

Improvement Options

Envelope Upgrades

Attic, Floor, & Wall Insulation • Air Sealing
Window Replacement, Repair, & Solar Film
Exterior & Sliding Door Replacement

Water Upgrades

Water Heater • Pipe Insulation • Toilets
Sink Aerators & Fixtures • Showerheads

Appliance Upgrades

Washer • Dryer • Fridge • Freezer • Range
Dishwasher • Room AC • Window AC
Appliance Recycling • Advanced Power Strip
LED Bulbs & Fixtures

HVAC Upgrades

Pipe Insulation • Central HVAC • Mini-split
Packaged Unit • Ground Source Heat Pump
Furnace Blower Motor • Smart Thermostat
Duct Sealing

Rental Rate Affordability Time Commitment

Time Commitment	Grant Amount
3 years	up to \$5,000
5 years	up to \$10,000
7 years	up to \$15,000

Ready to take the next step?

The first step of ACEEP participation is to verify unit eligibility and have the tenants of the rental unit receive a CWC Home Energy Tune-up, where we will complete an intake inspection along with small initial installations.

Owners & Tenants

Find out more information here or contact us to find out if your rental unit qualifies:



communityweatherization.org/rental-program-aceep

Still Have Questions?

Contact our team by calling 352-450-4965 or email us at aceep@rebuildingtogetherncf.org



In collaboration with:

[Re]Build
Rebuilding Together.



Alachua County Energy Efficiency Program

helping make affordable rental units
more energy-efficient



Enroll up to 8 units
to receive \$15,000 each
in free improvements

*Tenants enjoy improved home comfort
and lower utility bills. Owners enjoy
boosted property value, and increased
tenant satisfaction and retention.*

Unit Eligibility:

- Property must be in **Alachua County, FL**, and either:
 - Located in a **Qualified Census Tract** (purple-shaded areas),
 - Have a **qualified tenant** (see below), or
 - Be a **Small Business Applicant** (see below).
- Landlords may improve **up to 8 units at a time**, as defined by the number of ACEEP-related Land Use Restriction Agreements (LURA)
- Properties with structural and life-safety issues, leaking roofs, malfunctioning sewage/septic systems, or that require significant electrical and wiring improvements are **not eligible**.
- Property must be **current and compliant with**:
 - Insurance
 - Property taxes
 - Homestead status
 - Rental license, if applicable
 - Flood insurance, if in a flood zone

Tenant Eligibility:

- Tenant must pay utilities
- Tenant household must make some income
- Tenant must qualify in one of the following ways
 - Household income is **at or below 50% Area Median Income (AMI)** for Alachua County
 - Or, at least one** household member is enrolled in any of the following programs:
 - TANF** (Temporary Assistance for Needy Families)
 - SNAP** (Supplemental Nutrition Assistance Program)
 - NSLP/SBP** (Free- and Reduced-Price School Meals)
 - Medicare Part D** Low-Income Subsidy
 - WIC** (Special Supplemental Nutrition Program for Women, Infants and Children)
 - Section 8** Housing Choice Voucher Program
 - LIHEAP** (Low-Income Home Energy Assistance Program)
 - Pell Grant**
 - Or**, live in a Qualified Census Tract (QCT)

Small Business Eligibility:

- Owner must be or become certified as a Small Business Enterprise with Alachua County
- Unit may be vacant, but must be made available to rent within 3 months of upgrade completion
- First tenant must use Housing Choice Voucher (Section 8)
- Sole proprietorships are also eligible

FY 2025 Income Limits

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Gainesville, FL HUD Metro FMR Area	\$106,700	Very Low (50%) Income Limits (\$)	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650

2026 Qualified Census Tracts

