



OFFICE OF HOUSING

# Green and Resilient Retrofit Program (GRRP)

OFFICE OF MULTIFAMILY HOUSING PROGRAMS

National Housing & Rehabilitation Association  
Spring Developers Forum  
May 2023

# HUD's Climate Action Plan

- Reflects a comprehensive effort to reduce HUD's energy and carbon footprint by investing in more efficient, sustainable, and equitable housing infrastructure.
- Overarching strategies:
  1. Increasing climate resilience (e.g., better understanding of risk and capacity building for our residents, owners, and borrowers)
  2. Reducing greenhouse gas emissions (e.g., energy benchmarking, energy standards, and incentives)
  3. To pursue environmental justice (e.g., focusing on those communities historically overburdened by environmental and climate hazards)
- Unified HUD commitment to addressing climate change

# GRRP Program History

- \$837.5 million provided through the Inflation Reduction Act (IRA)
  - Loan commitment authority of \$4 Billion
  - Funding for retrofits at existing properties
  - Additional funding for benchmarking and implementation
- Request for Information released October 2022 received feedback on:
  - Program Design
  - Cost-effectiveness
  - Fund leveraging
  - Equitable distribution



# Common barriers to address

- Reach properties in need with low capacity
- Remove HUD barriers to green investments, such as the split incentive problem
- Limit fossil fuel-fired systems and appliances
- Ensure resident engagement in project design; protect residents during construction
- Include health, safety, and carbon benefits in cost effectiveness screening
- Encourage or even require leveraged funding
- Pay for health and safety investments
- Support owner capacity for project management and staff training
- Ensure quality control and commissioning of construction and mechanicals

# GRRP Overview and Goals

- Retrofits will reduce properties' climate impact while making them more efficient, safe, and healthy for residents through:

Energy and/or water efficiency  
Energy and water benchmarking  
Improved indoor air quality  
Low-emission building materials or processes

Climate resilience  
Building electrification  
Zero-emission electricity generation  
Energy storage

- Funding will be awarded directly to properties in HUD's Multifamily assisted portfolio, primarily §8 PBRA, §202, and §811
- Program will target deep retrofits and ambitious projects

# GRRP Resources

- Visit [www.HUD.gov/GRRP](http://www.HUD.gov/GRRP)
- Email - [GRRP@hud.gov](mailto:GRRP@hud.gov)
- Subscribe to the Office of Housing's [mailing list](#)

# Other IRA Programs

- Benchmarking assistance for Multifamily assisted properties
  - EPA Energy Star Portfolio Manager
  - Understand energy use and identify opportunities to increase efficiency
- Solar generation and clean energy deployment
- Greenhouse Gas Reduction Fund
- HUD is working with federal agency partners on increased investment in housing