



Action for Boston Community Development, Inc.

# Massachusetts Low Income Multifamily Energy Retrofit Program

LEAN

Energy Retrofits

[www.leanmultifamily.org](http://www.leanmultifamily.org)  
[www.wegowise.com](http://www.wegowise.com)



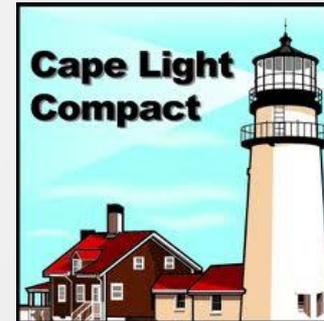


# Low Income Multifamily Energy Retrofit Program

- The Low Income Multifamily Energy Retrofit Program (LIMF) is funded through the Massachusetts Utility Energy Efficiency Programs.
- Comprehensive Gas and Electric Energy Efficiency Measures
- 100% Incentive Program -Client pays \$0 for retrofit cost
- All EE measures must be cost effective
- Administered by LEAN

# Low Income Multifamily Energy Retrofit Program

Program Participants:





## What does LIMF offer?

*100% incentive for cost effective projects!*

### Gas

- Building envelope upgrades (insulation, air sealing)
- Heating system upgrades
- Controls upgrades
- Domestic Hot Water Upgrades (DHW tanks, showerheads, aerators, pipe insulation)

### Electric

- Interior lighting retrofits, refrigerator replacement, window a/c replacement
- Common area (hallways, stairs, storage) interior lighting and exterior lighting upgrades
- Electrically heated buildings may receive envelope upgrades

# Comprehensive, Cost Effective

## WEGOWise Utility Tracking and Energy Benchmarking

### Gas



- Complete building shell, heating system and hot water system assessment

- Gas Savings and Cost Effective Analysis

Projects must cost no more than \$15.00 per therm saved (on average)

### Electric

- In unit, interior common area (hallways, stairways, storage) and exterior lighting retrofits, refrigerator and in window ac replacement

- Electric Savings and Cost Benefit Analysis

All projects must have 5-7 year payback

- Owner Training for new equipment

# How do I apply?

The LIMF application portal for all utilities is: [www.leanmultifamily.org](http://www.leanmultifamily.org)

## You will need:

- Utility bills and account numbers
- Building information
- Capital Plans or planned projects
- Eligibility documentation



# Eligibility Documentation



- A deed restriction that explicitly states the development has reserved at least 51% of the units for households earning 60% or less of AMI.
  - A recent income survey (done within the last 12 months) showing that at least 50% of the units are earning 60% AMI or less.
  - For shelters, a letter from the Executive Director or another individual with signatory authority stating that the property is used as a shelter is sufficient
  - Other type of documentation determined on a case-by-case basis.
- Furthermore, if the project is a (1) Low-Income Housing Tax Credit (LIHTC) Property or (2) Project-Based Section 8 or Section 8 Modernization property then it is eligible for the program. These properties may submit LIHTC or Section 8 documentation in lieu of the four options stated

# Energy Benchmarking



WEGOWise (Water, Electricity, Gas, Oil) is a utility tracking and energy benchmarking software.

All applicants to LIMF are required to sign up for a WEGOWise account. LIMF pays for the first year of the subscription. Building owners have the option to renew their subscription after the first year.

## Energy Benchmarking (continued)

- WEGO takes building profile information and energy consumption data to determine a building's energy performance.
- Calculates wego score  
= btu/sqft/hdd
- Compares performance to buildings with similar characteristics and gives building a score
- Gas projects must have a WEGO score over 7 to be approved. This marker has proven effective in identifying buildings that could benefit most from energy retrofits. The greater the score, the more savings potential.

# Project Selection

Project Selection determined by:

- Eligibility Verification
- Date of application
- WEGO score
- Availability of funding



# Project Management

Projects are managed by each utilities Lead Vendor

The Lead Vendor:

- Conducts assessment
- Generates scope
- Analyzes for cost effectiveness and savings
- Assigns contractor to project
- Provides quality control (In Process and Post Inspections)



**Action for Boston  
Community Development, Inc.**

**[WWW.LEANMULTIFAMILY.ORG](http://WWW.LEANMULTIFAMILY.ORG)**

**617-348-6425**

**[JAMES.COLLINS@BOSTONABCD.ORG](mailto:JAMES.COLLINS@BOSTONABCD.ORG)**