

Weatherization Assistance: More. Better. Safer. Healthier.

Tom Carey

Mike Gorman

Low Income Forum for Energy

May, 2014



New York State

Homes and Community Renewal

Today's Session

- Funding & production
- Policy changes
- Weatherization initiatives
- Quality assurance, evaluation and training
- Safe, healthy and energy efficient homes
- Getting the message out
- Questions and discussion



New York State

Homes and Community Renewal

MORE



**New York State
Homes and Community Renewal**

Weatherization Funding

- Federal funding still has not recovered from Recovery Act period
 - DOE WAP to NYS has averaged \$15.3 million
 - LIHEAP down from \$64.2 million to \$34.5 million
- NYS leading national efforts to restore Wx funding and support use of HEAP for efficiency
- Need to get the word out on benefits of Wx
 - Quality, effective, savings
 - Health & safety and other non-energy benefits
 - Helps maintain housing affordability



New York State

Homes and Community Renewal

Weatherization Helps Thousands of Low-Income Households Every Year

- 2013: HCR weatherized 8,457 units
- 2014: will weatherize more than 7,500 units
- Program supports hundreds of jobs
- Household energy \$ reduced by 20% or more
- Assisted households are HEAP clients, seniors, persons with disabilities, families with children
- About 60% of assistance to rental units
- Helps preserve affordable housing



New York State

Homes and Community Renewal

Weatherization Initiatives

- Quality management/certified inspections
- Automating field operations/monitoring
- Healthy homes/ revised H&S procedures
- Coordination with NYSERDA/PSC:
 - Renewables, especially in multifamily
 - Gas conversion (National Grid pilot)
- Keeping focus on whole-house approach
- Supporting the assisted housing stock
- Improved client education and outreach



New York State

Homes and Community Renewal

Coordination with NYSERDA

- Weatherization and EmPower
 - Coordinated in most of NYS
 - Rules and technical standards synched
- Multifamily
- Green Jobs Green New York
- Low-income PV work group
- Quality Assurance
- Work force development



New York State

Homes and Community Renewal

Conversion to Natural Gas

- DoE rules discourage fuel switching
- HCR participates in gas expansion collaborative
 - Pilot program with National Grid to support low-income component of expansion initiative
 - Double rebates for conversion paired with whole house weatherization
 - Limited to Niagara Mohawk gas territory
 - Wx agencies successfully converted about 40 units during first year
 - Ready to ramp up/expand to new areas



New York State

Homes and Community Renewal

High-efficiency boilers can provide substantial savings in multifamily buildings



Photograph courtesy of Northern Manhattan Improvement Corporation



New York State
Homes and Community Renewal

Renewables and Other Innovative Measures

- We think there is the potential to increase use of renewables in low-income housing
 - HCR has experience with renewables
 - HCR participates in NYSERDA's LMI PV work group
- We've also used innovative measures such as HRV in Weatherization projects
- Here are some examples of renewables we've installed in Weatherization projects



New York State

Homes and Community Renewal









Maintaining the Whole House Approach

- Weatherization works because it addresses the whole building
- Facilitates coordination with other programs
- Maximizes energy savings
- Identifies health, safety and structural concerns



New York State

Homes and Community Renewal

Helping to Preserve Affordable Housing

- HCR supervises the State's portfolio of assisted housing – 100,000s of units
- Most is privately owned rental
- Low-income families rely on this asset
- Weatherization can preserve and extend the useful life of affordable housing
- We re expert in multifamily and assisted housing



New York State

Homes and Community Renewal

BETTER



**New York State
Homes and Community Renewal**

Better Client Education and Outreach

- We've created a series of informational handouts for clients
 - “What to Expect from Weatherization”
 - “How to Live in Your Weatherized Home
 - Versions for tenants, owners, subgrantees
- New owner-occupant agreement
- New audit report for home owners
- New subgrantee outreach requirements



New York State

Homes and Community Renewal

Better Communication, Improved Work Quality and Increased Accountability

- Policy manual updated
- Quality initiatives
 - Quality work plans
 - Standard work specifications
 - Certification and training
- Improved oversight and monitoring
 - Annual evaluations
 - Compliance



New York State

Homes and Community Renewal

Policy Changes

- Conflict of Interest and code of conduct
- New certification and training requirements
- New QA and health/safety documentation
- New air flow standards and air sealing approach
- Building energy modeling process changed
- Work scope form automated, standardized
- Deferral policies clarified, notification requirements added



New York State

Homes and Community Renewal

Other PPM Changes

- Removed out-of-date references (ARRA)
- Added list of acronyms, live links to forms
- Required subgrantee documentation added
- Weatherization process detailed
- New owner agreements/owner investment rules
- Building analysis process detailed
- Training and certification requirements
- Webinar for subgrantees this Friday



New York State

Homes and Community Renewal

Owner Investment

- Still 25% minimum investment

One-four unit buildings

- 40% must be direct investment if not exempt (cash/materials)

Multifamily buildings

- 80% direct if not exempt. Indirect includes in-kind work—requires prior approval

Exempt buildings

- Based on section 581-a of Real Property Law or with prior approval



New York State

Homes and Community Renewal

Quality Management Initiative

- DOE issued WPN 14-4 in December, 2013
- WPN 14-4 spells out specific requirements to meet DOE quality assurance objectives
- During PY 2014, HCR must develop a training and certification process to ensure adequate # of certified inspectors in place by 2015
- All training must incorporate SWS



DOE WPN 14-4 Requirement

- “Standard Work Specifications” (SWS)
- Field Guide modified to reflect SWS
- Certified Quality Control Inspectors (QCI)
- Support TA efforts to modify curricula, train and certify key staff by April 1, 2015
- PY 2015 - all inspections must be conducted by Quality Certified Inspectors



New York State

Homes and Community Renewal

Single-Family Homes

	TITLE	SPECIFICATION(S)	OBJECTIVE(S)
<input checked="" type="checkbox"/>	4.1101.1a Preparation	<p>Lead and asbestos safety procedures will be followed</p> <p>Cavities will be free of hazards, intact, and able to support <u>dense pack</u> pressures</p> <p>Drilling hazards (e.g., wiring, venting, fuel piping) will be located</p> <p>Blocking will be installed around:</p> <ul style="list-style-type: none">All openings to inside crawl space and basement for fibrous material	<p>Prevent damage to house</p> <p>Provide a clean work space</p> <p>Provide thorough access to allow 100% coverage</p> <p>Ensure proper equipment and process results in consistent density</p> <p>Prevent settling and retard air flow through cavities</p> <p>Protect worker and occupant health</p>

Standard Work Specifications



New York State
Homes and Community Renewal

What to expect from HCR

- Post inspection results meticulously documented with digital photos
- Health and safety documentation in each file
- Evidence that client education has taken place
- Despite reduced funding, expectations are higher than ever before



New York State

Homes and Community Renewal

Standard Work Specifications (SWS)

<http://sws.nrel.gov>

NREL Job Task Analysis for Quality Control Inspector

<http://www1.eere.energy.gov/wip/pdfs/51670.pdf>

[wapinfo @nrel.gov](mailto:wapinfo@nrel.gov) (subject line: Quality Work Plan)



New York State

Homes and Community Renewal



NYSWDA training center in East Syracuse



A large, illuminated sign is mounted on the side of a multi-story building. The sign features a logo on the left consisting of three stylized house icons in yellow and orange. To the right of the logo, the text "ENERGY EFFICIENT BUILDINGS" is written in a large, bold, sans-serif font. Below this, in a smaller font, is "ASSOCIATION FOR ENERGY AFFORDABILITY, INC.". The sign is lit from below, casting a glow on the building's facade.

ENERGY EFFICIENT BUILDINGS
ASSOCIATION FOR ENERGY AFFORDABILITY, INC.



SAFER



**New York State
Homes and Community Renewal**

Healthy Homes are Free from Lead Hazards

- Lead paint in homes with young children can lead to long-term developmental delays and other health issues
- Trained WAP staff work lead-safe to minimize risks during installation of efficiency measures
- Subgrantees must defer work where extensive hazards exist and refer households to other rehabilitation programs that can control or mitigate hazards



New York State

Homes and Community Renewal

Mold, Moisture, and other Asthma Triggers

- When these conditions exist, serious long-term health issues can arise
- In many cases, these triggers can be minimized or eliminated by Weatherization work
- Subgrantees must refer household to other programs when needed
- If problem is extensive, weatherization work must be deferred until condition is corrected



New York State

Homes and Community Renewal

Indoor Air Quality

- Common household pollutants such as carbon monoxide often contribute to chronic illness
- Trained Wx staff routinely perform tests that can identify these issues and can frequently correct the problem during Wx work
- Subgrantee must refer household to other programs when condition is too extensive for Wx to remediate or not energy related



New York State

Homes and Community Renewal



New York State
Homes and Community Renewal

HEALTHIER



**New York State
Homes and Community Renewal**

Why Healthy Homes and WAP?

- Low-income families typically reside in the oldest/deteriorated housing stock
- Lead paint, mold, dust, radon, carbon monoxide in these households create serious health risks
- Trained certified WAP staff are able to identify potential hazards and in many cases eliminate them



New York State

Homes and Community Renewal

Weatherization...

- Is in thousands of units every year.
- Deals with the oldest housing stock in US
- Helps low-income households that can't afford high energy costs or maintenance
- Helps preserve affordable rental housing
 - High operating costs if not efficient
 - High turnover = no funds to fix problems



New York State

Homes and Community Renewal

Energy-Related Health and Safety Work

- New DOE health and safety rules apply
WPN 11-6
- PPM includes strict requirements for protecting occupants and workers
- Client interview identifies pre-existing conditions
- Lead-Safe Weatherization
- OSHA rules
- Deferral and referral – can't install work in units with extensive hazards, must notify client



New York State

Homes and Community Renewal

Getting the Weatherization Message Out

- Need to get the word out on benefits of Wx
 - Quality, effective work that results in savings
 - Health & safety and other non-energy benefits
 - Strong bi-partisan coalition is developing
 - Assistance provided in every county in NYS
 - DOE mandates threaten program impact

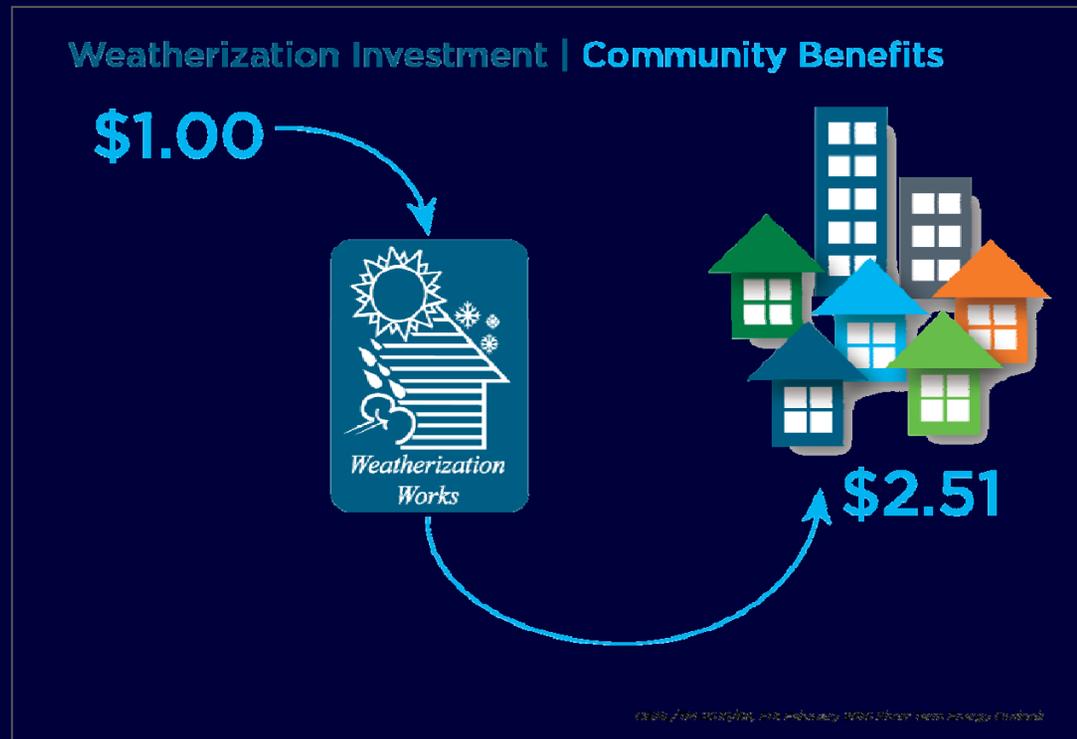


New York State

Homes and Community Renewal

Non-energy benefits

Weatherization provides substantial non-energy benefits



Resources

- www.nyshcr.org – see “Programs,” “DHCR-Managed Programs,” “Weatherization”
- www.waptac.org look for H&S resources under Technical Tools
- Local housing rehabilitation programs
- Local health departments



New York State

Homes and Community Renewal

For more information, contact HCR
regional offices – call (518) 474-5700,
(212) 480-6700 or see list on web site

www.nyshcr.org



New York State
Homes and Community Renewal