

Tennessee Housing Development Agency (THDA) Multifamily Weatherization Assistance Program

THDA's Multifamily Weatherization Assistance Program (WAP) helps lower energy costs for income-eligible multifamily properties with five or more units.

Benefits to Weatherization

- Helps reduce utility bills for income-eligible residents, and property owner
- Reduces O&M costs for property
- Reduces pollution
- Increases comfort for the residents
- Improves health and safety for residents
- Preserves affordability of housing
- Provides local jobs



Eligibility Requirements

- Subsidized property with HUD Project Based subsidies, Public Housing, LIHTC, USDA-RD, etc.
- OR At least 66% of property residents must be at or below 80% area minimum income (AMI) or 200% of the Federal Poverty Income Guidelines.



What Weatherization Services Are Offered?

Services may include but are not limited to the replacement or repair of:

- HVAC
- Installing ventilation to ensure adequate indoor air quality
- Air and duct sealing
- Insulating attics, floors, and walls
- Installing efficient lighting
- Energy Star appliances
- Water heaters
- Water conservation devices
- Windows
- Insulating hot water tanks and pipes

How Does the Program Work?

1. Upon Income qualification of the property, an energy assessment of the property is conducted to identify opportunities to enhance its energy performance
2. A Scope of Work is created for approval from the owner and THDA
3. Upon approval, the property is upgraded
4. Final inspections are completed before issuing a certification of completion



What is an Energy Assessment?

A multifamily property energy assessment is the first step to determining how much energy the property consumes and evaluating the measures that can be taken to make the property more energy efficient. An energy assessment will identify where the property is losing energy and may save significant amounts of money over time when corrected.

Assessors will use equipment such as blower doors, which measure the extent of leaks in the building envelope and reveal hard-to-detect areas of air infiltration. Additionally, they will visually inspect the heating and air conditioning ductwork for air leaks, determine the heating systems' efficiency, check the water heater and its temperature setting, and inspect lighting, appliances, insulation, and more.

Is There a Charge for Weatherization Services?

There is no charge to obtain an energy assessment. The program can provide many green upgrades to multifamily property owners at little to no cost.

Who Funds the Program?

The U.S. Department of Energy, through the Bipartisan Infrastructure Law (BIL) has funded THDA's Multifamily Weatherization Assistance Program.

Who is the Multifamily Service Provider?

ICAST (International Center for Appropriate and Sustainable Technology) has been selected by the Tennessee Housing Development Agency (THDA) as the Multifamily Weatherization Assistance Program implementer. ICAST is a 21-year-old 501c3 nonprofit that aims to provide economic, environmental, and social benefits to low- and moderate-income (LMI) communities.

How to Apply

Email the Community Outreach Coordinator at TN@icastusa.org or call (866) 590-4377.

For More Information

Visit the program website at <https://thda.org/rental-housing-partners/multifamily-weatherization-assistance-program>

Please note that the program is first-come-first-served, and there may be a waiting list due to high demand.