

THE HFA INSTITUTE 2024

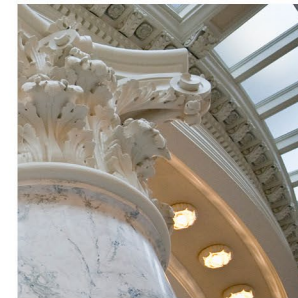
Incorporating Federal Energy Dollars in Housing



National Council of
State Housing Agencies



**MRBs and
Other Federal
Homeownership
Programs**
JANUARY 10 – 12



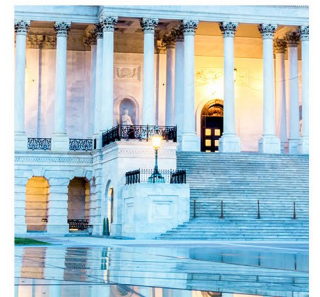
Housing Credit
JANUARY 9 – 11



**Section 8 and
Other Federal
Multifamily
Programs**
JANUARY 10 – 12



**HOME and
Housing Trust
Fund**
JANUARY 7 – 9





DISCUSSION LEADER

KATHRYN GROSSCUP

Manager, Housing Tax Credit | Colorado Housing and Finance Authority

SPEAKERS

AIMEE BELL-PASHT

Senior Research Associate, Federal Policy Program | American Council for an Energy-Efficient Economy

GREGORY HELLER

Director | Guidehouse

DIRK WALLACE

Partner | Novogradac & Company LLP

MICHELLE DILLER

Policy Program Director, Building Resilient Futures | Enterprise Community Partners, Inc.



Incorporating Federal Energy Dollars in Housing

NCSHA HFA Institute 1.10.2024



about chfa

CHFA was established in 1973 by the Colorado General Assembly.

*financing the places where
people live and work®*



CHFA is not a state agency and does not receive and direct appropriations.

Board of Directors: **11 Members**



CHFA received authority to use bond proceeds for economic development activities in 1982.



Approximately **\$32.5B** has been raised and invested in Colorado to date.

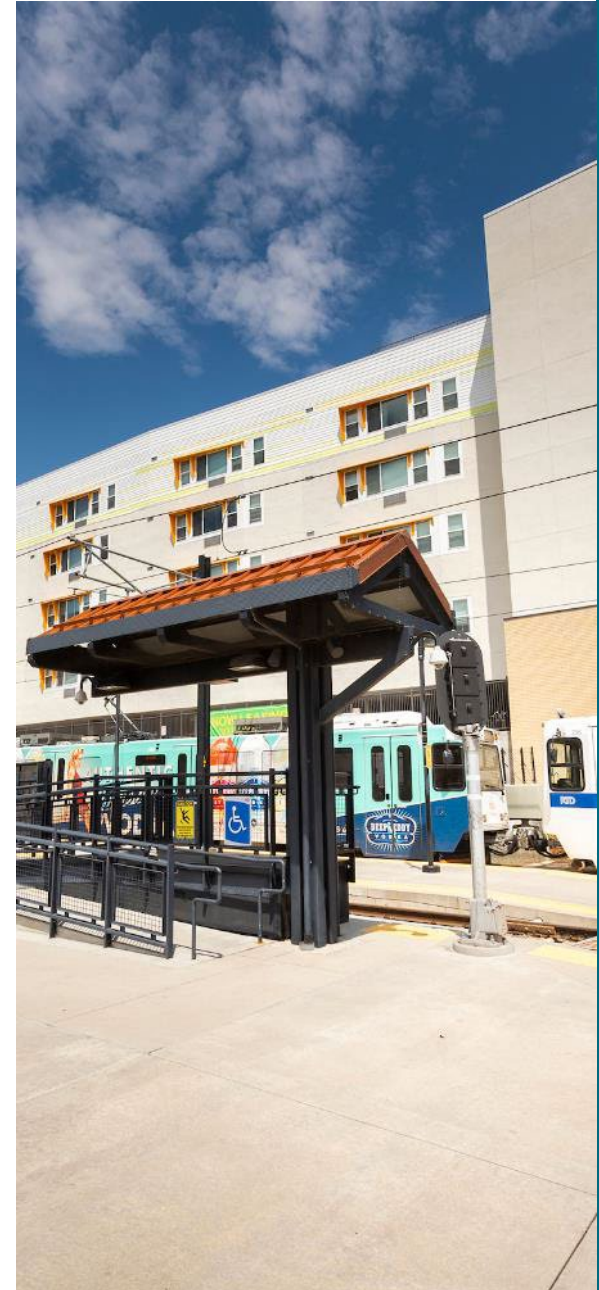
vision

Everyone in Colorado will have the opportunity for housing stability and economic prosperity.

supporting energy efficiency & sustainability

Qualified Allocation Plan highlights

- Green Building Certification options
- Waterwise landscaping and non-functional turf
- Electric Vehicle Ready parking spaces
- Post-construction Energy Use Intensity Reporting
- Competitiveness of Electrification-Ready or All-Electric with a higher energy efficiency certification



affordable multifamily electrification

Opportunity:

highly efficient,
all-electric building
systems, operating
cost benefits

Challenges:

Construction costs of
efficient systems,
impact to residents,
operating complexity



resources & partnerships

MF Building Electrification Report

Housing Tax Credit Building Electrification Report

Partners
CHFA
Colorado Energy Office
CO Department of Local Affairs



MF Green Building Certification Comparison

Comparison of Multifamily Green Building Certifications Report

Seven Green Building
Certification programs

Requirements, benefits and
challenges of each program

Report outlines complexity,
minimum requirements, cost
considerations, and program
benefits





Colorado Multifamily Affordable Housing Electrification Hub

multifamily-ehub.chfainfo.com

December 2023 launch

colorado multifamily affordable housing electrification hub

- Features technical resources, peer learning, financing and development resources
- Multifamily electrification design and decisions for affordable housing developments
- Multi-agency steering committee





colorado multifamily affordable housing electrification hub

An interactive online
resource including:

- Technical Roadmap
- Colorado Resource Finder
- Case Studies
- Link Library

multifamily-ehub.chfainfo.com



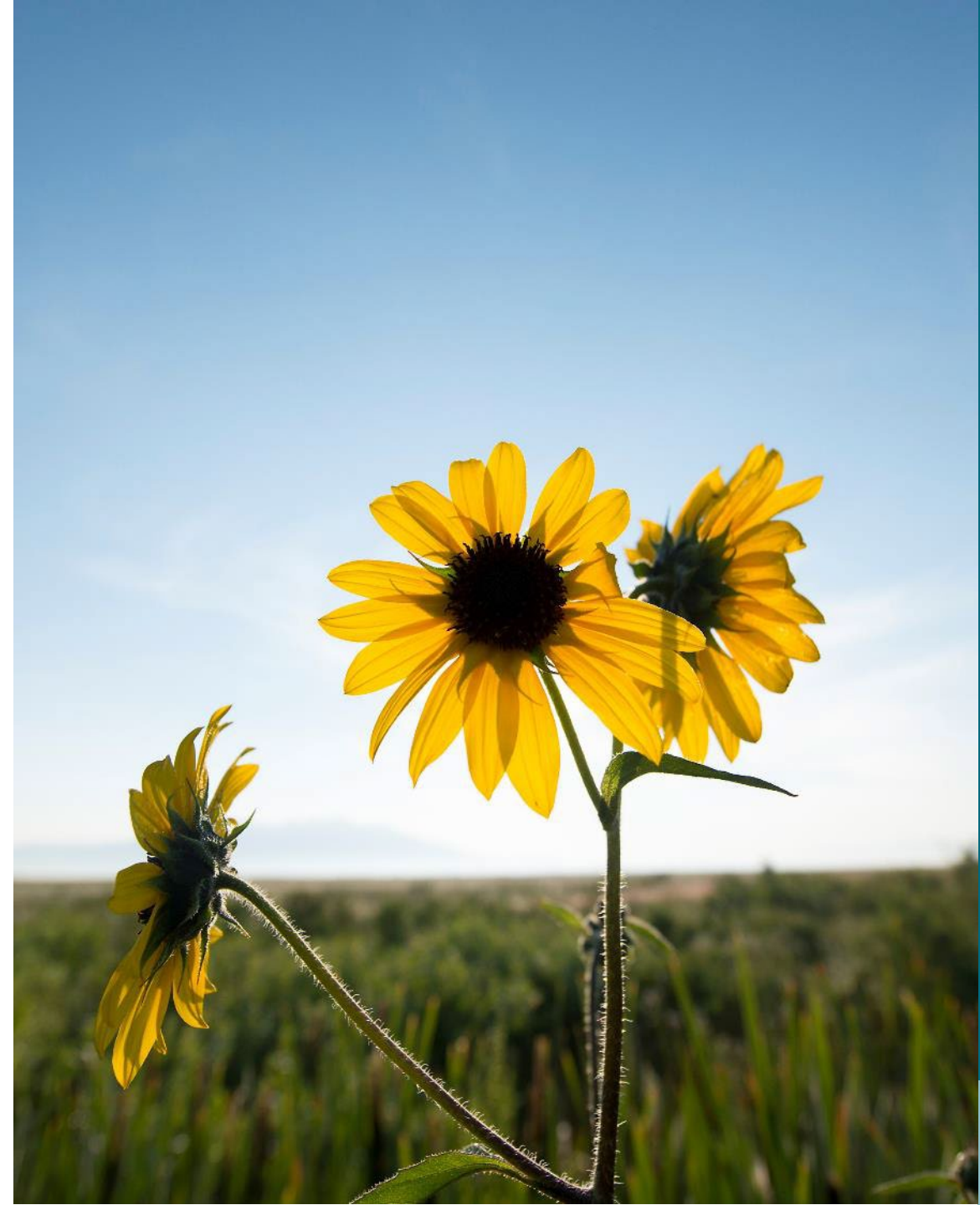
thank you

Kathryn Grosscup

Manager, Housing Tax Credits

☎ 800.877.chfa (2432) | direct 303.297.7368

✉ kgrosscup@chfainfo.com



Federal funding for energy efficiency retrofits in affordable housing

Aimee Bell-Pasht (abellpasht@aceee.org)

January 2024



The background of the slide is a photograph of a landscape featuring several high-voltage power line towers and their associated cables stretching across the frame. The scene is set against a sky with scattered clouds, and the foreground shows a dark, silhouetted horizon line with some trees and rolling hills. The overall color palette is muted, with blues, greys, and dark greens.

About ACEEE:

The American Council for an Energy-Efficient Economy (ACEEE), is a nonprofit research organization that develops policies to reduce energy waste and combat climate change. Its independent analysis advances investments, programs, and behaviors that use energy more effectively and help build an equitable clean energy future.

Learn more at [aceee.org](https://www.aceee.org)



Goals for today

1. Why energy efficiency
2. Retrofit funding opportunities
3. Put manufactured housing on your radar
4. Pre-weatherization health + safety repairs (i.e., enabling repairs)

Quick Summary: IRA Federal Funding Opportunities for Affordable Housing Retrofits

	SF Retrofits	MF Retrofits	MH Retrofits	Pre-weatherization
Greenhouse Gas Reduction Grants (GGRF), EPA	Yes	Yes	Yes	No
Climate Pollution Reduction Grants (CPRG), EPA	Yes	Yes	Yes	Yes
Home Energy Rebates (DOE)	Yes	Yes	Yes	No
WAP (incl. BIL grants)	Yes	Yes	Yes	Yes
EECBG	Yes	Yes	Yes	Yes
Tax Credits (Section 48, 45L, 179D, LIHTC)	Varies	Varies	Varies	Generally no.
GRRP (HUD)	No	Yes	No	No

Climate Pollution Reduction Grants (EPA)

- Very broad funding: affordable housing retrofits and repairs qualify
- Eligible projects/measures will vary by [state climate action plan](#)
- HFAs can apply directly (as lead or part of coalition)
- \$4.6 billion available. Grants on the order of \$2-\$500 million.



State HFAs should watch closely for:

- Opportunities to submit grant application (Due April 1)
- Opportunities to coordinate with other state agencies already planning to apply
- Watch for other CPRG winners to coordinate (July 2024)

HFA Manufactured Housing Example Programs:

Oregon Housing and Community Services Manufactured Home Replacement

- Forgivable loans + grants for new ENERGY STAR* homes

MaineHousing - ENERGY STAR* MH home replacement

- originally piloted with ARPA funds
- for LI residents with homes beyond repair

NYHCR Manufactured Home Advantage Program

- Low-cost financing for rehabilitation and repair of substandard MHs
- +\$40k in project financing available for ENERGY STAR*, solar, or other energy efficiency investments

Relevant upcoming ACEEE Work

- [Residential Retrofits for Energy Equity](#) (R2E2)
“Retrofit Playbook” forthcoming
- Free technical assistance for LI retrofits
assessment: R2E2 [survey](#)
- We are supporting states in a CPRG coalition
application focused on weatherization readiness
(i.e., enabling repairs)
- Upgrading manufactured homes [research briefs](#)

Upcoming ACEEE conferences - 2024

Hot Air Forum and Hot Water Forum	Atlanta, GA	March 12-14
Summer Study on Energy Efficiency in Buildings	Pacific Grove, CA	August 4-9
Energy Efficiency Policy Forum	Washington, DC	December 3

The background of the slide is a photograph of a mountain ridge. The ridge is covered in snow and runs diagonally from the bottom left towards the top right. Two small figures of people are standing on the ridge, looking out over a vast, hazy landscape. The sky is filled with soft, white clouds, and the overall lighting is bright and airy. In the top right corner, there are several thin, white, geometric lines that form a triangular shape, possibly representing a stylized mountain peak or a structural element.

Incorporating Federal Energy Dollars in Housing

NCSHA Institute (1/10/2024)

About Guidehouse

Public Sector

Bringing the power of our federal, state, and local management consulting, technology consulting, grants management, and economic development practices...

Private Sector

...with our deep experience with healthcare systems, pharmaceuticals, utilities, infrastructure, finance, industrial and large corporations

We have cross-cutting expertise in Affordable Housing, Energy, Public-Sector Program Administration, Financial Services, Grants Management, and Technology



Healthcare:

7 of the top 10 hospital systems (by Member Hospital Beds)*



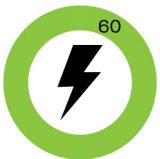
Financial Services:

8 of the 10 largest U.S. banks



Life Sciences:

38 of the top 50 pharmaceutical companies**



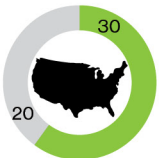
Energy:

60 of the world's largest electric and gas utilities***



Public Sector:

15 (all) executive departments of the U.S. Federal Government



State & Local Government:

30 out of 50 States

Our Firm



50+
locations
globally



16,500+
employees



6 generations of
professionals



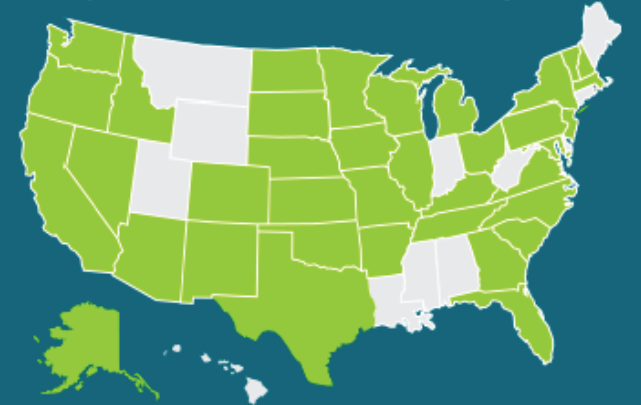
33 languages
fluently spoken



46% hold
professional
certifications

Grants Management Experience

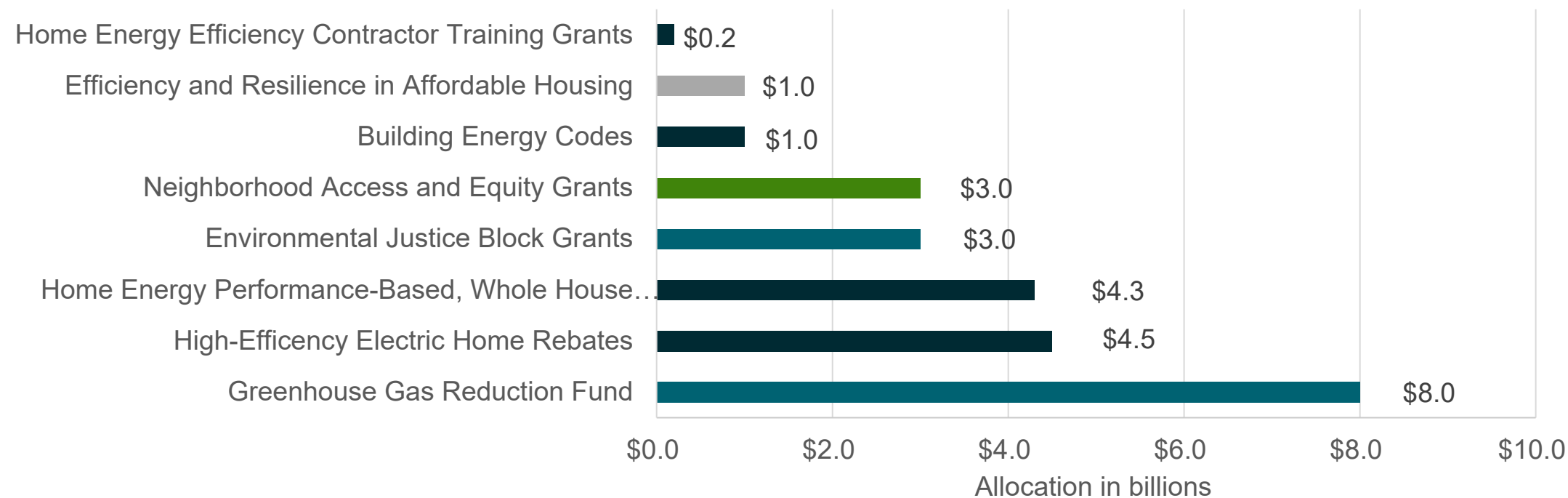
Perspectives from across the country



To complement our federal grants management experience, Guidehouse brings **three decades of experience** with energy efficiency and rebate programs. With over 16,500 employees, our team includes over **2,000 experts** with experience in the design, implementation, execution, and evaluation of programs, including low-income programs and whole home programs.

Programs in the IRA for Housing and Community Development

The IRA dedicates \$25 billion across eight programs and four Federal agencies to support improvements to our housing stock and our communities. This funding does not include the benefits that may be realized from the tax credit programs.



Key of funds administered by different Federal agencies: DOE ■ DOT (FHA) ■ EPA ■ HUD ■

Home Efficiency Rebates Program

Sections 50121 & 50122 of the IRA include \$8.8 billion for home efficiency and electrification project rebates through two programs administered by U.S. Department of Energy (DOE).

Authorized Funds

\$4.3 billion is available to states for Home Efficiency Rebates (HOMES) programs on a formula basis.

Timing

Funding ends on September 30, 2031. States and territories must apply, or convey an intention to apply, for funds before August 16, 2024. Application documents and guidance were published by DOE in July 2023.

Application

Only state and territory energy offices are eligible to apply. Applications from states and territories will be reviewed on a rolling basis and remain open until January 31, 2025.

Use of Funds

80% of funds must provide discounts for efficiency upgrades that are predicted to save at least 20% of the home's energy use. State Energy Offices (SEOs) can use up to 20% of total grant funding for administrative expenses.

Selected Processing Rebate Funds Requirements

In addition to state-level rebate processing requirements, state programs must streamline the process of rebate delivery for rebate recipients.



Measured: Provide rebates to the rebate recipient within 60 days of submitting invoice to the State.

Modeled: Provide rebates to rebate recipient within four (4) weeks of receipt of an eligible rebate application.



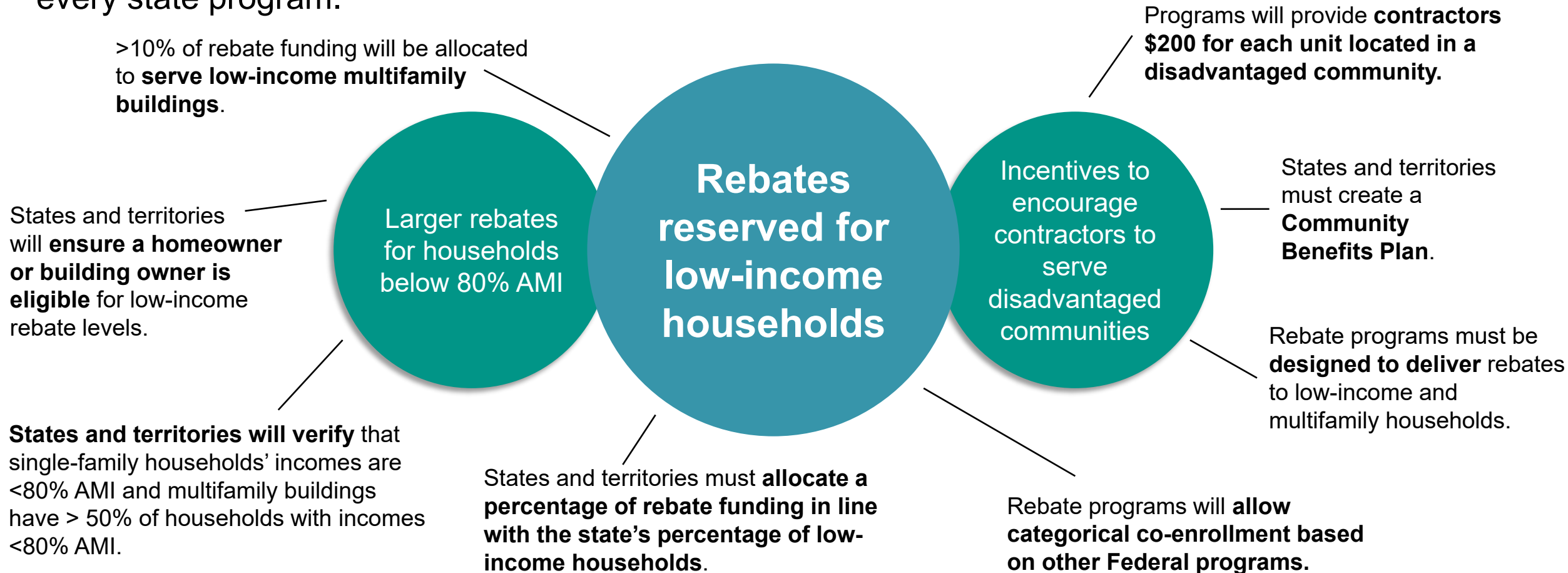
Provide an acceptable method for **low-income households to not be required to use personal funds at the point of sale** to pay for rebate-covered work.



Inform all potential State program participants of the **process for accessing rebates**, including how to access national system(s) as required by DOE.

Statutory Focus on Low-Income Households & Multifamily Buildings

By statutory requirement, low-income households and communities will have access to rebates in every state program.



Income Verification and Categorical Eligibility

The guidance provides a path for states and territories to automatically approve households enrolled in other Federal programs that meet the income thresholds.

- States and territories are encouraged to allow households to establish eligibility through a variety of means, including categorical eligibility, documentation of income, and self-attestation.
- Four options are available for whole building categorical eligibility:

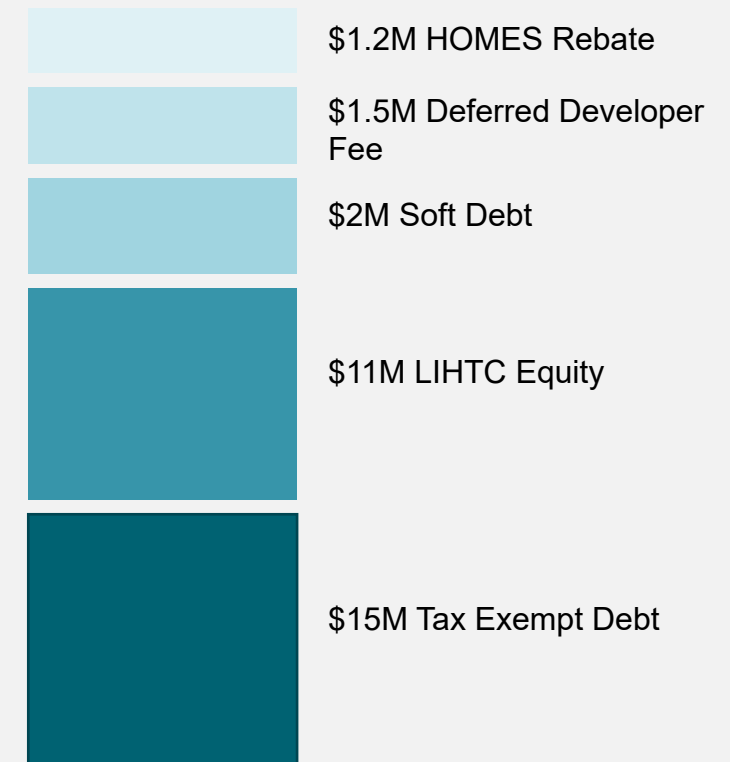
Recognized Program	Level of Eligibility	Whole Building Eligibility for Rebates
Public Housing (housing owned and operated by Public Housing Authorities)	Below 80% AMI	Single- and multi-family buildings owned and operated by Public Housing Authorities are fully eligible.
Privately owned multifamily buildings receiving project-based assistance (Section 8, Section 202, Section 811)	Below 80% AMI	If at least 50% of housing units are subsidized through these programs, then the multifamily building is fully eligible.
Privately-owned multifamily buildings that house residents receiving tenant-based assistance	Below 80% AMI	If at least 50% of building occupants receive tenant-based assistance, then the multifamily building is fully eligible.
Low Income Housing Tax Credit (LIHTC)	Below 80% AMI	If at least 50% of housing units are income-restricted, then the multifamily building is fully eligible.

Potential Role for HFAs

Due to the focus on LMI households and affordable multifamily, HFAs could play a role in program administration and/or aligning Home Energy Rebate funds with other affordable housing programs

- HFAs should work closely with State Energy Offices to ensure coordination and alignment with other housing programs
- In some cases, State Energy Offices are planning to pass through funds to state HFAs to administer multifamily programs using the 50121 funds
- HFAs can play a key role in ensuring equitable distribution of funds to under-served communities
- It will be important to consider how 50121 funds can work within subsidized affordable projects, including LIHTC
- HFAs could also play a key role in aligning 50122 funds with affordable homeownership, home repair, and weatherization programs

Sample 150 unit 4% LIHTC Capital Stack



Greenhouse Gas Reduction Fund

The IRA’s Greenhouse Gas Reduction Fund (GGRF), provides **\$27 billion to finance meaningful climate investments**, administered by the EPA, with **\$8 billion statutorily directed to programs for low-income and disadvantaged communities**. The grants can be used to deploy zero-emissions technologies, including distributed technologies on residential rooftops, or reduce or avoid greenhouse gas emissions and other forms of air pollution in low-income and disadvantaged communities.

National Clean Investment Fund (NCIF)	Clean Communities Investment Accelerator (CCIA)	Solar For All
\$14 Billion	\$6 Billion	\$7 Billion
Purpose: To provide accessible, affordable financing for tens of thousands of clean technology projects	Purpose: To deliver funding and technical assistance to build the clean financing capacity of local community lenders working in low-income and disadvantaged communities	Purpose: To prepare low and disadvantaged communities to be able to invest in residential and community clean solar energy
Use of Funds: Financial assistance (non-grant) for qualified projects in distributed power, generation/storage, decarbonization retrofits, and transportation pollution reduction	Use of Funds: Capitalization funding and technical assistance subawards to community lenders for qualified projects distributed power, generation/storage, decarbonization retrofits, and transportation pollution reduction	Use of Funds: Intended to provide access to zero emissions technologies (residential rooftop solar, residential-serving community solar, associated storage, enabling upgrades for low income and disadvantaged communities)
Eligible Recipients: Administration of funds is limited to 2-3 eligible national nonprofits that will partner with private capital providers to finance qualified projects	Eligible Recipients: Administration of funds is limited to 2-7 eligible “hub” nonprofits that can build the financing capacity of a range of community-lenders to ensure that low-income and disadvantaged communities have access to financing	Eligible Recipients: Up to 60 states, tribal governments, municipalities and nonprofits are eligible for funding

Specific Project Information: NCIF and CCIA

State HFAs can be direct applicants for Solar for All. While State HFAs are not “eligible applicants” under NCIF or CCIA, projects funded by these programs may include housing development and renovation activities.

Projects MUST be a Qualifying Project
Must reduce or avoid greenhouse gas emissions consistent with the climate goals of the United States
Must reduce or avoid emissions of other air pollutants
Must deliver additional benefits to American communities within one or more of the following seven categories (climate change, clean energy and energy efficiency, clean transportation, affordable and sustainable housing, training and workforce development, remediation and reduction of legacy pollution, development of critical clean water infrastructure)
Must not otherwise have been able to be financed
Must mobilize private capital
Must support only commercial technologies

Eligible Uses of Funds for Housing: Housing development and renovation activities are generally permitted under NCIF and CCIA if a project is qualifying – this could mean predevelopment activities, new construction, substantial renovations, or more minor energy retrofits.

Projects MAY be a Priority Project
Distributed Energy Generation and Storage <u>Examples:</u> residential rooftop solar and residential rooftop solar-plus-storage.
Net-Zero Emissions Buildings Projects that either (1) retrofit an existing building, or (2) construct a new net-zero emissions building in a low-income and disadvantaged community. <u>Examples:</u> decarbonization of affordable multifamily housing; whole-home retrofits for 1- to 4-family homes and manufactured homes to improve energy efficiency; decarbonization retrofits as part of adaptive reuse of existing buildings to create housing; and new construction of net-zero residential buildings for low-income or disadvantaged communities

Potential Roles for Housing Finance Agencies

HFAs should consider effective strategies to deploy financing for housing-specific projects leveraging the resources made available by the EPA's GGRF program, especially in low-income and disadvantaged communities.

40% of funds used to provide financial assistance in low-income and disadvantaged communities

NCIF

Housing finance agencies can receive financial products directly from NCIF grantees such as warehouse loans, preferred equity investments, and loan guarantees. They may also participate in loan purchasing programs that directly enable them to provide financial products to deploy qualified projects in their communities.

100% of funds used to provide financial and technical assistance in low-income and disadvantaged communities

CCIA

HFAs can receive financial and technical assistance from eligible "hub" entities in order to capitalize qualified and priority projects. **HFAs should consider ways in which technical assistance can be offered or deployed to help HFA partners implement programs and maximize funding impact.**

100% of funds must enable low-income & disadvantaged communities to deploy and benefit from res. distributed solar

Solar for All

Solar for All is the only GGRF program that permits state agencies, like HFAs, to be a direct grant recipient. **HFA's can provide grants, loans, and other forms of low-cost capital to rooftop residential and residential-serving community solar projects.**

Green and Resilient Retrofit Program (GRRP)

Section 30002 of Title III of the IRA, (Publ. L. 117-169), titled “Improving Energy Efficiency or Water Efficiency or Climate Resilience of Affordable Housing”, provides funding for direct loans and grants to projects involving eligible HUD-assisted multifamily properties.

Eligible Projects

Owners of properties that receive HUD assistance from:

- Section 202 Housing for the Elderly
- Section 811 Supportive Housing for Persons with Disabilities
- Section 236
- Certain Project Based Rental Assistance (PBRA) Contracts, including properties converted under the Rental Assistance Demonstration (RAD) program prior to September 30, 2021
- Projects will apply for specific properties to 1 of 3 program options (see next slide)

Eligible Uses

- Substantially improve utility efficiency and reduce emissions, including moving properties toward net zero, zero ready, or zero over time energy and emissions performance standards;
- Address climate resilience, including synergies between efficiency, emissions reduction, and resilience investments;
- Enhance indoor air quality and resident health;
- Implement the use of zero-emission electricity generation and energy storage;
- Minimize embodied carbon and incorporate low-emission building materials or processes;
- Support whole-building electrification

Terms and Schedule

- Projects must execute a new use restriction that extends an affordability period between 15 and 25 years (Notice Revision 1/8/24)
- Must perform utility consumption and emission benchmarks
- Must engage residents
- Must complete post-construction utility benchmarking
- Comply with cross-cutting federal requirements (BABA, S3, Davis Bacon)
- Funding will be in the form of loans or grants to undertake retrofits
- HUD will open application on a rolling, quarterly basis

Green and Resilient Retrofit Program (GRRP)

HUD is offering funds through three award cohorts, designed to meet the needs of eligible properties in different situations and with different capacity levels.

HUD Program	Type of Project	Additional Requirements	Project Size	Upcoming Deadlines	Initial Projects Funded
Elements	<ul style="list-style-type: none"> Gap funding to properties with a development or rehabilitation transaction underway Funds can be used to add or preserve specific items in scope 	<ul style="list-style-type: none"> HUD Assistance Contract in place, no unit minimum Ready to close in 12 months Complete benchmarking after rehab 	<ul style="list-style-type: none"> Up to \$40,000 per unit Up to \$750,000 per project 	<ul style="list-style-type: none"> January 2024 – extended to 3/28/23 March 2024 – TBD 	<ul style="list-style-type: none"> 28 awards announced 9/23/23 11 awards announced 12/21/23
Leading Edge	<ul style="list-style-type: none"> Funding to owners with plans for ambitious retrofit activities to achieve zero energy retrofits and an advanced green certification Development teams must be able to leverage other financing sources without extensive technical assistance from HUD 	<ul style="list-style-type: none"> More than 50% of units at the property must be HUD-assisted Owners must commit to receiving an accepted certification standard (1 of 12 listed in the NOFO, such as PHIUS REVIVE or LEEDv4 Gold or Platinum) Owners will drive the design and scope, but may be at any phase 	<ul style="list-style-type: none"> Up to \$60,000 per unit Up to \$10 million per project 	<ul style="list-style-type: none"> January 31, 2024 April 30, 2024 	<ul style="list-style-type: none"> 16 awards announced 10/19/23
Comprehensive	<ul style="list-style-type: none"> Funding to properties with the highest need for climate resilience and utility efficiency upgrades Regardless of prior development or environmental retrofit experience, scope will be developed by a HUD Multifamily Assessment Contractors 	<ul style="list-style-type: none"> More than 50% of units at the property must be HUD-assisted 50% of the GRRP Award is reserved for the cost of high impact measure (for example, solar or wind power) Owner must contribute specified portion of the scope and cost 	<ul style="list-style-type: none"> Up to \$80,000 per unit Up to \$20 million per project 	<ul style="list-style-type: none"> February 2024 May 2024 	<ul style="list-style-type: none"> 19 awards announced 12/21/23 <ul style="list-style-type: none"> 5 projects with fewer than 50 units 7 projects with between 50 – 100 units

Potential Roles for Housing Finance Agencies

- **Engage HUD-Assisted Owners** across the state who are seeking GRRP support
 - Agencies that are also Housing Authorities may make owners aware of opportunities
- **Align QAP** to the requirements of the Elements and Leading Edge Programs
 - Consider role in supporting projects seeking higher certification (meeting 1 of the 12 options required by the Leading Edge NOFO, such as Passive House or LEEDv4 Gold)
 - Consider timing of HUD rolling application windows, and streamlined processes and communications for applicants pursuing state or LIHTC funding (with GRRP as gap filler)
 - Consider requirements such as project energy savings, certifications standards, etc.
- Align and set up **streamlined process for other state funding**
- Consider **Technical Assistance** that can be offered to help HFA partners implement programs and maximize funding;
 - Support project in the pre-application phase through pre-development work (Elements projects must have completed CNAs)
 - Support applicants in aligning scope items to funding sources (no Duplication of Benefits may occur across federal sources)



Gregory Heller
Director, Housing & Community Solutions
gheller@guidehouse.com
(215)834-0181

Thank You

©2023 Guidehouse Inc. All rights reserved. Proprietary and competition sensitive. This content is for general information purposes only, and should not be used as a substitute for consultation with professional advisors.

Inflation Reduction Act

Dirk A. Wallace, CPA

Partner, Dover, Ohio

Novogradac & Company LLP

Dirk.Wallace@novoco.com

Inflation Reduction Act – 45L Credits

NOTEWORTHY PROVISIONS



Sect. 45L- New Energy Efficient Home Credit Extension and Increase with no LIHTC Basis Reduction

- Retroactively extends the credit from 1/1/2022 through 12/31/2032
- Building must meet the national and regional requirements of the most recent ENERGY STAR New Construction standards starting in 2023
 - In 2022, energy standard is 2006 IECC and credit amount is \$2,000/unit (\$1,000/unit for manufactured homes). Only residential buildings of three or fewer stories are eligible.
 - All residential buildings (single-family and multifamily) are eligible for 45L starting in 2023
- Tax credit amounts vary depending on the level of building energy performance and whether prevailing wage requirements for building construction are met

		MEETS PREVAILING WAGE?	
		Yes	No
ENERGY STANDARD	ENERGY STAR New Construction	\$2,500 per unit	\$500 per unit
	DOE's Zero Energy Ready Homes	\$5,000 per unit	\$1,000 per unit

Inflation Reduction Act – 45L Credits

FAQs



- How do you apply for the credits?
- How/when is the credit earned?
- How/when are the credits certified?
- Who performs the certification
- Is there a cost certification/certificate issued?
- Is there a compliance period?

Inflation Reduction Act

NOTEWORTHY PROVISIONS



Sect. 48- Renewable Energy Investment Tax Credit (ITC), including Bonus Credit for Affordable Housing/Low-Income Communities with no LIHTC Basis Reduction

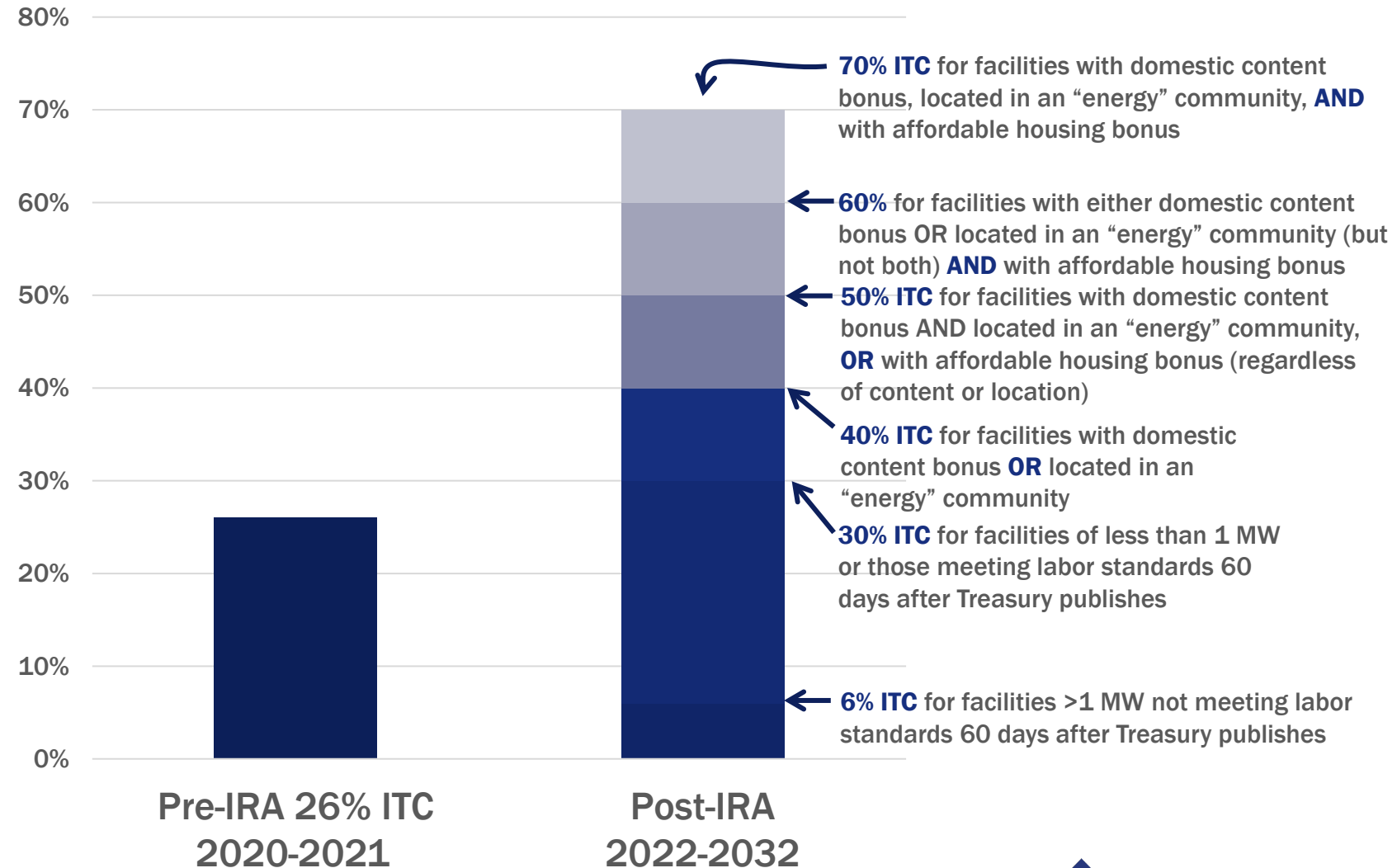
- Another 10% ITC bonus available 1/1/2023 for facilities located in “energy communities”, which include:
 - Brownfield sites,
 - Census tracts (including adjacent tracts) where coal mines closed after 1999 or coal-fired power plants retired after 2009, and
 - Metro and nonmetro MSAs where fossil fuel industries contributed significantly to employment or tax base after 2009 and have unemployment rates higher than the national average
- Bonus ITC credit for facilities with maximum net output of 5 MW connected to low-income communities (10%) and affordable housing (20%)
- Bonus credit is available in 2023-2032 but is limited to 1.8 gigawatts in each calendar year with unused amounts carried forward
- 46,000 applications were received in the initial 30-day application window

Inflation Reduction Act

NOTEWORTHY PROVISIONS



Sect. 48- Renewable Energy Investment Tax Credit (ITC), including Bonus Credit for Affordable Housing/Low-Income Communities with no LIHTC Basis Reduction



Enterprise Community Partners: About us

We focus on the greatest need – the massive shortage of affordable rental homes – to achieve three goals:



Increase Housing Supply

Preserve and produce good homes
that people can afford



Advance Racial Equity

After decades of systematic
racism in housing



Build Resilience & Upward Mobility

Support residents and strengthen communities to be
resilient to the unpredictable

IRA ENGAGEMENT

- Advocating for affordable housing during program development
- Providing education, resources and TA
- Developing capital products
- Applying for project funding
- Competing for funding awards



Equitable *implementation of aspects of the Inflation Reduction Act* that relate to climate-smart affordable housing.



HUD: \$1B Green & Resilient Retrofit Program

EPA: \$27B Greenhouse Gas Reduction Fund & \$3B EJ TCGM

DOE: \$8.8B Home Efficiency & Electrification Rebates

Treasury: Solar & Home Efficiency Tax Credits



IRA Opportunities: EPA GGRF

EPA Greenhouse Gas Reduction Fund



The Greenhouse Gas Reduction Fund will be implemented via three grant competitions.

EPA released the Notices of Funding Opportunity for these competitions in 2023:

\$14 billion National Clean Investment Fund

2–3 national nonprofits capable of partnering with the private sector to provide accessible, affordable financing for tens of thousands of clean technology projects across the country.

\$6 billion Clean Communities Investment Accelerator

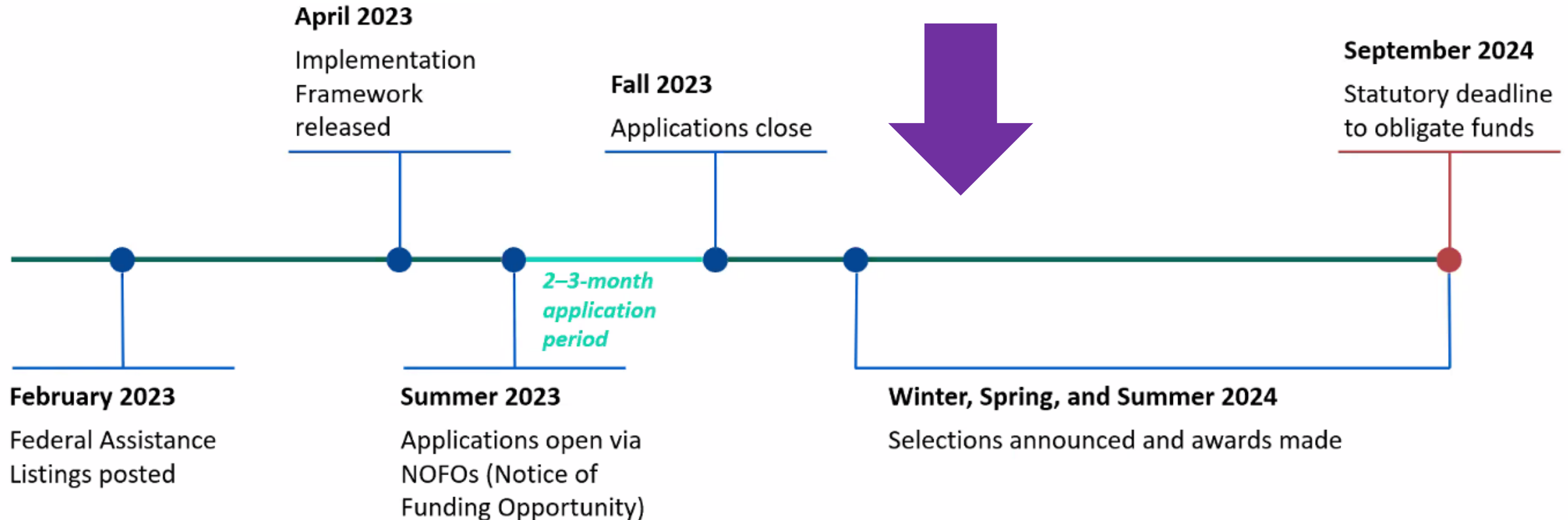
Provide grants to **2–7 hub nonprofits** that will, in turn, deliver funding and technical assistance to build the clean financing capacity of local community lenders

\$7 billion Solar for All

60 grants to states, territories, Tribal governments, municipalities, and eligible nonprofit recipients to expand access to solar for low-income and disadvantaged communities by priming markets for investment.

Implementation Timeline

GGRF competition timeline



**EPA Greenhouse Gas Reduction Fund:
National Clean Investment Fund Competition**

**POWER
FORWARD**

 Enterprise

 Habitat
for Humanity

LLSC

REWIRING
AMERICA

 United
Way 

Proposed program focus: Housing

ELECTRIFICATION

Improve energy efficiency in homes and convert fossil-fuel appliances and equipment to decarbonized and electrified alternatives

SOLAR

Deploy on-site solar, community solar subscriptions, and energy storage resources

EV INFRASTRUCTURE

Install EV charging infrastructure to facilitate broader and faster adoption of zero-emissions transportation

RESILIENCE

Include resilience requirements that prepare and protect communities from climate hazards

Proposed Program Activity Areas

**COMMUNITY
ENGAGEMENT**

**MARKET
DEVELOPMENT COST
REDUCTIONS**

**FINANCE & CAPITAL
COST REDUCTIONS**

MULTI-FAMILY AND SINGLE-FAMILY DEVELOPMENTS

Technical Assistance: Proposed Approach to Assist Implementation

Low Touch

Online, available 24/7

- General support
- Planning tools

Medium Touch

Targeted engagements

- Trainings
- Coaching

High Touch

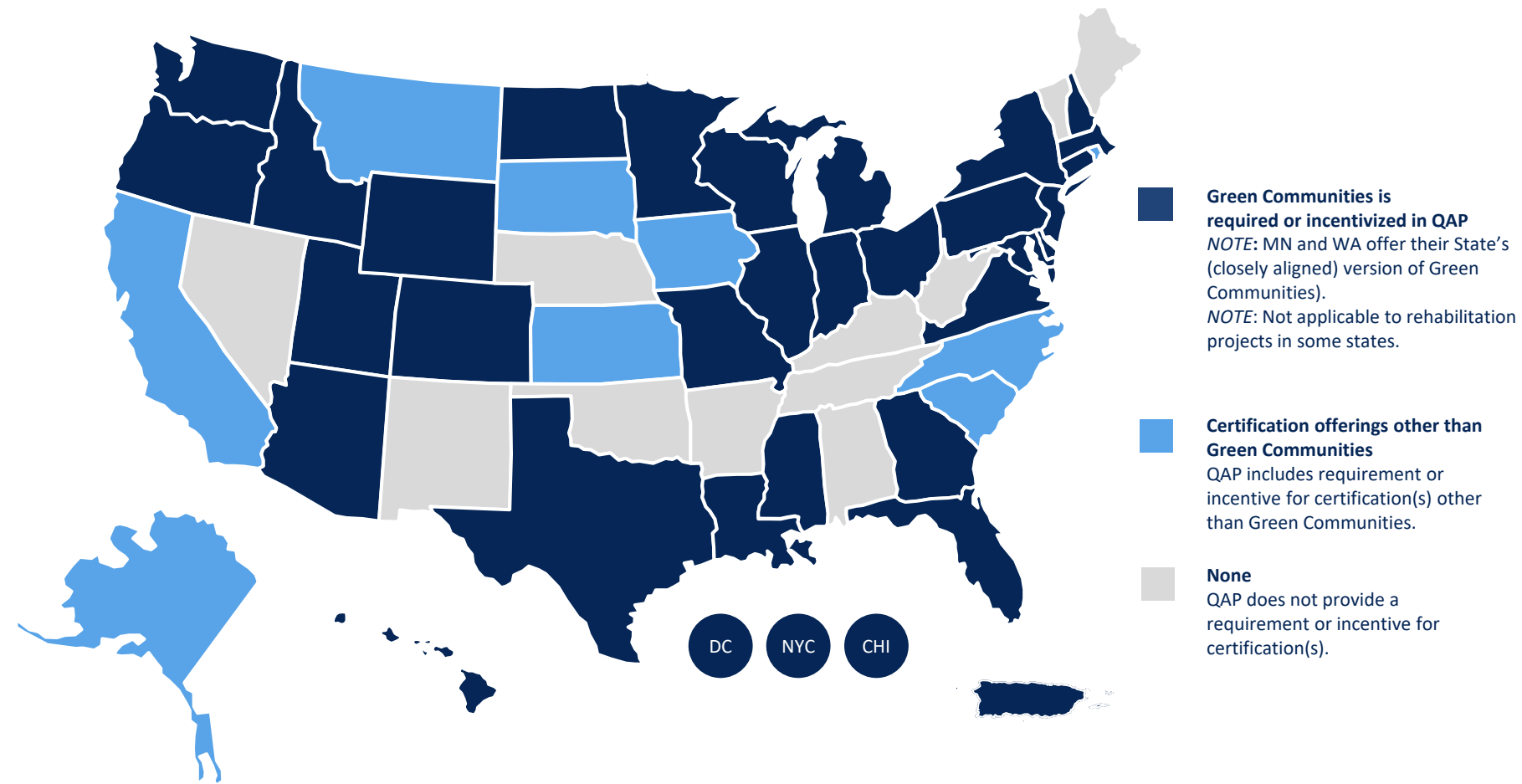
One-on-One sessions

- Customized technical assistance
- Address specific portfolio/property emissions challenge

**Braiding IRA funds
with housing
programs**

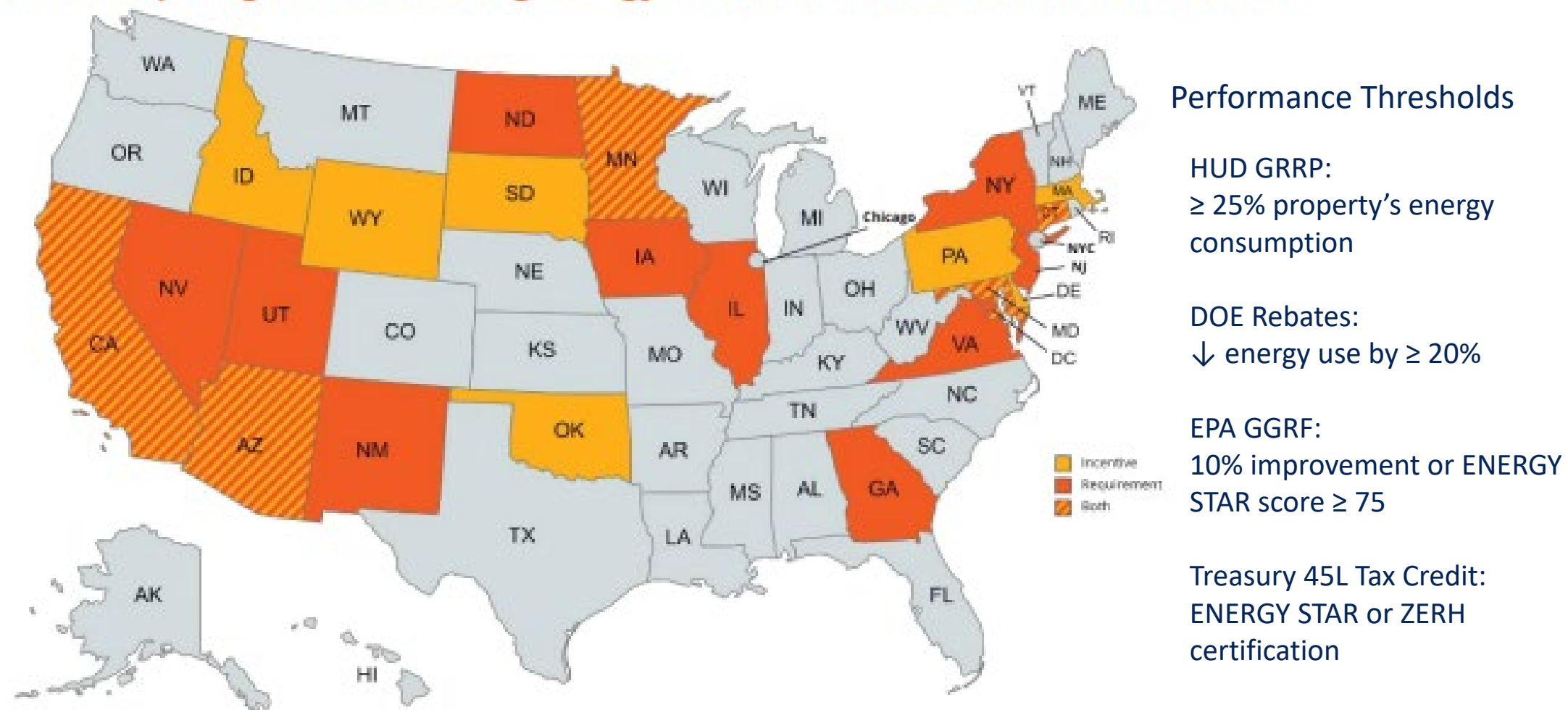


Green building in LIHTC QAPs positions developers to qualify for IRA programs



Updated as of December 2023

FIGURE 1: States Requiring or Incentivizing Energy Performance Standards in their QAP



IRA Programs: What's in play now



HUD Green & Resilient Retrofit Program (GRRP) – Big Picture



Elements Awards	Leading Edge Awards	Comprehensive Awards
Substitute better building components in a planned recapitalization	Innovative, whole-building retrofits to meet top-tier certification (e.g., net zero)	Whole-building retrofits following comprehensive site assessments
\$40,000/unit or \$750,000/project	\$60,000/unit or \$10 million/project	\$80,000/unit or \$20 million/project
7% of available funds (\$140M +/-)	20% of available funds (\$400M +/-)	73% of available funds (\$1,470M +/-)
Selection prioritizes green certifications, electrification, Better Climate Challenge, and similar program objectives	Selection prioritizes need for utility efficiency improvements (ability to “move the needle”)	Selection based on need, measured by: <ul style="list-style-type: none"> Utility efficiency (EPA Portfolio Manager, MBEST) Climate risk (FEMA’s National Risk Index)
Approximately 200 awards	Approximately 100 awards	Approximately 300 awards
Projects should be well advanced in an owner-driven recapitalization effort (near closing)	Projects should be at the early design stages of an owner-driven recapitalization effort	Projects should be ready to enter the assessment and concept stage, with extensive support from HUD “MACs”
Owner brings leverage (debt, LIHTC...)	Owner brings leverage (debt, LIHTC...)	Owner must cover standard asset management costs; leverage is optional

GRRP: Where are we now? Award Application Timelines

Each cohort accepts applications quarterly over the course of 12 months



Learn more at www.hud.gov/GRRP or email GRRP@hud.gov

Climate Provisions that Impact Housing: Tax Credits

48

COMMERCIAL INVESTMENT TAX CREDIT
(ITC)

48e: Low-Income Communities Bonus Credit,
boosts ITC of solar/wind energy projects in low-
income communities by 20%

45L

NEW ENERGY EFFICIENT HOME CREDIT

179D

COMMERCIAL BUILDINGS ENERGY-
EFFICIENCY TAX DEDUCTION

IRA Programs: Under development



DOE: Home Energy Rebate Programs

Big Picture

To be administered by State Energy Offices (SEO)

- Home Efficiency Rebates Program
- Home Electrification and Appliance Rebates Program

Tribal program: funds to be allocated directly to tribes

Where we are now?

DOE has issued state and tribal allocations, released program requirements, sample plans, FAQs

State Energy Offices (SEO) have until January 1, 2025 to submit plans to DOE

SEOs in various stages of plan development

What can HFAs do?

Reach out to your SEO to weigh in on program development

Does your State's program meet/exceed requirements for low-income families?

What mechanisms are in place to get the \$ to affordable housers and low-income residents?

**IRA Programs:
Awaiting Awards/
Partnering
Opportunities**



Fine Print: Overview of the EPA GGRF Competitions

	National Clean Investment Fund	Clean Communities Investment Accelerator	Solar for All
\$ Amount	\$ 14 Billion	\$ 6 Billion	\$ 7 Billion
Competition Description	Intended to spur private sector investment and catalyze tens of thousands of GHG reducing projects across three priority categories.	Intended to build the financing capacity of public, quasi-public and nonprofit community lenders in low-income disadvantaged communities to ensure access to financing.	Aimed at financing new and existing residential and community solar projects, storage and infrastructure upgrades and workforce development programs in low-income and disadvantaged communities (LIDCs).
Grantee Number & Type	2-3 national nonprofits that are defined as "eligible recipients."	2–7 hub nonprofits that are defined as "eligible recipients."	Up to 60 grants to states, Tribal governments, municipalities, or eligible nonprofit entities.
Application Structure	Individual applicant or as a lead applicant of a coalition.	Individual applicant or as a lead applicant of a coalition.	At least one award per geographic area defined as every state and territory; there will be a separate funding track for approximately 1–3 awards to directly serve Tribal nations.
Justice40 Requirements	Overall 40% of funding must flow to low-income disadvantaged communities.	All must be expended in low-income and disadvantaged communities.	All must be expended in low-income and disadvantaged communities.
Eligible Uses	<p>Financial products, including:</p> <ul style="list-style-type: none"> - loans & loan guarantees, equity investments, credit enhancements, forgivable and partially forgivable loans, purchase of loans, lines of credit and debt with equity features <p>EPA does not expect to consider grants as a financial product but does expect to allow a limited amount of funds for predevelopment expenditures.</p>	<p>Grant funds must be passed through directly to community lenders defined as either a public, quasi-public or nonprofit entity that has the legal authority to provide financial products to qualified projects.</p> <p>Grants of no more than \$5M per community lender; technical assistance subawards of no more than \$625,000 per lender.</p>	<p>Expand existing low-income solar programs or design and deploy new Solar for All programs, including - residential solar, community solar, associated storage and enabling upgrades - through the provision of:</p> <p><i>financial assistance</i> , including:</p> <ul style="list-style-type: none"> - subgrants, rebates, subsidies, other incentive payments and loans <p>and <i>technical assistance</i> , including use of funds for program design and implementation.</p>

Wrap-Up



Opportunity to learn more
directly from agency staff

Virtual or in-person (Denver)

Register here:

<https://apps.hud.gov/emarc/index.cfm?fuseaction=emar.registerEvent&eventId=4412&update=N>



University of Colorado - Denver
Lawrence Street Center - Terrace Room
1380 Lawrence Street
Denver, CO 80204

YOU'RE INVITED!

BUILD FOR THE FUTURE

Thursday
January 18, 2024

Don't miss this opportunity!

The federal family is here to help demystify investments in energy efficiency, renewable energy, climate change mitigation and environmental justice under the Inflation Reduction Act and the Bipartisan Infrastructure Law.

This is your chance to make connections and ask questions.

SPEAKERS INCLUDE

David Eichenthal
Senior Advisor
US Department of the Treasury
IRA Implementation

Alexis Pelosi
Senior Advisor for Climate
US Department of Housing & Urban Development

Derek Passarelli
Principal Deputy Under Secretary of Science and Innovation
US Department of Energy

AND MORE TO BE ANNOUNCED...

RSVP TODAY!

200 IN-PERSON SEATS AVAILABLE
VIRTUAL OPTION ALSO AVAILABLE



<https://apps.hud.gov/emarc/index.cfm?fuseaction=emar.registerEvent&eventId=4412&update=N>

✉ Angelo.B.Dalmacio@hud.gov

Climate Provisions that Impact Housing: Direct Spending

\$1B

HUD'S GREEN AND RESILIENT RETROFIT
PROGRAM (GRRP)

\$27B

EPA'S GREENHOUSE GAS REDUCTION
FUND

\$3B

EPA'S ENVIRONMENTAL AND CLIMATE
JUSTICE BLOCK GRANTS

\$4.5B

DOE'S HIGH-EFFICIENCY ELECTRIC HOME
REBATE PROGRAM

\$4.3B

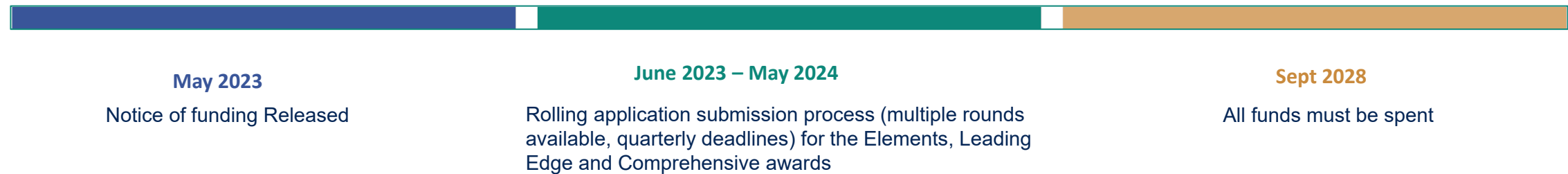
DOE'S HOME ENERGY PERFORMANCE
BASED, WHOLE HOUSE REBATES

\$1B

DOE - BUILDING ENERGY CODES

Timeline for Program Implementation

HUD's Green and Resilient Retrofit Program



DOE's Rebates Programs



EPA's Greenhouse Gas Reduction Fund



RESOURCE LINKS

- [White House IRA Guidebook](#)
- HUD GRRP: <https://www.hud.gov/grrp>
 - [HUD GRRP Supplemental Notice A \(1/8/24\)](#)
 - [HUD Climate Resources for Housing Supply Framework](#)
- DOE Home Energy Rebates: <https://www.energy.gov/scep/home-energy-rebates-programs>
- EPA: <https://www.epa.gov/greenhouse-gas-reduction-fund>
- Treasury/IRS: <https://www.irs.gov/inflation-reduction-act-of-2022>
- [Enterprise 12/14/23 GRRP webinar](#)
- Enterprise 1.8.24 blog: [Decarbonizing Multifamily Housing: How State Finance Agencies Are Gearing Up for the IRA](#)
- [NASEO: Opportunities for State Energy Office and Housing Finance Agency Collaboration](#)