# Income-Qualified Rental Program

<table>
<thead>
<tr>
<th>BUILDING TYPE</th>
<th>DUCTLESS HEAT PUMP</th>
<th>CENTRAL HEAT PUMP</th>
<th>DUCT SEAL</th>
<th>INSULATION</th>
<th>WINDOWS (single-pane only)</th>
<th>THERMOSTAT</th>
<th>HYBRID WATER HEATER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stick built and 2-4 unit buildings</td>
<td>Forgivable loan with Affordability Terms OR 30% grant plus 70% 7-year interest-free loan</td>
<td>Forgivable loan with Affordability Terms OR 30% grant plus 70% 7-year interest-free loan</td>
<td>Included in central heat pump upgrade</td>
<td>100% grant</td>
<td>Forgivable loan with Affordability Terms OR 30% grant plus 70% 7-year interest-free loan</td>
<td>Included in HVAC upgrade</td>
<td>Could include with TPU approval</td>
</tr>
<tr>
<td>Manufactured Home - Must own land</td>
<td>Forgivable loan with Affordability Terms OR 30% grant plus 70% 7-year interest-free loan</td>
<td>Forgivable loan with Affordability Terms OR 30% grant plus 70% 7-year interest-free loan</td>
<td>Included in central heat pump upgrade</td>
<td>N/A</td>
<td>N/A</td>
<td>Included in HVAC upgrade</td>
<td>Could include with TPU approval</td>
</tr>
</tbody>
</table>

Manufactured homes on leased land do not qualify under this program

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Energy related repair costs might be covered by a grant with Tacoma Power's pre-approval.
### Qualifying Units

1. Rental property (up to 4 units per building) must be served by Tacoma Power and have a utility account in tenant’s name.

2. Tenant’s income must fall below 80% of Area Median Income (See MyTPU.org/IncomeGuidelines).

3. Main heating source is electric (forced air furnace, heat pump or cadets/baseboards).

4. Manufactured homes only qualify for hybrid water heaters and HVAC (including duct seal and thermostats).

5. Heat pumps with gas backup only qualify for insulation and windows.

6. Broken heat pump projects might qualify based on a Tacoma Power audit.

### Qualifying Measures

#### Insulation

Existing insulation must be:
- Attic - R-11 or less (4 inches or less)
- Walls - R-0 (0 inches)
- Floor - R-11 or less (4 inches or less)

#### Windows

Existing windows must be:
- Single-pane with wood or metal frames
- Single-pane with storm windows

#### Central or ductless heat pump

- Existing main heating source must be electric (forced air furnace or cadets/baseboards).

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**For more information or to get started on your project, you can:**

- Call 253-502-8363
- Visit MyTPU.org/RentalOffers
- Email Rebates@CityofTacoma.org