

Multifamily Weatherization Guide for Grantees

A practical guide to supporting subgrantees in delivering equitable weatherization services to renters and multifamily properties.

Purpose and Equity Statement

Multifamily properties and renter-occupied units may account for 30 percent or more of income-eligible households in many counties across the United States. Providing weatherization services to these clients is essential to ensuring equitable access to energy efficiency, health, and safety improvements.

This playbook is designed to help grantees simplify buy-in, reduce complexity, and create a repeatable system that subgrantees can use to successfully serve multifamily buildings and renters. The goal is to ensure renters are not left out of weatherization services and that all people are treated equitably.

Step 1: Analyze Historical Data

Begin by reviewing historical program data to understand how many renter-occupied and multifamily units have been served through weatherization. This analysis should include unit counts, building sizes, funding sources used, average cost per unit, and common barriers encountered. Understanding your baseline performance provides clarity on gaps, opportunities, and the scale of unmet need.

Step 2: Engage Subgrantees and Assess Readiness

Share the historical renter and multifamily data with subgrantees and engage them in direct discussions about capacity and interest. Determine whether subgrantees are comfortable taking on multifamily and renter-occupied projects under their current structure, or whether a new or specialized Request for Proposals (RFP) is needed to ensure these services are delivered effectively. This approach allows early adopters to move forward while identifying subgrantees that may need additional time, support, or a different delivery model.

Step 3: Identify and Prioritize Property Types

Grantees should develop and distribute a clear priority list tailored to the needs of rural subgrantees while also establishing a more comprehensive energy modeling and technical support framework for larger, more complex, and metro-based multifamily properties. Each property type has measures that can be completed successfully; identifying those measures upfront helps programs demonstrate progress, build confidence, and scale over time.

Step 4: Align Tools, Training, and Support

Priority lists alone are not sufficient for larger multifamily buildings, particularly those with 20 or more units. These buildings require advanced energy modeling, deeper technical expertise, and ongoing grantee support. With the right tools, training, and systems in place, multifamily weatherization can be successfully implemented at scale.

Ten Essential Tools for Successful Multifamily Weatherization

1. Standardized multifamily eligibility and intake templates, including owner and tenant consent forms
2. 2 Clear-owner engagement materials explaining benefits, responsibilities, and long-term value
3. Approved energy modeling software suitable for large multifamily buildings
4. Access to trained or centralized energy modeling experts to support subgrantees
5. A multifamily-specific measure priority list aligned with DOE and state guidance
6. Capital stacking guidance for braiding weatherization, utility, housing, and rebate funds
7. Procurement and contracting templates tailored for multifamily projects
8. Quality control protocols specific to multifamily systems and common areas
9. Training curriculum for auditors, inspectors, and project managers focused on multifamily work
10. Ongoing technical assistance and peer learning opportunities for subgrantees

By using this guide, grantees can create a structured yet flexible system that empowers subgrantees to serve renters and multifamily properties effectively. Intentional planning, clear expectations, and the right tools ensure that weatherization programs reach all eligible households, advance equity goals, and maximize energy savings across entire communities.

By Jason Foy

Email: Jason.Foy@tccaction.com