.00	\$ 0.00	\$ 0.00		\$ 82,252.00
i. Total Direct Charges	\$ 351,397.00	\$ 402,222.00	\$ 415,350.00		\$ 4,463,643.00
j. Indirect Costs	\$ 0.00	\$ 0.00	\$ 0.00		\$ 128,151.00
k. Totals	\$ 351,397.00	\$ 402,222.00	\$ 415,350.00		\$ 4,591,794.00
7. Program Income	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00

U.S. Department of Energy
Weatherization Assistance Program (WAP)
BUDGET INFORMATION REMARKS
Grant Number: SE0001846, **State:** OR
Recipient: Oregon Housing & Community Services

Remarks

DOE WAP Formula allocation amount includes WRF @ \$402,222
--

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Name: ACCESS Inc.	Contact: Rose Reeser
	UEI: QLMDQE88DB77
	DUNS: 082625914
Address: 3630 Aviation Way	Phone: (458) 488-1363
PO Box 4699	Fax: (541) 541-7798
Medford, OR 97504-0000	Email: rreeser@accesshelps.org
Counties served: JACKSON County	Tentative allocation: \$ 182,188.00
	Planned units: 17
	Type of organization: Non-profit organization
	Source of labor: Contractors
	Congressional districts served: <u>CD</u> OR-02

Name: Clackamas County Social Services Division	Contact: Korene Mather
	UEI: NVWKAVB8JND6
	DUNS: 096992656
Address: 2051 Kaen Road	Phone: (503) 650-5683
n/a	Fax: (503) -
Oregon City, OR 97045-0000	Email: korenemat@clackamas.us
Counties served: CLACKAMAS County	Tentative allocation: \$ 239,709.00
	Planned units: 22
	Type of organization: Unit of local government
	Source of labor: Contractors
	Congressional districts served: <u>CD</u> OR-05

Name: Community Action Organization	Contact: Zuly Munoz
	UEI: D72YHGUFH2A9
	DUNS: 071819999
Address: 1001 Southwest Baseline	Phone: (503) 693-3256
n/a	Fax: (503) -
Hillsboro, OR 97133-0000	Email: zmunoz@caowash.org
Counties served: WASHINGTON County	Tentative allocation: \$ 319,935.00
	Planned units: 29
	Type of organization: Non-profit organization
	Source of labor: Contractors
	Congressional districts served: <u>CD</u> OR-06 OR-01

Name: Community Action Programs of East Central Oregon	Contact: Bill Montee
	UEI: YMFLKQ27MPK5
	DUNS: 612645242
Address: 211 SE Byers Ave.	Phone: (541) 969-5820
n/a	Fax: (541) 276-7541
Pendleton, OR 97801-0000	Email: bmontee@capeco-works.org

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Counties served:	GILLIAM County UMATILLA County WHEELER County MORROW County	Tentative allocation: \$ 124,549.00 Planned units: 11 Type of organization: Non-profit organization Source of labor: Contractors	Congressional districts served:	<u>CD</u> OR-02
<hr/>				
Name:	Community Action Team	Contact:	Casey Mitchell	
		UEI:	X3AADHXGN6L3	
		DUNS:	039792635	
Address:	125 North 17th Street	Phone:	(541) 366-6552	
	n/a	Fax:	(503) 369-3133	
	St. Helens, OR 97051-0000	Email:	cmitchell1@cat-team.org	
Counties served:	TILLAMOOK County COLUMBIA County CLATSOP County	Tentative allocation: \$ 112,465.00 Planned units: 10 Type of organization: Non-profit organization Source of labor: Contractors	Congressional districts served:	<u>CD</u> OR-01
<hr/>				
Name:	Community Connection of Northeast Oregon	Contact:	Kale Elmer	
		UEI:	QK7PFPWHWK32	
		DUNS:	083649087	
Address:	2802 Adams Ave	Phone:	(541) 963-3186	
	n/a	Fax:	(541) 963-3187	
	LaGrande, OR 97850-0000	Email:	kale@ccno.org	
Counties served:	WALLOWA County UNION County GRANT County BAKER County	Tentative allocation: \$ 111,803.00 Planned units: 10 Type of organization: Non-profit organization Source of labor: Contractors	Congressional districts served:	<u>CD</u> OR-02
<hr/>				
Name:	Community in Action	Contact:	Kris Hurd	
		UEI:	KKC3GDZ6C479	
		DUNS:	829724447	
Address:	915 SW 3rd Ave	Phone:	(541) 889-1060107	
	Ontario, OR 97914-0000	Fax:	()-	
		Email:	Kris@cina.team	
Counties served:	HARNEY County MALHEUR County	Tentative allocation: \$ 133,789.00 Planned units: 12 Type of organization: Non-profit organization Source of labor: Contractors	Congressional districts served:	<u>CD</u> OR-02
<hr/>				

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Name: Community Services Consortium		Contact: Joe Collet	
		UEI: J3A6E44BZ288	
		DUNS: 182579008	
Address: 1981 Fescue St SE STE A		Phone: (541) 758-2782	
n/a		Fax: (541) 791-8665	
Albany, OR 97322-0000		Email: jcollett@communityservices.us	
Counties served:	LINCOLN County	Tentative allocation: \$ 229,999.00	Congressional <u>CD</u>
	LINN County	Planned units: 21	districts served: OR-05
	BENTON County	Type of organization: Non-profit organization	OR-04
		Source of labor: Contractors	
Name: Lane County -Housing Authority Community Services Agency		Contact: Stephanie Talbott	
		UEI: XCLAXTCSJF71	
		DUNS: 030786248	
Address: 125 E. 8th Avenue		Phone: (541) 682-7473	
n/a		Fax: (541) 682-3760	
Eugene, OR 97401-0000		Email: Stephanie.Talbott@co.lane.or.us	
Counties served:	LANE County	Tentative allocation: \$ 323,706.00	Congressional <u>CD</u>
		Planned units: 29	districts served: OR-04
		Type of organization: Unit of local government	
		Source of labor: Contractors	
Name: Mid-Willamette Valley Community Action Agency		Contact: Rogelio Cortes	
		UEI: XE7NNCQC8KG1	
		DUNS: 076427962	
Address: 2551 Pringle Rd SE		Phone: (503) 315-7000	
n/a		Fax: (866) 377-5456	
Salem, OR 97302-0000		Email: Rogelio.Cortes@mwvcaa.org	
Counties served:	MARION County	Tentative allocation: \$ 340,264.00	Congressional <u>CD</u>
	POLK County	Planned units: 31	districts served: OR-06
		Type of organization: Non-profit organization	
		Source of labor: Agency and Contractors	
Name: Multnomah Department of County Human Services		Contact: Christina Kenney	
		UEI: DZRHDJDP41A4	
		DUNS: 030784888	
Address: 209 SW 6th , Suite 200		Phone: (503) 988-6139	
n/a		Fax: (503) 988-3332	
Portland, OR 97204-0000		Email: christina.l.kenney@co.multnomah.or.us	

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Counties served:	MULTNOMAH County	Tentative allocation:	\$ 508,655.00	Congressional districts served:	<u>CD</u> OR-01
		Planned units:	49		
		Type of organization:	Unit of local government		
		Source of labor:	Contractors		

Name: **Native America Allocation**

Contact: Danielle Safford
UEI: CJUQKQXSCJ5
DUNS: 000000000
Phone: (503) 569-2528
Fax: () -
Email: danielle.safford@hcs.oregon.gov

Address: Statewide
n/a
Oregon, OR 97000-0000

Counties served: BENTON County
CLATSOP County
COOS County
DESCHUTES County
HARNEY County
JEFFERSON County
KLAMATH County
LANE County
LINCOLN County
POLK County
UMATILLA County
YAMHILL County

Tentative allocation: \$ 95,565.00
Planned units: 11
Type of organization:

Congressional districts served: CD
OR-Statewide

Source of labor: Agency and Contractors

Name: **Neighbor Impact**

Contact: Jessica Taylor
UEI: CLTCK1YX5C31
DUNS: 167358571
Phone: (541) 323-5664
Fax: (541) 541-7494
Email: jessicat@neighborimpact.org

Address: 20310 Empire Avenue, Suite A100
n/a
Bend, OR 97701-0000

Counties served: WASCO County
SHERMAN County
JEFFERSON County
CROOK County
HOOD RIVER County
DESCHUTES County

Tentative allocation: \$ 279,807.00
Planned units: 26
Type of organization: Non-profit organization

Congressional districts served: CD
OR-02
OR-05

Source of labor: Contractors

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Name: Oregon Coast Community Action Agency		Contact: Lisa Pierce		
		UEI: L1BBJA6NWM41		
		DUNS: 039214416		
Address: 1855 Thomas Avenue		Phone: (541) 435-7755		
n/a		Fax: (503) 435-7097		
Coos Bay, OR 97420-0000		Email: lpierce@orcca.us		
Counties served: COOS County	Tentative allocation: \$ 105,281.00	Congressional districts served:	CD	
CURRY County	Planned units: 9		OR-04	
	Type of organization: Non-profit organization			
	Source of labor: Contractors			
Name: Oregon Human Development Corp		Contact: Rosalba Delgadillo		
		UEI: M82FDRGBH9A3		
		DUNS: 111328717		
Address: 306 S 6th St		Phone: (541) 200-7022		
n/a		Fax: (503) 207-6931		
Klamath Falls, OR 97601-0000		Email: rosalba.delgadillo@ohdc.org		
Counties served: LAKE County	Tentative allocation: \$ 125,235.00	Congressional districts served:	CD	
KLAMATH County	Planned units: 11		OR-02	
	Type of organization: Non-profit organization			
	Source of labor: Contractors			
Name: United Community Action Network		Contact: Michael Carpenter		
		UEI: F4BRNTHPDXN9		
		DUNS: 012168118		
Address: 280 Kenneth Ford Drive		Phone: (541) 670-0917		
n/a		Fax: (541) 672-1983		
Roseburg, OR 97470-0000		Email: michael.carpenter@ucanap.org		
Counties served: JOSEPHINE County	Tentative allocation: \$ 215,330.00	Congressional districts served:	CD	
DOUGLAS County	Planned units: 19		OR-04	
	Type of organization: Non-profit organization			
	Source of labor: Contractors			
Name: Weatherization Readiness Fund		Contact: Danielle Safford		
		UEI: CJUQKQUXSCJ5		
		DUNS:		
Address: 725 Summer St NE STE B		Phone: (503) 569-2528		
Salem, OR 97301-0000		Fax: () -		
		Email: danielle.safford@hcs.oregon.gov		

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

Counties served:	DOUGLAS County GILLIAM County CURRY County HARNEY County DESCHUTES County GRANT County HOOD RIVER County JACKSON County CROOK County COLUMBIA County COOS County CLACKAMAS County CLATSOP County BENTON County BAKER County JOSEPHINE County KLAMATH County JEFFERSON County LAKE County LANE County MALHEUR County MARION County MORROW County LINN County LINCOLN County MULTNOMAH County SHERMAN County TILLAMOOK County WASHINGTON County WASCO County UMATILLA County UNION County WALLOWA County WHEELER County POLK County YAMHILL County	Tentative allocation: \$ 402,222.00 Planned units: 0 Type of organization:	Congressional districts served:	<u>CD</u> OR-Statewide
Source of labor: Agency and Contractors				

Name: Yamhill County Community Action Progs	Contact: Kraig Ludwig
	UEI: GKAFHDC355U1
	DUNS: 014109474
Address: P.O. Box 621	Phone: (503) 883-4174
n/a	Fax: (503) 472-5555
McMinnville, OR 97128-0000	Email: kraigL@yamhillcap.org

Counties served:	YAMHILL County	Tentative allocation: \$ 88,607.00	Congressional districts served:	<u>CD</u> OR-06
		Planned units: 8		
		Type of organization: Non-profit organization		
		Source of labor: Contractors		

U.S. Department of Energy
WEATHERIZATION ASSISTANCE PROGRAM
SUBGRANTEE INFORMATION
State: OR Grant Number: SE0001846 Program Year: 2025

U.S. Department of Energy
Weatherization Assistance Program (WAP)
WEATHERIZATION ANNUAL FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

IV.1 Subgrantees

Subgrantee (City)	Planned Funds/Units
ACCESS Inc. (Medford)	\$182,188.00 17
Clackamas County Social Services Division (Oregon City)	\$239,709.00 22
Community Action Organization (Hillsboro)	\$319,935.00 29
Community Action Programs of East Central Oregon (Pendleton)	\$124,549.00 11
Community Action Team (St. Helens)	\$112,465.00 10
Community Connection of Northeast Oregon (LaGrande)	\$111,803.00 10
Community in Action (Ontario)	\$133,789.00 12
Community Services Consortium (Albany)	\$229,999.00 21
Lane County -Housing Authority Community Services Agency (Eugene)	\$323,706.00 29
Mid-Willamette Valley Community Action Agency (Salem)	\$340,264.00 31
Multnomah Department of County Human Services (Portland)	\$508,655.00 49
Native America Allocation (Oregon)	\$95,565.00 11
Neighbor Impact (Bend)	\$279,807.00 26
Oregon Coast Community Action Agency (Coos Bay)	\$105,281.00 9
Oregon Human Development Corp (Klamath Falls)	\$125,235.00 11
United Community Action Network (Roseburg)	\$215,330.00 19
Weatherization Readiness Fund (Salem)	\$402,222.00 0
Yamhill County Community Action Progs (McMinnville)	\$88,607.00 8
Total:	\$3,939,109.00 325

IV.2 WAP Production Schedule

Weatherization Plans	Units
Total Units (excluding reweatherized)	325
Rewatherized Units	0
Average Unit Costs, Units subject to DOE Project Rules	
VEHICLE & EQUIPMENT AVERAGE COST PER DWELLING UNIT (DOE RULES)	

U.S. Department of Energy
Weatherization Assistance Program (WAP)
WEATHERIZATION ANNUAL FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

A	Total Vehicles & Equipment (\$5,000 or more) Budget	\$0.00
B	Total Units Weatherized	325
C	Total Units Reweatherized	0
D	Total Dwelling Units to be Weatherized and Reweatherized (B + C)	325
E	Average Vehicles & Equipment Acquisition Cost per Unit (A divided by D)	\$0.00
AVERAGE COST PER DWELLING UNIT (DOE RULES)		
F	Total Funds for Program Operations	\$2,353,654.00
G	Total Dwelling Units to be Weatherized and Reweatherized (from line D)	325
H	Average Program Operations Costs per Unit (F divided by G)	\$7,242.01
I	Average Vehicles & Equipment Acquisition Cost per Unit (from line E)	\$0.00
J	Total Average Cost per Dwelling (H plus I)	\$7,242.01

IV.3 Energy Savings

Method used to calculate savings: <input checked="" type="checkbox"/> WAP algorithm <input type="checkbox"/> Other (describe below)				
		Units	Savings Calculator (MBtus)	Energy Savings
	This Year Estimate	325	29.3	9522
	Prior Year Estimate	302	29.3	8849
	Prior Year Actual	333	29.3	9757

Method used to calculate savings description:

Oregon will use the WAP algorithm of 29.3 MMBTUs for energy savings for all fuel types. If we apply this average to Oregon's projected 301 homes to be weatherized, the resulting energy savings climbs to 8,819 MMBTUs.

IV.4 DOE-Funded Leveraging Activities

Historically, DOE funds have not been used to create leverage opportunities. However, subgrantees are encouraged to use all available funding (including DOE) to perform energy audits and related activities on homes that will be weatherized under Energy Conservation Helping Oregonians (ECHO), Northwest Natural Gas Low Income Energy Efficiency program (OLIEE), Cascade Natural Gas Low Income Energy Conservation Program, Bonneville Power Administration, SHOW, and AVISTA program. DOE funds used in any part of a completed weatherization project (single family, multifamily, and shelters) are considered a DOE completion, regardless of the amount of DOE funds actually spent.

IV.5 Policy Advisory Council Members

☒ Check if an existing state council or commission serves in this category and add name below

Claire Hall	Type of organization: Unit of Local Government Contact Name: Phone: 5412654100 Email: cehall@co.lincoln.or.us
Erin Meechan	Type of organization: Non-profit (not a financial institution) Contact Name: Phone: 5039862000 Email: ohcs.ombuds@hcs.oregon.gov
Javier Mena	Type of organization: Other Contact Name: Phone: 5039862000 Email: jmena@beavertonoregon.gov
	Type of organization:

U.S. Department of Energy
Weatherization Assistance Program (WAP)
WEATHERIZATION ANNUAL FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Kristy Willard	Contact Name: Phone: 5418899661 Email: ryan@nwpublicaffairs.com
Margaret Harris	Type of organization: For-profit or Corporate (not a financial institution or utility) Contact Name: Phone: 5032339856 Email: mharris@holstac.com
Mary Ferrell	Type of organization: Non-profit (not a financial institution) Contact Name: Phone: 5416086868 Email: mary@maslowproject.com
Mary Li	Type of organization: Unit of Local Government Contact Name: Phone: 5039887497 Email: mary.li@multco.us
Sami Jo Difuntorum	Type of organization: Indian Tribe Contact Name: Phone: 5414448312 Email: SamiJoD@ctsi.nsn.us
Sharon Nickleberry Rogers	Type of organization: Unit of Local Government Contact Name: Phone: 5032868451 Email: SRogers@portlandoregon.gov

IV.6 State Plan Hearings (Note: attach notes and transcripts to the SF-424)

Date Held	Newspapers that publicized the hearings and the dates the notice ran
03/20/2025	US DOE State Plan posted to OHCS Website on 3-1-25 and scheduled for 3-20-25, The public hearing will be held via Virtual Teleconference. Subgrantee Vacancy hearing notice posted on 3-7-25 and scheduled for 3-20-25 immediately following the SP hearing.

IV.7 Miscellaneous

Principal Investigator: Danielle Safford, (503)569-2528 danielle.safford@hcs.oregon.gov
Business Officer: Carrie Fisher, (971)398-5910 carrie.fisher@hcs.oregon.gov

The Housing Stability Council acts as the Policy advisory council for the WAP and provides policy direction and oversight to Oregon Housing and Community Services. The Housing Stability Council now reviews all program areas of the agency and provides direction and guidance. The Council meets monthly and includes a range of expertise and geographic representation. The Council is charged with meeting the tremendous need for the provision of affordable housing for lower income Oregonians.

The PAC committee members represent the interests of low-income and priority populations through advocacy or assistance programs or both.

For more information related to the Housing Stability Council, see OHCS website: <http://www.oregon.gov/ohcs/OSHC/Pages/index.aspx>

The State Plan Public Hearing will be held on March 20, 2025. Written comments are accepted, via e-mail or regular mail, from the time of the public posting to April 4, 2025. The State Plan Public Hearing transcript and public hearing notice and comments are uploaded to the SF 424 in PAGE.

A copy of the most recent Statewide Single Audit can be accessed at the following link: [Keeping Oregon Accountable Fiscal Year 2023](#)

Native American Explanation: Oregon allows for Native American Project proposals to be submitted by July 1 of each program year. If a proposal is submitted and approved, the funds will be allocated to the successful agency. If no successful proposal is submitted, the funds will be allocated in traditional fashion to the six sub-grantees with Tribal Reservation land within their service territory. Oregon identifies OHCS program manager as the point of contact as until

July 1, we do not know who will be receiving the funds.

If grant funds are not obligated for reimbursement by Subgrantee's in a timely manner as determined by Oregon Housing and Community Services, OHCS may at its sole discretion, reduce Subgrantee funding and redistribute such funds to other Subgrantees. OHCS may implement adjustments by modifying the

U.S. Department of Energy
Weatherization Assistance Program (WAP)
WEATHERIZATION ANNUAL FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

applicable Notice of Allocation (NOA). This remedy is in addition to any other remedies available to OHCS under the Master Grant Agreement or otherwise.

In accordance with 2CFR 200.425 (a)(2), only those Subgrantees expending more than \$1,000,000 in total federal funding annually will receive FINANCIAL AUDITS funding identified in the Grantee's SF-424a Budget.

SF-LLL Disclosure of Lobbying Activities not applicable

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

This worksheet should be completed as specified in Section III of the Weatherization Assistance Program Application Package.

V.1 Eligibility

V.1.1 Approach to Determining Client Eligibility

Provide a description of the definition of income used to determine eligibility

Clients who have applied for and have been found eligible for the Low-Income Home Energy Assistance Program Act of 1981 (LIHEAP) will be eligible for DOE- WAP. The state of Oregon will use the current statewide manual established for LIHEAP, as established by the U.S. Office of Management and Budget in determining eligibility for households that meet LIHEAP criteria.

Households not eligible through LIHEAP or HUD or USDA categorical eligibility are subject to WAP specific thresholds: 200% Federal Poverty Level (FPL).

DOE WAP eligibility:

The period for determining income eligibility will be based on the same standards, protocols, and guidelines for LIHEAP. Income must be reverified when the eligibility determination exceeds 12 months.

In multi-family buildings and geographical multi-family, application must be made by each household to qualify for assistance. Both renters and homeowners will be eligible and those households in similar circumstances will receive similar benefits.

Applications older than one (1) year must have the household income verified again.

Subgrantees are not required to re-verify income eligibility once the project is started. The project start is defined as the date the energy audit is completed. Subgrantees are strongly encouraged to coordinate with the local LIHEAP provider to obtain eligible LIHEAP/DOE applicants who have requested weatherization.

As defined in 10 CFR 440.3, Low-income means that income in relation to family size which:

- (1) Is at or below 200 percent of the poverty level determined in accordance with criteria

established by the Director of the Office of Management and Budget (OMB), except that the Secretary may establish a higher level if the Secretary, after consulting with the Secretary of the United States Department of Agriculture (USDA) and the Secretary of Health and Human Services, determines that such a higher level is necessary to carry out the purposes of this part and is consistent with the eligibility criteria established for the Weatherization Program under Section 222(a)(12) of the Economic Opportunity Act of 1964;

- (2) Is the basis on which cash assistance payments have been paid during the preceding

twelve-month period under Titles IV and XVI of the Social Security Act or applicable

State or local law; or

- (3) If a Grantee elects, is the basis for eligibility for assistance under the Low-Income Home Energy Assistance Act of 1981, provided that such basis is at least 200 percent of the poverty level determined in accordance with criteria established by the Director of the

Office of Management and Budget.

Households must provide documentation of their gross income for the eligibility period determined by their local agency (in compliance with the timelines expressed in the LIHEAP manual). State-approved, agency-developed Declaration of Household Income Forms (DHI) must be used for the households or household members claiming zero income (local agencies may require that applicants and/or households claiming zero income to submit additional information).

"Income" refers to total cash receipts, before taxes, from all sources for all people living in the dwelling unit (defined as household). This includes money, wages and salaries before any deductions, Net receipts from non-farm or farm self-employed (e.g., receipts from own business or farm after deductions for business or farm expenses).

Cash receipts:	Income exclusions:
	<ul style="list-style-type: none">• Capital gains• any assets drawn down as withdrawals from

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

<ul style="list-style-type: none">• Money, wages and salaries before any deductions.• Net receipts from non-farm or farm self-employment (receipts from a person's own business or from an owned or rented farm after deductions for business or farm expenses).• Regular payments from social security, railroad retirement, unemployment compensation, strike benefits from union funds, worker's compensation, veteran's payments, training stipends, alimony, and military family allotments.• Private pensions, government employee pensions (including military retirement pay), and regular insurance or annuity payments.• Dividends and/or interest.• Net rental income and net royalties.• Periodic receipts from estates or trusts.• Net gambling or lottery winnings	<p>a bank</p> <ul style="list-style-type: none">• money received from the sale of a property, house or car• one-time payments from a welfare agency to a family or person who is in temporary financial difficulty• tax refunds• gifts, loans, or lump sum inheritances• college scholarships• one time insurance payments or compensation for injury• non-cash benefits such as the employer-paid or union paid portion of health insurance• employee fringe benefits, food or housing received in lieu of wages• the value of food and fuel produced and consumed on farms• the imputed value of rent from owner occupied non-farm or farm housing• depreciation for farm or business assets• federal non-cash benefit programs such as Medicare, Medicaid, Food Stamps, school lunches, and housing assistance• Combat-zone pay to the military• child support• reverse mortgages• payments for care of foster children
---	---

Child Support payments **are not** considered Sources of Income to be added for the purpose of determining applicant eligibility.

Income eligibility has been expanded to categorically include HUD and U.S. Department of Agriculture (USDA), which are means tested programs at or below 80% of Area Median Income (AMI) to better facilitate referral services for low-income households, reducing the burden on both the intake agencies and households trying to obtain services. (Examples of HUD programs but not limited to Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Lead Hazard Control & Healthy Homes Program (OLHCHH), Section 8, etc.)

Subgrantees may certify that applicants have met the income requirements of HUD means tested programs through mechanisms including, but not limited to, applicant documentation, interagency lists of recipients, shared system databases, etc. The method of verification of eligibility must be included in the client file. OHCS must approve the method of verification prior to proceeding with the project.

Subgrantees generally encounter three types of multifamily properties assisted by HUD:

1. Housing owned and operated by PHAs: WAP providers shall consider all such buildings managed by the PHAs referenced in this [HUD Web page](#) to be 100% percent income eligible.
2. Privately owned multifamily buildings that are receiving project-based assistance. Subgrantees must provide documentation in the file as to the percentage of units that are income eligible.
3. Privately owned multifamily buildings that house residents receiving tenant-based assistance (TBA/TBRA): WAP providers will determine the percentage of income eligible residences by either contacting the building's owner/manager to obtain such Section 8 Housing Choice Voucher records (from HUD's Tenant Based Rental Assistance Program (TBRA) or by individually verifying which residents hold such vouchers.

Subgrantees may certify that applicants have met the income requirements of USDA means-tested programs and are eligible for weatherization services through programs including but not limited to:

- Section 521 Rental assistance
- Section 502 Direct Home Purchase Program
- Section 533 Housing Preservation Grant Program
- Section 504 Home Repair Program

The USDA identifies and updates current buildings monthly and can be referenced on the [USDA website](#)

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Additionally, categorical eligibility applies when one or more persons living in the dwelling unit has received cash assistance payments under Title IV (TANF) or XVI of the Social Security Act (SSI), or applicable state or local law at any time during the 12 months preceding the determination of eligibility for weatherization assistance; or one or more persons in the unit is eligible under the Low Income Home Energy Assistance Act of 1981, provided that such basis is at least 200 percent of the poverty level.

Oregon complies with the current version of DOE's Federal Poverty Guidelines and Definition of Income Program Notice.

Describe what household eligibility basis will be used in the Program

In determining the level of eligibility, the State shall use the LIHEAP criteria for those households that are at or under 200% of federal poverty level. These criteria shall be applied throughout an agency's entire service territory. Persons who have applied for and have been found eligible for the Low-Income Home Energy Assistance Program Act of 1981 (LIHEAP) will be eligible for DOE- WAP. The state of Oregon will use the current statewide manual established for LIHEAP, as established by the U.S. Office of Management and Budget in determining eligibility for households that meet LIHEAP criteria. Households not eligible through LIHEAP or HUD categorical eligibility are subject to WAP specific thresholds: 200% Federal Poverty Level (FPL). Current income guidelines can be reached on the [OHCS website](#).

Describe the process for ensuring qualified aliens are eligible for weatherization benefits

When determining eligibility of qualified aliens, Oregon will follow the policies outlined in "Summary of Immigrant Eligibility Restrictions Under Current Law as of 2/25/2009" in the HHS guidelines, located at:

<http://aspe.hhs.gov/hsp/immigration/restrictions-sum.shtml>

V.1.2 Approach to Determining Building Eligibility

Procedures to determine that units weatherized have eligibility documentation

Eligibility Documentation – Households must provide documentation of their gross income for the eligibility period determined by their local agency (in compliance with the timelines expressed in the LIHEAP manual). State-approved, agency-developed Declaration of Household Income Forms (DHI) must be used for the households or household members claiming zero income.

- **Prior to Audit** – Prior to an audit of a prospective dwelling, the subgrantee must have a completed application and all necessary paperwork, including proof of income eligibility, owner's name and address/contact information as well as utility supplier(s).
- **Permission to Proceed** – Prior to any work being done on a dwelling (including baseload measures), and prior to a subcontractor visiting the dwelling for purposes of evaluating job costs, the subgrantee **must** have a signed statement from the owner or their agent that permission has been granted to perform weatherization and baseload measures on and at the dwelling. At a minimum, the statement **must** include:
 - A list of possible measures that may be installed.
 - If walls are to be blown with insulation, it must indicate the owner or their agent has seen pictures of what a wall blown with insulation includes, and how the dwelling will look when completed.
 - The residence is not currently for sale by owner of property, nor is it designated for acquisition or clearance (foreclosure) by federal, state or local programs.
- **SHPO-Oregon** has a DOE executed Programmatic Agreement (PA) approved and in place since July 1, 2020.
- **Appeals Procedures** – Subgrantees must have approved procedures in place that allow for receipt of tenant complaints and owners can appeal should rental increases occur.

Describe Reweathering compliance

No unit can receive DOE weatherization funding if it was previously weatherized less than fifteen years ago. The technology utilized in the

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

assessment, installation and inspection processes has dramatically changed over the past two decades which helps to target high priority areas of heat loss and health and safety.

Dwelling units weatherized (including dwelling units partially weatherized) under this part, or under other Federal programs (in this paragraph referred to as 'previous weatherization'), may not receive further Federal financial assistance for weatherization under this part until the date that is 15 years after the date such previous weatherization was completed. This paragraph does not preclude dwelling units that have received previous weatherization from receiving assistance and services (including the provision of information and education to assist with energy management and evaluation of the effectiveness of installed weatherization materials) other than weatherization under this part or under other Federal programs, or from receiving non-Federal assistance for weatherization. The inclusion of "other Federal programs" includes all Federal funds including LIHEAP, HUD, or USDA "weatherization" activities.

The Weatherization Program by definition is a highly complex and detailed technical approach to identifying measures designed to save energy and eliminate H&S problems in the home. It begins with a comprehensive assessment of the home that includes building diagnostics, energy modeling, in depth client interviews and assessments of behavior, HVAC diagnostics, a visual inspection of all insulated areas that can be accessed, foundation and other structural inspections, ventilation compliance with ASHRAE, etc. All possible eligible measures are entered into a computer model which will list each one in order of cost effectiveness. Only those meeting an SIR of one or above are allowed to be considered for installation. Weatherization is not an emergency program or a home repair program. The primary measures completed under weatherization include air leakage reduction, insulation, ventilation, HVAC repair and replacement, duct sealing, Ground Vapor Barriers, CO detectors and smoke detectors. No other program in Oregon has this focus or has the diagnostics to effectively and safely complete the measures recommended. Other programs often focus on accessibility measures for handicap compliance, structural measures, water and septic, among other things. No one requires the diagnostics that we do for weatherization.

The Oregon WAP OPUS database and data collection system for weatherization and our Energy Assistance Program contains information on homes completed. The information on the homes that were completed long ago is minimal and, in some cases, non-existent but we do know what homes and when they were done. The information collected in the last fifteen years is much more thorough. Despite the retention period for DOE funds being three years, we utilize the OPUS data base to give us information about the homes that have been worked on and in tracking re-weatherization. Most all Federal agencies follow the same retention period of three years and for legal reasons most agencies do destroy files after that period of time. Currently there is no statewide data base of all homes that have been worked on for any reason by any Federal agency. We think it would be next to impossible to compile such a data base given all the interagency confidentiality rules, lack of information over three years old, etc.

OHCS will add language to the State Plan that the Subgrantee must examine all submitted paperwork by the clients to determine if they have received weatherization services in the past and they must cross check the OPUS online database. A question must be included in the application that asks the client if they have received weatherization work in the past 15 years by any agency. If so, the Subgrantee can determine if the work falls under the definition of weatherization. If the client did receive Federally funded weatherization services during that time frame, they must be denied weatherization utilizing federal funds during the 15-year period.

DOE funds may not be used for call-backs or missed opportunities. Once a DOE funded project is reported as complete, only funds other than DOE funding can be utilized for this type of activity.

Describe what structures are eligible for weatherization

Eligible Structures – In addition to weatherizing "traditional" building types including single-family site-built homes, manufactured homes, and multifamily buildings. Oregon will allow provision of services to shelters and travel trailers under the following circumstances.

- Shelter –
 - Property is managed by non-profit organization.
 - Property is utilized as transitional housing.
 - Property is utilized as overnight shelter.
 - Project is approved by OHCS before proceeding with weatherization activities.
- Travel Trailer –
 - Unit is a permanent residence; **AND**
 - The unit has an address; **AND**
 - The occupant has a utility bill in their name or can demonstrate an energy burden; **AND**
 - The occupant has a legal lease or contract to live in the unit and park the unit at said location; **AND**
 - There must be cost-effective (SIR of 1.0 or greater) weatherization improvements to be completed on the structure; **AND**
 - Health and safety improvements are only related to weatherization and do not address mechanical, other than Heating, Ventilation, and Air Conditioning (HVAC).

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Describe how Rental Units/Multifamily Buildings will be addressed

Rental Units –

The following guidelines are to be followed when rental units are weatherized. Specifically, these regulations say when a Subgrantee weatherizes rental dwellings:

- a. No dwelling unit shall be weatherized without first obtaining the written permission of the owner or the owner's authorized agent.
- b. The Subgrantee shall establish procedures to be approved by OHCS to ensure that:
 - The benefits of weatherization assistance shall accrue primarily to the low-income tenants.
 - Rents shall not be raised because of the increased value of the dwelling unit(s) due solely to weatherization assistance provided under this part.
 - Subgrantee can receive tenant complaints and owners can appeal should rental increases occur.
 - No undue or excessive enhancement shall occur to the value of the dwelling unit(s).
 - The residence is not currently for sale by owner of property, nor is it designated for acquisition or clearance (foreclosure) by federal, state or local programs.
- c. Weatherization services will not be provided to eligible clients who pay their energy cost apart of their rent unless landlord agrees to do at least one of the following.
 - Make reductions in rent to reflect in some equitable way the reductions achieved in fuel cost due to weatherization.
 - Long term preservation of the property as affordable housing.
 - Investment of energy savings in facilities or services that offer measurable direct benefits to the tenants.
 - Additional improvements to heat, hot water distribution and ventilation systems to improve the comfort of the residents.
1. Lien on Property – As stated in 10 CFR Part 440.22 (c): "In order to secure the Federal investment made under this part and address the issues of eviction from and sale of property receiving weatherization materials, States may seek landlord agreement to placement of a lien or to other contractual restrictions."
 - At the current time, OHCS encourages but does not require any subgrantee to include lien or contractual restrictions on property owners.
1. **Multifamily Weatherization** – Prior to weatherizing multi-family housing units, not less than 66 percent (50 percent for duplexes and four plex's) must be occupied by income eligible households in order for the entire building to qualify for weatherization assistance.
 - **Landlord Contribution Clause** –
 - Some large multi-family buildings with less than 66% eligible units, (but at least 50%) may be weatherized if agencies can demonstrate the investment of DOE funds would result in significant energy-efficiency improvements, **AND**
 - Additional funds are leveraged from landlords, utilities, or other sources; **AND**
 - Leveraged funds must equal at least 10 percent of the total job cost to be eligible for reduced unit eligibility percentage.
 - **Flexibility within the Multifamily Weatherization Provisions** – In the final rule, DOE offered flexibility by adding certain eligible types of large multi-family buildings to the list of dwellings that are exempt from the requirement that at least 66 percent of the units **must** be occupied by income-eligible persons. In these large multi-family buildings, as few as 50 percent of the units would have to be certified as eligible before weatherization services can be offered. This exception would apply only to those large multi-family buildings where an investment of DOE funds would result in significant energy-efficiency improvement because of the upgrades to equipment, energy systems, common space, or the building shell. By providing this flexibility, local agencies will be better able to select the most cost-effective investments and enhance their partnership efforts in attracting leveraged funds and/or landlord contributions. This flexibility does not apply to any other type of multi-family unit. **Note: Agencies should exercise caution when utilizing flexibility in this area. The key is the investment of DOE funds coupled with leveraged resources which result in significant energy savings. Absent this investment, lowering the eligibility to 50 percent may lead to disallowed costs. Local agencies uncertain on a given multifamily project should seek approval through OHCS Weatherization Program Manager.**

Describe the deferral Process

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Deferral Policy – In the event that issues are identified that do not fall under the scope of the DOE WAP, other, more flexible, funding sources may be utilized to complete H&S measures that do not fall under the DOE WAP criteria. If neither of these options is possible, every effort must be made to refer the client to sources that may be able to mitigate the issue. If after all of these options are exhausted and documented, then deferral may be required until the problems are resolved. All deferrals will be tracked within the OPUS database.

Deferral Standards –

The decision to defer work on a dwelling without providing weatherization services is difficult, but necessary in some cases. Many problems encountered in low income housing are beyond the scope of the Weatherization Assistance Program. Deferring weatherization work does not mean that assistance will never be available, but that any work must be postponed until the problems can be resolved, and alternative sources of assistance are found as necessary.

1. Agencies (subgrantees) should develop guidelines and a standardized form. The form should include:
 1. Client's name and address.
 2. Date of the audit/assessment.
 3. Date the client was informed of deferring weatherization.
 4. A clear description of the problem, conditions under which weatherization could continue, the responsibility of all parties involved, and the client(s) signature(s) indicating that they understand and have been informed of their rights and options.
2. Deferral Conditions May Include:
 1. The client has known health conditions that prohibit the installation of insulation and other weatherization materials.
 2. The building structure or its mechanical systems, including electrical and plumbing, are in such a state of disrepair that failure is imminent, and the conditions *cannot* be resolved in a cost-effective manner.
 3. The house has sewage or other sanitary problems that would further endanger the client and the weatherization installers if weatherization work were performed.
 4. The house has been condemned or electrical, heating, plumbing, or other equipment has been "red tagged" by local or state building official or utilities.
 5. Moisture problems are so severe they cannot be resolved under existing health and safety measures and minor repairs.
 6. Dangerous conditions exist due to high carbon monoxide levels in combustion appliances and cannot be resolved under existing health and safety measures.
 7. The client is uncooperative, abusive, or threatening to crew, subcontractors, auditors, inspectors, or others who must work on or visit the house.
 8. The extent and condition of lead-based paint in the house would potentially create further health and safety hazards.
 9. In the judgment of the energy auditor, any condition exists which may endanger the health and/or safety of the work crew or subcontractor, the work should not proceed until the condition is corrected.

Agencies (subgrantees) are expected to actively pursue all alternative options on behalf of the client, including weatherization readiness funds, referrals, and use good judgment in dealing with difficult situations. Clients must be offered a chance to appeal deferral decisions using the agencies appeals process. Once the reasons for deferral have been addressed, the home can be reconsidered for the weatherization program. If the eligibility has not been determined within the last year, it must be updated to determine whether the home is still eligible and has the same priority for weatherization services.

The State of Oregon Weatherization Readiness Plan: Weatherization Readiness Funds (WRF) are designated for use by Grantees in addressing structural and health and safety issues. This funding is anticipated to reduce the frequency of deferred homes that require other services, outside the scope of weatherization, before the weatherization measures can be installed. In conversation with the subgrantees, we have agreed upon the following plan for expending Weatherization Readiness funds. The use of WRF does not need to result in a DOE-funded completion within the same PY but must be completed within the same grant cycle. DOE BIL has a different grant cycle, therefore, WRF activities must be completed and reported within the annual award grant cycle, but the project may be fully weatherized and counted as a DOE BIL completion within a reasonable time within the IJA grant cycle. Oregon will define and incorporate a reasonable time as 120 days from the start of a project (as determined by the date of the approved WRF application) to a fully completed and weatherized unit (as determined by the completion date in OPUS).

Distribution of Funds: The funds will be held by OHCS and allocated to agencies who identify homes that have been deferred or are in jeopardy of being deferred. Agencies will apply to OHCS, and the funds will be allocated based on need. As agencies have different resources and needs for deferred jobs, it was decided that allocating on an as needed basis was the most effective way to proceed. Oregon added a subgrantee in the annual file called "Weatherization Readiness fund" to account for these funds.

Maximum Cost Per Unit: The maximum investment per unit for Readiness funds will be capped at \$20,000 per completed unit and funds will be allocated on a case-by-case basis upon review.

Monitoring of Units: Agencies will conduct 100% inspections on Readiness units. Grantee as part of its annual subgrantee monitoring will review all WRF expenditures.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Reporting: The OPUS database will have an additional category added for the WRF funds. Costs, job identifiers and work completed under the WRF category will be tracked. OHCS will be able to generate reports detailing all relevant information.

Reporting Categories: The OPUS database will provide the following reporting categories:

Job #, year built, housing type, date of application, deferral problems, date of completion, cost of remediation, and
other funds utilized.

Eligible Measures: Where applicable, identify multiple repairs or remediation reasons for a single building. These are some of the eligible categories. If a repair is needed that is not on the list, the subgrantee must contact the State Program Manager with details and a request to proceed.

Major roof repair

Wall repair

Ceiling repair

Floor repair

Foundation or crawlspace repair

Exterior drainage repairs (gutter/landscape)

Plumbing repair

Electrical repair

Cleanup and/or remediation beyond the WAP

Lead paint/asbestos/mold and moisture/biological/pests/etc.

Major repair to unsafe chimney and stacks

Water source repair (Wells/filtration, etc.)

Replacing gas cookstoves that cannot be repaired

PROCESS: Weatherization Readiness Funds can only be used on homes that will receive DOE weatherization services and result in a DOE completion following the deficit correction:

- If the subgrantee has a wait list of deferred homes in a service area, these homes should be considered immediately for Weatherization Readiness funds to get them in the que for weatherization services. Client should be contacted, requalified if necessary and scheduled for assessment.
- Normally, deferrals are identified at the time of the assessment when an energy auditor to the home. For a new client that is being assessed for WX services, if there are serious issues identified that are beyond the scope of eligible conservation and H&S recommendations utilizing the funds available, this home would be categorized as 'Deferred' until the deficiency is corrected. These clients have been identified following the normal prioritization and wait list process so this will continue to be followed.
- In either case the subgrantee would create a scope, contract for services, or engage with a contractor to do the work so that the building would then be eligible for weatherization work. Readiness work will be identified by measure in the client file.
- WRF application on the OHCS website will be filled out and submitted with supporting documents for review. Follow up with questions or additional information happens and application is approved/denied with justification.
- At completion of project which included WRF, subgrantee agency will then report into the OPUS database all pertinent information. Client files for each job are expected to contain the measure, cost, inspection information, and OHCS approved application for WRF.
- All final invoices and change orders need to be submitted to OHCS at the completion of the WRF work to track completions and balance the books.

Braiding Funds: Oregon will utilize other funding sources as possible to augment these funds.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

V.1.3 Definition of Children

Definition of children (below age): **18**

V.1.4 Approach to Tribal Organizations

☐ Recommend tribal organization(s) be treated as local applicant?

If YES, Recommendation. If NO, Statement that assistance to low-income tribe members and other low-income persons is equal.

To ensure adequate services are provided to Native Americans, a 3% set aside has been established.

Native American set aside funds are based on population information of Oregon's tribes. Subgrantees with recognized reservations located within their service area receive a percentage of the set aside based on the percent that tribe represents of the total tribal population in Oregon.

Option 1:

New DOE funds set aside for Native American's are being proposed to be used in total for weatherization projects directed at Native Americans. These funds will be available to any weatherization subgrantee who proposes a Native American weatherization project. Weatherization subgrantees are encouraged to work with Tribes to coordinate these projects. Projects will be evaluated based on a first come first serve basis and on potential leveraging.

Option 2:

Allocate Native American funds in the traditional fashion to the six subgrantees with Tribal Reservation lands within their service areas. A breakout of this allocation can be found in the Annual Plan.

Due to proposals being submitted, Native American allocation is listed as an additional sub-grantee in the annual file. Once the funds are received, the NA funds are allocated either by option 1 and/or 2 depending on proposals submitted.

V.2 Selection of Areas to Be Served

OHCS currently contracts with (16) subgrantees. Each of these subgrantees currently manage effective Weatherization Programs. All subgrantees have received comprehensive program reviews and demonstrated ability to administer programs in compliance with State and Federal Rules.

The service area of the (16 subgrantees covers the entire State of Oregon. Each county within a subgrantee service area receives weatherization services proportional to the ratio of its low-income residents relative to the population of low-income residents in the service area.

Oregon Low-Income Weatherization Assistance Program is required to comply with the requirements of Sections 440.14 State Plans and 440.15 Sub-grantees of the weatherization rules DOE 10CFR Part 440.

Subgrantees must comply with Oregon Revised Statute ORS 458.505.

(1) The community action agency network, established initially under the federal Economic Opportunity Act of 1964, shall be the delivery system for federal antipoverty programs in Oregon, including the Community Services Block Grant, Low Income Energy Assistance Program, State Department of Energy Weatherization Program and such others as may become available.

(2) Funds for such programs shall be distributed to the community action agencies by the Housing and Community Services Department with the advice of the Community Action Partnership of Oregon.

(3) In areas not served by a community action agency, funds other than federal community services funds may be distributed to and administered by organizations that are found by the Housing and Community Services Department to serve the antipoverty purpose of the community action agency network.

The low-income weatherization sub-grantees will be selected on the basis of public comment received during a public hearing which will include program monitoring results of each agency appropriate findings and concerns will include:

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

- the sub-grantees experience and performance in weatherization or housing renovation activities.
- the sub-grantees experience in assisting low-income persons; and
- the sub-grantees capacity to undertake a timely and effective weatherization program.
- Preference will be given to any CAA or other public or non-profit entity which has or is currently administering an effective program.
- the extent to which the past or current program achieved or is achieving weatherization goals in a timely manner.
- the quality of work performed by the sub-grantee.
- the number, qualifications, and experience of the staff members of the sub-grantee; and
- the ability of the sub-grantee to secure volunteers, training participants, public service employment workers, and other Federal and State training programs.

Fiscal review and Program monitoring of agencies will include but not be limited to the following reporting categories:

- Administration.
- Program, which includes Liability Insurance labor, tools and equipment, transportation/travel, installer's labor, materials, and space.
- Health and Safety, which includes combustion appliances, electrical inspections, lead inspections and heating system repairs.
- Training and Technical Assistance(T/TA).
- Weatherization Program Rebates.
- Internal Controls.

In general business objectives will be reviewed within the following three categories: *operations, financial reporting and compliance.*

Rating of these agencies will be scored objectively using the *OHCS Weatherization Program Agency Monitoring Plan*. Agencies will be scored and rated within program evaluation categories as **exemplary, stable, vulnerable** or **at-risk**. Numerical scores are associated with these categories and will assist in ranking and rating agencies as to their past, present and potential performance.

If grant funds are not obligated for reimbursement by Subgrantee in a timely manner as determined by OHCS, OHCS may at its sole discretion, reduce Subgrantee funding and redistribute such funds to other Subgrantees. OHCS may implement adjustments by modifying the applicable Notice of Allocation. This remedy is in addition to any other remedies available to OHCS under the Master Grant Agreement or otherwise.

V.3 Priorities

An actual waiting list to determine who is next to receive weatherization services must be developed with priority given to: elderly persons (60 years of age and older), persons with disabilities, and families with children eighteen (18) years of age and under, high residential energy users (i.e. energy usage is above average as a result of household composition or unusual needs for energy), and households with a high energy burden (i.e. when 6 percent or more of the household income is going towards energy).

Other criteria may be used as long as it's SECONDARY to the five above that are listed in the enabling legislation for the DOE WAP Program.

The priority criteria used for determining applicant priority **must** be approved by OHCS in writing and on file with the subgrantee. The criteria must be used consistently for all applicants unless the subgrantee is involved in an OHCS sanctioned special project. Subgrantees must notify OHCS of changes and additions to their priority criteria.

Subgrantees shall ensure that weatherization services are being provided to low-income persons that live in all types of housing (i.e., single family, rentals, manufactured housing units, and multi-family buildings). Housing type is not a recognized priority.

V.4 Climatic Conditions

Climatic Conditions - The State of Oregon is comprised of two basic climatic regions. Western Oregon (west of the Cascade mountains) experiences a wet climate and has an average of approximately 4,700 heating degree days. Eastern Oregon (east of the Cascade Mountains) experiences a dry, colder climate and averages close to 6,500 heating degree days.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Oregon Heating Degree Days

Base 65 HDD by county as used for the computerized audit tool.

County	Degree Days	County	Degree Days
Baker	7024	Lake	6746
Benton	4978	Lane	4803
Clackamas	4693	Lincoln	5250
Clatsop	5250	Linn	4978
Columbia	5250	Malheur	7024
Coos	4664	Marion	4978
Crook	6746	Morrow	5275
Curry	4664	Multnomah	4693
Deschutes	6746	Polk	4978
Douglas	4803	Sherman	6746
Gilliam	5275	Tillamook	5250
Grant	6746	Umatilla	5275
Harney	7024	Union	6746
Hood River	6746	Wallowa	6746
Jackson	4803	Wasco	6746
Jefferson	6746	Washington	4693
Josephine	4803	Wheeler	5275
Klamath	6746	Yamhill	4693

V.5 Type of Weatherization Work to Be Done**V.5.1 Technical Guides and Materials**

Activities included in the weatherization of qualified homes will include general heat waste, insulation, and health and safety/energy related repairs. These activities will be guided by a DOE approved computerized audit and in accordance with the provisions "Oregon Weatherization Assistance Program Site Built Housing and Manufactured Home Field Guide and Standards". The actual installation of weatherization materials is specified in the above referenced documents.

Oregon Housing and Community Services provides links to the technical requirements and specifies in our subgrantee contracts that they provide the requirements to their contractors. They must get a receipt from the contractor that they received the requirements and keep it in the contractor file. They also have the option to include in their contract that the contractor acknowledges that they have received the requirements and signature verifies this. Whichever way a subgrantee agency chooses is allowable and verified through the subgrantee monitoring process for compliance.

Below is the Language from that Master grant Agreement that pertains to conforming to field guide requirements.

"Sub grantee shall and shall cause and shall require its Sub recipients by contract to provide Sub recipients and/or contractors with technical requirements for field work including audits/testing; installation of energy conservation, health and safety and incidental repair measures; and final inspections. The Sub grantee must confirm receipt of those requirements and provide follow-up and clarification upon request. A signature on a contract can serve as proof of receipt. The technical requirements must be clearly communicated and the specifications for work to be inspected must be referenced in Sub recipient contracts. Contractors hired by the Sub grantee and Sub recipient must have agreements that include the same technical requirements referenced above. The work of the contractor must meet the quality specifications outlined by OHCS."

Only energy conservation materials which meet or exceed standards prescribed in Appendix A to 10 CFR, Part 440 will be purchased and installed utilizing DOE program funds.

National Environmental Policy Act Information (NEPA)

The following activities are categorically excluded from further NEPA review, absent extraordinary circumstances, cumulative impacts, or connected actions that may lead to significant impacts on the environment, or any inconsistency with "integral elements" (as contained in 10 CFR Part 1021, Appendix B) as they relate to a particular project and adhere to the applicable State's programmatic agreement with the cognizant State Historic Preservation Office (SHPO).

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

- a. Administrative activities associated with management of the designated Weatherization Office and management of programs and strategies in support of weatherization activities.
- b. Development and implementation of training programs and strategies for weatherization effort, including initial home audits, final inspections and client education.
- c. Purchase of vehicles and equipment needed for weatherization audits.
- d. Weatherization activities provided that projects apply the restrictions of each state's programmatic agreement with SHPO, and are limited to:
 1. Building shell measures:
 - a. Installation of insulation where needed.
 - b. Air sealing (caulk, door sweeps, weather-stripping, etc.);
 - c. Repair and replace windows.
 2. Mechanical Measures:
 - a. Clean, tune, repair or replace heating and/or cooling systems.
 - b. Install duct and heating pipe insulation.
 - c. Repair leaks in heating/cooling ducts.
 - d. Install programmable thermostats.
 - e. Repair/replace water heaters.
 - f. Install water heater tank insulation.
 3. Electric and Water Measures:
 - a. Install efficient light sources.
 - b. Install low-flow showerheads.
 - c. Replace inefficient refrigerators with energy-efficient models.
 4. Energy-related health and safety measures including:
 - a. Combustion appliance safety inspections.
 - b. Air quality assessment and limited removal of formaldehyde, volatile organic compounds, flammable liquids and other air pollutants.
 - c. Gas and bulk fuel leak inspections.
 - d. Limited testing and/or containment, removal and disposal of lead, asbestos, refrigerant, mercury and other materials generated during the course of WAP activities.
 - e. Cleaning of mold limited to surface preparation for WAP activities.
 - f. Conduct radon testing and precautionary measures.
 - g. Inspect and install carbon monoxide and smoke alarms.
 - h. Install ventilation as required by the American Society of Heating and Air Conditioning Engineers (ASHRAE) 62.2 – 2016 standard. Including blower door testing addressing infiltration, ventilation and exhaust.
 5. Incidental and necessary energy related repairs and replacements:
 - a. Repair and replace damaged windows and doors.
 - b. Minor electrical and plumbing repairs.
 6. Installation of Solar photovoltaic (PV) and solar hot water heating systems on buildings with 1-4 units' subject to the following restrictions:
 - a. PV Systems would be appropriately sized would not exceed 15kW and/or.
 - b. Solar hot water heating systems would be appropriately sized and would not exceed 200,000 BTU/HR.
 - c. Systems would be roof mounted and attached to structure.
 - d. Battery storage, if applicable, would be mounted to the structure.

Activities/projects not listed above are subject to additional NEPA review and approval by DOE, whether the intention is to use WAP formula or Petroleum Violation (PVE) funds to fund the project. For activities requiring additional review, Oregon will complete and submit an Environmental Questionnaire (EQ)-1 to DOE for approval.

Field guide types approval dates

Single-Family: 3/23/2021
Manufactured Housing: 3/23/2021
Multi-Family: 3/23/2021

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Audit Procedures and Dates Most Recently Approved by DOE

Audit Procedure: Single-Family

Audit Name: Other (specify)

Rem Design 7/5/2019 approval

Approval Date:

Audit Procedure: Manufactured Housing

Audit Name: Other (specify)

Rem Design 7/5/2019 approval.

Approval Date:

Audit Procedure: Multi-Family

Audit Name:

Approval Date:

Comments

One energy modeling software platform has been approved by DOE for use in the OR WAP program. REM/Design™ (Architectural Energy Corporation) is approved for single family homes, mobile homes and small multifamily dwellings.

REM/Design™ Dwelling Criteria

As defined in the policy, REM/Design™ audit is to be used for the following building types:

- Single-family dwellings up to 4-plexes,
- Mobile homes, and
- Low-rise multifamily buildings:
 - Containing five to 25 dwelling units,
 - Having 3 stories or fewer,
 - Individually metered,
 - Where the unit is heated and cooled independently.

The REM/Design™ energy audit process requires a physical inspection of the home, specific diagnostic tests, and proper data input into the software program. An energy profile of the existing home is compared to a set of improvements recommended for installation. Each measure is then evaluated, and a report is generated with the cost-effectiveness of each measure listed by SIR (Savings to Investment Ratio).

Subgrantees are required to have one (1) staff member certified in the use of the REM/Design™ software. It is recommended that agencies have additional staff certified to ensure continuity in the case of loss of staff. Non-certified REM/Design™ users must have REM/Design™ models reviewed by a certified user before certification is obtained.

Continuing Education Units: All REM/design™ Operators are required to complete 4 hours of training in the use of REM/Design™ during each calendar year. Documentation of CEU's must be submitted to OHCS.

Oregon is aware of the current discount rate adjustment guidance from DOE and that REM software is no longer supported for upgrade, and that we are no longer in compliance. OHCS will continue to work with DOE as we search for a new modeling tool to regain compliance and integrate new supported software into our program.

Large Multi-family buildings utilizing USDOE funds will be submitted to USDOE for approval before any work may commence.

Large Multi-family dwelling criteria:

- Multi-Family residential buildings 4 stories and above.
- Multi-Family residential buildings 3 stories or fewer with shared HVAC Systems.
- Multi-family residential buildings containing 5 or more units with shared HVAC systems.
- Multi-Family residential buildings containing 26 or more units.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

- Multi-Family residential buildings not meeting the REM/Design™ criteria.

Fuel Switching

Fuel switching is allowable when the site-specific energy audit demonstrates the cost effectiveness of the fuel switch over the life of the measure as indicated by the Savings to Investment Ratio (SIR). OHCS will approve each fuel switch request based on the protocol first approved by USDOE on February 1, 2017, and subsequently approved with our 2019 audit protocol submission.

Solar PV

Oregon would like to implement a Solar Pilot Program into the Oregon WAP. Oregon is not prepared to submit a Solar PV audit protocol at this time. When Oregon is ready to proceed all necessary documentation required to approve solar PV for the program will be submitted to our DOE project officer.

Client Education

Client education is a valuable component of Oregon's weatherization program, both by creating additional initial savings and by extending the persistence of savings achieved by other measures.

The educational component has been designed to enhance program participants' understanding of home energy efficiency improvements, to increase energy savings, and to contribute to the ongoing effectiveness of installed weatherization measures.

OHCS has developed an energy education handbook to assist agencies in setting up their energy education program. Educational materials have been prepared and training provided to our subgrantees that provide client education.

Oregon's client education program has proven to be an effective way of maximizing the impact of the energy efficiency measures installed by the WAP by providing information concerning energy efficiency practices to WAP recipients as well as an assortment of low cost/no-cost conservation devices. Participants may receive client education through in-home visits or in a classroom environment.

WAP providers are encouraged to provide comprehensive consumer education to the eligible tenant or homeowner in each weatherized unit.

OHCS will continue to work with DOE as we seek out a new modeling tool to meet the needs of the WAP.

V.5.3 Final Inspection

Only energy conservation materials which meet or exceed standards prescribed in Appendix A to 10 CFR, Part 440 will be purchased with program funds. To determine which weatherization measures are the most cost effective, subgrantees will use REM Design rating software. With the exception of energy conservation related repairs and measures designed to protect the health and safety of the occupants of an eligible dwelling, subgrantees will install only measures demonstrating a savings to investment ratio no less than 1.0. All measures except those designed to protect the health and safety of the occupants of an eligible dwelling must meet the savings to investment ratio criteria, those showing the highest savings to investment ratio will be installed before less effective measures.

A DOE Weatherized unit is:

A dwelling unit on which a DOE-approved energy audit has been applied. As funds allow, the DOE measures installed on this unit have an SIR of 1.0 or greater, but also may include any necessary incidental and health and safety repairs. The use of DOE funds on this unit may include, but are not limited to: auditing; testing; measure installation; inspection; use of DOE equipment; vehicles; or DOE provided training and/or administration. Therefore, a dwelling unit that meets both the definition of a DOE weatherized unit, and has DOE funds used directly, must be counted as a DOE completed unit.

All dwelling units (100 percent of jobs weatherized or where baseload measures were installed) that are being reported as completed for the purpose of obtaining DOE funds, must have a final inspection performed by a Certified Quality Control Inspector and must have in the job file a Final Inspection Certification form legibly signed by a designated subgrantee staff person (staff person other than those that performed the installation). The inspection form must have information that indicates that all measures designated to be installed, including mechanical

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

work, were installed in a workman like manner and in compliance with weatherization specifications. *If a designated measure is not installed, then a written explanation shall be included in the file and noted on the inspection form.*

Furthermore, a copy of a Final Inspection Certification form legibly signed by a designated subgrantee staff person shall remain with the owner/occupant. This inspection form must indicate:

- All of the measures were installed in a workman like manner and according to specifications.
- The measures installed should under reasonable conditions save energy and make the dwelling more comfortable for the inhabitants.
- All of the weatherization measures installed are guaranteed for material and workmanship defect for a period of one year (365 days) from the date signed.

OHCS will allow two options for meeting the QCI inspection requirement. Subgrantees must state in their work plan their intended method of inspection.

- Independent QCI: The QCI is an individual that has no involvement in the prior work on the home either as the auditor or as a member of the crew. If this method is utilized, OHCS will monitor a minimum of 5% of USDOE completions.

- Independent auditor/QCI: The auditor performs the audit, creates the work order, and performs the final quality control inspection. The auditor is not involved in any of the actual work on the home. Because this model does not allow for an independent review of the audit on every home, OHCS will increase the percentage of quality assurance reviews to ensure that audits are being performed consistently and correctly. OHCS will monitor a minimum of 10% of USDOE completions.

QCI Compliance Policy: As part of the QCI program, OHCS QCI monitors will review a percentage of agency QCI inspections for compliance with program rules and field standards at minimum annually. When QCIs are found to be out of compliance, efforts will be made to discover the source of the noncompliance issue. Depending on the source of the non-compliance issue, remedial training may be required for the QCI and/or the installation contractor. Remedial training may be provided by OHCS staff at the time of the monitoring. Alternatively, OTI or OHCS staff may provide more comprehensive training at a later date. Repeated non-compliance issues after remedial training may result in the QCI being put on probation, possible disallowed costs, and an increased level of monitoring.

DOE funds may not be used for call-backs or missed opportunities. Once a DOE funded project is reported as complete, only funds other than DOE funding can be utilized for this type of activity.

V.6 Weatherization Analysis of Effectiveness

Analysis of subgrantee weatherization productivity and effectiveness is conducted using a combination of the following methods:

- Annual program monitoring of all subgrantees to ensure production goals are effectively reached and training and technical assistance activities are appropriately designed and delivered.
- Comparisons of productivity and predicted energy savings between individual agencies. Trends indicating extremes in production and/or predicted energy savings measures will be noted and tracked for appropriate T&TA follow-up.
- Periodic desk reviews of subgrantee program status reports to ensure subgrantee production and expenditures are on schedule and within budget.
- Annual survey of subgrantees to assess training and technical assistance activities and ensure training and technical assistance needs are addressed.
- Distribution of client surveys to recipients of weatherization services to ensure customer satisfaction; and On-going energy savings evaluations to assess the effectiveness of energy conservation measures, energy audit calculations and procedures, and training and technical assistance activities.

V.7 Health and Safety

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

A primary concern of the grantee is the health and safety of low-income clients, local agency staff, and subcontractors. It is important that subgrantees be aware of potential hazards associated with the weatherization process. Health and safety standards developed by the Oregon Weatherization Assistance Program are contained in the Health and Safety Plan detailed below.

Oregon OSHA requires a Hazard Communication Plan and ensures compliance with this requirement. (29 CFR 1910.1200) Oregon OSHA ensures compliance with all worker health and safety requirements found in the OSHA Safety and Health Standards.(29 CFR 1926\1910)

This is an issue that concerns everyone involved in the delivery of weatherization services. As our understanding of the systems within a house expands, attention **must** be given to health and safety of the occupants and workers. All subgrantees have the equipment and skill to identify the major energy related health and safety/ incidental repair problems found in dwellings. To support subgrantees in the identification and reduction of health and safety repair problems, a maximum of 15 percent of the Average Cost Per Home (ACPH) may be used to mitigate problems identified (ACPH = \$8,547 x .15 = \$1282). Funds dedicated for health and safety repairs **cannot** exceed 15 percent of a subgrantees allocated program dollars. OHCS program coordinator and T&TA coordinator regularly review expenditures to ensure that subgrantees are not exceeding their allowable H&S average.

A health & Safety repair is defined as those actions necessary to maintain the physical well-being of both the occupants and/or weatherization workers where:

- Costs are reasonable and do not exceed 15% of the sub-grantees total allocated program dollars; AND
- The actions must be taken to effectively perform weatherization work, OR
- The actions are necessary as a result of weatherization work.

Health and safety repairs do have to be included in the overall job cost. But do not have to be included in SIR calculations.

An incidental repair is a repair necessary for the effective performance or preservation of weatherization materials. Incidental repair costs must be included in the job cost and SIR calculations.

Expenses charged as health and safety measures do not require cost justification (meeting SIR ≥ 1) and are not to be included as part of the overall job average. In cases where a health and safety measure can also be an energy efficiency measure, the measure must first be cost tested through the energy audit software and, when qualified, must be reported as an energy efficiency measure. For example, replacing a combustion atmospheric water heater with an unacceptable draft with a sealed combustion high efficiency unit produces an SIR of 1.3. This replacement qualifies as either a health and safety expense or as an energy conservation measure but must be charged as an energy saving measure.

There are instances where necessary health and safety concerns cannot be adequately addressed due to lack of accessibility, client refusal, budgetary constraints, inappropriate use of DOE weatherization funds and/or lack of other available funding. When such instances occur, deferral is required. Once the reasons for deferral have been addressed, the home can be reconsidered for the weatherization program. If the eligibility has not been determined within the last year, it must be updated to determine whether the home is still eligible and has the same priority for weatherization services.

See Section XIII of Appendix D - Oregon PY 2025 Health and Safety Plan template as well as the PY 25 Health &Safety Matrix are attached to the SF-424.

V.8 Program Management

V.8.1 Overview and Organization

Oregon Housing and Community Services is Oregon's housing finance agency, providing financial and program support to create and preserve opportunities for quality, affordable housing for Oregonians of lower and moderate income.

The current agency was created in 1991, when the legislature merged the Oregon Housing Agency with State Community Services. The coordination between housing and services creates a continuum of programs that can assist and empower lower-income individuals and families in their efforts to become self-reliant.

OHCS administers federal and state antipoverty, homeless and energy and weatherization assistance, and community service programs.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

OHCS also assists in the financing of single-family homes, the new construction or rehabilitation of multifamily affordable housing developments, as well as grants and tax credits to promote affordable housing.

The weatherization assistance program is housed in the Housing Stabilization Division which also houses the LIHEAP program. The two programs work closely together and whenever possible use the same guidelines and criteria in an effort to save administrative burden and expenses. In all but one county we use the same service delivery agent. The compliance monitors for both programs are in the unit as well, but duties do not overlap. While we do not administer the state energy program at OHCS we do work together with Oregon Department of Energy when appropriate to ensure Low-Income are represented.

Liz Weber is the Director of the Housing Stabilization Division which includes the Energy Services Section, Homeless Services Section, and HUD Contract Administration Section. Jill Smith manages the Energy Services Section which includes Energy Assistance and Weatherization.

Weatherization staff includes:

Steve Divan - Weatherization Unit Manager

Danielle Safford - Weatherization Program Coordinator

Andy Ortiz - Training & Technical Assistance Coordinator

Dan Elliot - Senior Policy Analyst

Kurt Pugh - Senior Compliance Specialist

Francisco Venegas - Compliance Specialist

Isaias Carrillo - Compliance Specialist

Vacant - Compliance Specialist

Sarah Mentzer – Energy Programs Specialist

OHCS intends to conduct a competitive process to select a new Subgrantee to deliver weatherization services to Hood River, Wasco, and Sherman Counties in PY25.

If a specific service territory vacancy needs to be filled during the year, OHCS will follow state procurement process and consider the following bid criteria:

10CFR440.15(a)(1) Each subgrantee is a CAA or other public or nonprofit entity.

10CFR440.15(a)(2) Each subgrantee is selected on the basis of public comment received during a public hearing conducted pursuant to §440.14(a) and other appropriate findings regarding:

- (i)The Subgrantee's experience and performance in weatherization or housing renovation activities.
- (ii)The Subgrantee's experience in assisting low-income persons in the area to be served.
- (iii)The Subgrantee's capacity to undertake a timely and effective Weatherization program.

OHCS will evaluate applications based on set criteria in 10CFR440.15(a)(3), give preference to any CAA or other public or nonprofit entity which has or is currently administering an effective program (10CFR440.15(a)(3) and ensure applicant is not debarred, suspended, excluded or disqualified from receiving federal funding per the Administrative and Legal Requirement Document (ALRD).

V.8.2 Administrative Expenditure Limits

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Under [10 CFR 440.18\(e\)](#) for administrative purposes—no more than 7.5% of the new PY allocation may be used by OHCS, and not less than 7.5% must be made available to Subgrantees. However, Oregon provides up to an additional 5% to Subgrantees receiving grants of less than \$350,000 of the new total PY allocation funds.

Subgrantees receiving more than \$350,000 will receive no less than 7.5 percent for administration. Subgrantees that fall below the above threshold are allotted no less than 12.5 percent administration funding level under DOE rule.

Special Populations - Allocation of weatherization funds to subgrantees will correspond to the following formula:

a. OHCS will calculate from the total grant received an amount equal to 10% which will be allocated to subgrantees based on the percent of farm worker population measured in the state as a whole. HCS will utilize the best information available from all sources, including but not limited to, the State Employment Division using peak season population figures and U.S. Census data.

b. OHCS will calculate from the total grant received an amount equal to 3% which will be allocated to subgrantees with recognized Native American populations.

Funding Formula - Funds remaining, after Administration, T&TA, and Native American allocations have been removed from the grant and will be allocated to subgrantees using the following formula:

a. Households below the poverty level as established by the Federal Office of Management and Budget and the most current U.S. Census will account for 85% of the funds allocated to subgrantees.

b. Heating degree days squared, (averaged for subgrantees with multi-county service areas) will account for 15% of funds allocated.

Floor Funding - A weatherization funding floor of \$100,000 has been established to assist subgrantees. When the allocation, based on factors 2.95. a. b. & 2.96 a. b. does not provide \$100,000 to a subgrantee (based on a combination of weatherization funding from the U.S. DOE, HHS, and BPA.), OHCS will backfill with other weatherization-specific funds if available. However, due to cuts in federal program funding, OHCS reserves the right to require local match for subgrantees whose combined DOE, HHS, and BPA funding is below \$100,000. Local match can be any funds that the subgrantee is able to secure for any weatherization or energy conservation type activity including in-kind contributions. Floor funding is only available to subgrantees if OHCS has access to funds in excess of the grant allocation formula.

Advance of Funds: Subgrantee may request and be paid in advance, provided it maintains or demonstrates the willingness to maintain both written procedures that minimize the time elapsing between the transfer of funds and disbursement, and financial management systems that meet the standards for fund control and accountability as established in this part. Advance payments to a subgrantee must be limited to the minimum amounts needed and be timed to be in accordance with the actual, immediate cash requirements of the subgrantee in carrying out the purpose of the approved program or project. The timing and amount of advance payments must be as close as is administratively feasible to the actual disbursements by the subgrantee for direct program or project costs and the proportionate share of any allowable indirect costs. Subgrantee must make timely payment to contractors in accordance with the contract provisions. Advance grant fund payments are at OHCS' sole discretion and will be made only as close as is administratively feasible to the actual use by the Subgrantee for applicable direct or indirect work costs and only up to the proportionate share of such allowable costs as is permitted under the agreement, including applicable program requirements.

Expenditure Reports - Subgrantees shall enter completions and expenditures into the OPUS database by the 20th of the month following the end of a quarter. Completions and expenditures entered into OPUS after the 20th must be dated as complete within the current quarter. OHCS will generate a quarterly report based on the submitted information. These reports shall be considered amendable allowing for revisions if DOE funds are not removed from the project. Any revisions or amendments to submitted reports shall be reported to the WAP program manager.

6.Expenditure Reimbursements - All reimbursements are subject to approval by OHCS and may be denied on the basis of lack of funds; improper documentation; improper expenditures; or other reasons deemed necessary by OHCS. It is the responsibility of the subgrantee to reimburse OHCS for any expenditures determined improper by OHCS.

If grant funds are not obligated for reimbursement by Subgrantee in a timely manner as determined by OHCS, OHCS may at its sole discretion, reduce Subgrantee funding and redistribute such funds to other Subgrantees. OHCS may implement adjustments by modifying the applicable Notice of Allocation. This remedy is in addition to any other remedies available to OHCS under the Master Grant Agreement or otherwise.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

V.8.3 Monitoring Activities

OHCS employs four types of monitoring activities to ensure the quality of work and the adequate financial management controls at the subgrantee level. OHCS will have three Quality Assurance Monitors in the field and will inspect no less than 5% of each subgrantee's DOE funded completed units that are audited and inspected by different individuals or 10% that are audited and inspected by the same Quality Control Inspector under this annual award. OHCS shall monitor Subgrantees in accordance with WPN 24-4. OHCS reserves the right to increase monitoring efforts when inspections result in deficiencies. **Approximately 30% of T&TA budget is set aside for monitoring activities. See SF-424 for fiscal and programmatic monitoring schedules.**

- a. Weatherization Field Monitor schedules a visit to each subgrantee annually. During these visits, the Monitor reviews subgrantee policy, procedures, client files and field operations. OHCS has created a virtual monitoring process to be utilized when COVID-19 or other infectious disease result in travel restrictions or hinder standard monitoring procedures. Before using virtual monitoring procedures, OHCS will request DOE's approval.
- b. Financial Services Section and WX Compliance Specialists review the financial/administrative activities of subgrantees annually.
- c. The Weatherization Program Coordinator reserves the right to conduct spot visits of subgrantees at random. During these visits all aspects of the program may be reviewed. These visits are scheduled as the need arises and there is no permanently outlined schedule.
- d. Peer Exchange is used as both a monitoring tool and as a training opportunity. Peer exchange is mandatory for "at risk " agencies and voluntary for stable agencies. At risk agencies are assigned an agency to conduct peer exchange with by OHCS. Stable agencies may decide for themselves who they will conduct peer exchange with.

Monitoring Staff

Weatherization Field Monitoring

17-20 Visits

Utilizes both T&TA and admin funds

Monitoring related travel costs charged to DOE – Approximately \$12,000

Kurt Pugh – Senior Compliance Specialist

- Credentials
 - HEP Energy Auditor
 - Quality Control Inspector
 - BPI Building Analyst
 - BPI Envelope Professional
 - Oregon Inspector Certificate
 - Oregon Manufactured dwelling inspector (IPIA)
 - Oregon Manufactured dwelling setup inspector.
 - Oregon RV Inspector

Isaias Carrillo - Compliance Specialist

HEP Energy Auditor

Quality Control Inspector

Lead Renovator

Francisco Venegas - Compliance Specialist

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

HEP Energy Auditor

Quality Control Inspector

Lead Renovator

Vacant - Compliance Specialist

*One compliance team member is currently being recruited.

Financial /Administrative Monitoring

16 Visits

Utilizes admin funds.

Monitoring related travel costs charged to DOE - Approximately \$200

Janis Short-Fiscal Compliance Manager

Spot Visits

2-4 Visits as needed.

Utilizes admin funds

Spot visit related traveling costs charged to DOE - Approximately \$500

Danielle Safford – Weatherization Program Coordinator

- HEP Energy Auditor
- Quality Control Inspector
- BPI Building Analyst
- BPI Envelope Professional
- BPI Heating Professional
- Asbestos AHERA Inspector
- Level I Thermographer
- Lead Renovator

Andy Ortiz - Weatherization T&TA Coordinator

- HEP Energy Auditor
- Quality Control Inspector
- BPI Building Analyst
- BPI Envelope Professional

Peer Exchange

8-10 visits per year

Utilizes Sub-grantee T&TA Funds

- Completed by various sub-grantee staff

Financial and Administrative monitoring will include:

- Review of financial records to ensure compliance with federal grant requirements.
- At a minimum, review a sample of each Subgrantee's request for funds to determine if requested amounts are adequately supported.
- Review a sample of expenditures to test for compliance with DOE grant requirements.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

When Deficiencies are noted during a Financial and Administrative Monitoring, they will be detailed and sent to the agency.

Deficiencies fall into two categories:

Observations and Recommendations: During the course of the review, areas were identified that raised some measure of concern or there are suggestions to improve operations or internal controls. A response may or may not be required.

Finding: A violation of state or federal rules and regulations, terms and conditions of the grant agreement, program handbook, or other issuances and that require corrective actions. Corrective actions are steps necessary to correct the violation and include a written response to OHCS within 30 days from the date of the draft monitoring report describing the action(s) taken and the timeline for the actions taken, who will take the action, and any relevant documentation to support the action; including but not limited to the accounting records showing the re-classification of expenditures to unrestricted funds.

The State of Oregon and OHCS will review all subgrantee financial audits annually in accordance with the following documents:

On-site program monitoring will include 10 file reviews and of those, 8 projects are reviewed in the field. Details reviewed include:

- Inventory Systems - Including but not limited to purchasing system, controls, perpetual inventory, financial records and other records deemed necessary by the reviewer.
- Client Files - For accuracy, completeness, demographic information and proper reflections of work needed/work completed, client eligibility and inspection of work.
- Work Completed - Homes shall be reviewed to determine quality of work, completeness of work; conservation measures installed follow a computerized methodology to determine cost effectiveness, geographic distribution, proper documentation in client files, client satisfaction and other information deemed necessary by the reviewer.
- Health and Safety requirements and subgrantee implementation - OHCS monitoring staff will review a sample of subgrantee records including project files, contractor files, and staff certifications to ensure compliance with all Health and Safety requirements including but not limited to:
 - LSW procedures including photo documentation and client receipt of lead pamphlet
 - Certified Renovator Responsibilities - Certification - Signed project Renovator Checklist
 - Confirm Certified Firm status for subgrantees and contractors
 - Mold and Mildew - confirm receipt of Moisture pamphlet and completed/signed mold and mildew checklist
- Subgrantee Post-Installation QCI Inspection - Each weatherized unit must be inspected by the subgrantee's QCI Inspector to ensure that the work is in compliance with required specifications before the unit is reported to OHCS as completed. A complete inspection signed by the subgrantees' QCI inspector shall be placed in each job file.
- Training and Technical Assistance - T&TA activities are intended to maintain or increase the efficiency, quality, and effectiveness of the Weatherization Assistance Program at all levels. Such activities are designed to maximize energy savings, minimize production cost, improve program management, and/or reduce the potential for waste, fraud and abuse.
- Training needs of subgrantees will be identified through State Quality Assurance QCI visits, Peer Review Monitoring, the OECA T&TA Committee and OHCS.

Following each performance evaluation, comprehensive monitoring reports are sent to agencies within 30 days.

When deficiencies are noted, they will be detailed in the performance evaluation report and a corrective action plan that will be sent to the agency within 30.

When significant deficiencies are found, OHCS reserves the right to increase the number of units monitored and/or more frequent visits.

DOE funds may not be used for call-backs or missed opportunities. Once a DOE funded project is reported as complete, only funds other than DOE funding can be utilized for this type of activity.

Deficiencies will fall into three categories:

Required improvement: A required improvement is a minor issue or performance deficiency that may negatively affect the program if not corrected. No response is needed by the agency. At the next monitoring, the issue will be re-visited to ensure that it was corrected.

Concern: An issue or performance deficiency that will negatively affect the program if not corrected. A written response addressing the concern is required from the agency within 30 days of receipt of the monitoring report. Depending on the issue identified, a follow-up visit may be required. At the next monitoring, the issue will be re-visited to ensure the corrective actions have been implemented.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

Finding: A violation of statutory, regulatory, handbook and other program issuances that requires corrective actions. Corrective actions are steps needed to correct the violations, and the written responses must be received by OHCS within 30 days of receipt of the report. The agency response must describe the actions taken to correct the problem identified and what processes were put in place to prevent the issue from occurring again. Depending on the issue identified, a follow-up visit may be required. The issue will be re-visited at the next monitoring visit.

In addition to the above, if measure installation issues are identified that must be corrected; a corrective action plan is sent to the agency with the performance evaluation report. The corrective action plan details the project and corrective actions required. The agency must correct the issues within 30 days. The corrective action plan must be signed by the weatherization coordinator and the agency director as completed. Photo documentation may be required. OHCS reserves the right to re-inspect any of the identified projects either at the next monitoring visit or in a follow-up visit to ensure corrections were completed.

V.8.4 Training and Technical Assistance Approach and Activities

Training and Technical Assistance (T&TA) funds are allocated to support all levels of staff working within the weatherization program; this includes field/technical staff as well as staff responsible for supporting and/or managing the program. Training for field staff should be tied into an overall certification program (Residential Energy Analyst (REA) Program, Building Performance Institute (BPI) certification program or Home Energy Professional (HEP) certifications, which is designed to bring the skill and competence level of all weatherization subgrantee staff and contractors to a uniform standard.

The T&TA Plan identifies the type of training that is required, and which certifications are required to perform work for the WAP program in each of the following four job categories:

- Auditor
- Inspector
- Crew Leader
- Field Installer

Client Education

During the site visit both auditors and inspectors will provide basic client education to the client. At the initial audit, the auditor provides the initial information, and the Inspector must provide additional energy education to reinforce the information provided at the audit. Subgrantees are required to provide client education that encourages households to reduce their home energy needs. Each Subgrantee has the latitude to develop their own client education program, but they must provide at least the following:

- Written information that describes energy saving behavioral adjustments that will decrease the energy consumption of the household.
- Discuss the importance of indoor air quality, the purpose and benefits of the ASHRAE 62.2 requirement and the importance of using and maintaining ventilation equipment.
- Information in the use and maintenance of any equipment installed including but not limited to, CO Alarms, furnaces and ventilation equipment. This must be provided verbally as well as any users/maintenance manuals must be provided to clients.
- Any health and safety issues identified must be discussed with the client and appropriate actions taken as stated in the Appendix D of the USDOE H&S plan.
- Discuss the benefits that can be expected of the weatherization measures to be installed and how to maximize the effect of each measure.

A detailed Training & Technical Assistance (T&TA) Plan has been developed by OHCS. See attachment in SF-424.

OHCS will allocate T&TA funds to subgrantees to meet their training and technical assistance needs. Subgrantees need not notify OHCS when they spend T&TA "Training" funds as long as they are spent on the following:

1. Registration costs for conferences, meetings, workshops and other related energy functions.
2. Travel, lodging, meals and parking to attend activities identified in a. above.
3. Salary and fringe costs for direct agency staff while attending approved training functions.
4. The purchase of materials and/or supplies for trainings.
5. The purchase of Energy Education materials.
6. Subscriptions to magazines, newsletters and memberships.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

7. Other energy related functions, activities or events not mentioned above.

OHCS will determine the amount of T&TA funds to allocate to subgrantees based on availability of funding from DOE and the cost of planned trainings such as Energy Outwest and REA Program or BPI certification programs. OHCS will hold back (not allocate all available T&TA funds) and use T&TA funds to pay for subgrantees to attend trainings, conferences and workshops as prescribed within the T&TA Plan.

OHCS staff will provide technical assistance on DOE related matters to all weatherization programs. Technical assistance shall include but not be limited to the following:

1. Provide guidance in use of regulations.
2. Advise and assist in use of a computerized audit tool for determining the cost effectiveness of weatherization measures.
3. Provide information obtained from local programs on innovative and successful program methods that are readily adaptable to other projects.
4. Provide monitoring of local projects to assure improvement in quality and services.
5. Identify specific problem-solving techniques in areas of labor, transportation, administration, management and financial control.
6. Provide information on new materials, procedures and processes for weatherization work.
7. Coordinate efforts among federal, state, local and private agencies to assure continued improvements in the effectiveness of weatherization projects.
8. OHCS shall address deficiencies that are identified by program review, audit, reports, regional or national reviewer or other sources.

OHCS staff will analyze a variety of financial, production and weatherization retrofit data points. Trends indicating extremes in production, costs, energy savings and/or completed weatherization measures will be noted and tracked for appropriate follow-up. This information is used to evaluate sub-grantee effectiveness and to develop targeted training.

Percent of overall trainings

Comprehensive Trainings:	32.0
Specific Trainings:	68.0

Breakdown of T&TA training budget

Percent of budget allocated to Auditor/QCI trainings:	50.0
Percent of budget allocated to Crew/Installer trainings:	40.0
Percent of budget allocated to Management/Financial trainings:	10.0

V.9 Energy Crisis and Disaster Plan

In the event of a declared natural or manmade disaster (those in which the President or the Governor of the state of Oregon has declared the event an Emergency), Oregon will allow subgrantees to assist their eligible clients with weatherization funds to the extent that the services are in support of eligible weatherization work. The allowable expenditures under the Weatherization Assistance Program (WAP) are limited to include the following:

- 1) The purchase, delivery and installation of weatherization materials and,
- 2) The cost of incidental repairs to an eligible dwelling unit if such repairs are necessary to make the installation of weatherization materials effective and,
- 3) The cost of eliminating health and safety hazards, elimination of which is necessary before the installation of weatherization materials.

All materials utilized **must** be listed in 10 CFR Part 440 Appendix A. To the extent that the services are in support of eligible weatherization (or permissible re-weatherization) work, such expenditure would be allowable. For example, debris removal at a dwelling unit so that the unit can be weatherized would be an allowable cost. Debris removal from a dwelling unit that is not to be weatherized would not be an allowable cost.

U.S. Department of Energy
Weatherization Assistance Program (WAP)
STATE PLAN / MASTER FILE WORKSHEET
Grant Number: SE0001846, **State:** OR, **Program Year:** 2025
Recipient: Oregon Housing & Community Services

In a declared federal or state disaster, sub grantees may return to a unit previously reported as a completion to the Department of Energy that has been "damaged by fire, flood or act of God to be re-weatherized, without regard to date of previous weatherization", per 10 CFR 440.18(f)(2)(ii). Local authorities must deem the dwelling unit salvageable as well as habitable and the damage to the materials must not be covered by insurance or other form of compensation. In these cases, the work can be addressed without prior approval or any special reporting.

Please note that the current ACPU per dwelling unit limit and the H&S budgetary maximum of 15% of the average cost per home for H&S continues to apply. Allowable uses for WRF remain on a case-by-case basis.

OR WAP considers a declared manmade or natural disaster an individual occurrence and by that a 'special project outside of the normal.' Special projects require preapproval from OHCS.

Weatherization personnel can be paid from DOE funds to perform functions related to protecting the DOE investment. Such activities include securing weatherization materials, tools, equipment, weatherization vehicles, or protection of local agency weatherization files, records, and the like during the initial phase of the disaster response. However, using DOE funds to pay for weatherization personnel to perform relief work in the community because of a disaster is not allowable.