

# Green and Resilient Retrofit Program (GRRP) Elements Cohort

PCFO IGAP Grant Snapshot  
June 30, 2023

<b>Agency:</b> US Department of Housing and Urban Development (HUD)	<b>Bureau:</b> Office of Housing
<b>Application Deadline:</b> March 28, 2024	<b>Max Award:</b> \$750,000

## Description

Created under the Inflation Reduction Act, the Green and Resilient Retrofit Program (GRRP) provides owners of HUD-assisted multifamily housing with resources to reduce carbon emissions, make utility efficiency improvements, incorporate renewable energy sources, and make properties more resilient against the effects of climate hazards. The GRRP Elements Cohort provides funding for owners to include climate resilience and utility efficiency measures in projects that are already in the process of recapitalization transactions.

## Eligible Recipients

An entity is an eligible applicant if it meets one or more of the following criteria:

1. Owns a property that is assisted under one of the following forms of assistance contract with HUD:
  - a. Properties assisted by Project-Based Rental Assistance (PBRA) Housing Assistance Payments (HAP) Contracts
  - b. Properties assisted under Section 202 of the Housing Act of 1959
  - c. Properties assisted under Section 811 of the Cranston-Gonzalez National Affordable Housing Act
  - d. Properties assisted under Section 236 of the National Housing Act which are receiving Section 236 Interest Reduction Payments
2. Has a signed purchase agreement, purchase option, or an agreement or option to enter into a long-term ground leasehold interest (more than 50 years) for a property assisted under the programs listed above
3. Is the Sponsor or owner of a property under development through the Section 202 or Section 811 Capital Advance programs and has not yet reached a firm commitment

## Eligible Projects

Funding is available to include proven, high-impact climate resilience strategies, utility efficiency investments, emission reduction measures, and energy generation technologies in their construction scopes of work. Items that can be covered by GRRP Elements funds may include:

- Clean energy generation, including solar, battery storage, wind, geothermal, and community solar installation or participation
- Level 2 electric vehicle charging stations
- Electric air source or ground source heat pumps
- Electric Domestic Hot Water heat pumps
- Energy Star 7.0 windows
- Electrical transformer, panel, or wiring work that facilitate Elements technologies
- Responsibly sourced building materials
- Insulation R-value that meets or exceeds 2021 IECC requirements
- Verification and commissioning costs for Elements investments including the cost to obtain a green building certification
- Initial integrated Pest Management inspection, planning, and treatment
- Electric ovens, cooktops, ranges, and clothes dryers
- Any technologies or improvements not otherwise listed above that reduce emissions, energy usage, or water usage at the property by at least 25% from current emissions or usage
- Clean backup power, such as battery storage or clean generators
- Outfitting space into a community emergency shelter with resources
- Emergency potable water access
- Tightening of building envelope

*\*Additional eligible Elements investments are included in [Appendix III of the NOFO](#)*

Applicants selected for funding will receive a commitment letter with a conditional funding award up to the lesser of a) \$40,000 per unit at the property, b) \$750,000, or c) the cost of eligible GRRP program investments. In addition to these amounts, selected applicants may also be eligible for reimbursement of certain costs of utility benchmarking, up to \$2,500 per property.

Applications will be accepted on a rolling basis and considered in four application periods ending on: 06/29/2023, 09/28/2023, 01/04/2024, and 03/28/2024.

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**Matching Grant Requirements**

Not required

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**New or Existing Program**

New program

## Tips for Being Competitive

Applications will be ranked through the following criteria in this order:

1. Applicants that submit a certification signed by the owner and the architect stating that the owner has assembled financing which, in combination with an Elements Award, will fully construct or rehabilitate the property and will achieve one of the following green certifications: DOE Zero Energy Ready Home; Zero Energy Ready Multifamily; National Green Building Standard – Silver, Gold, or Emerald; LEED V4.1; Enterprise Green Communities Plus, Greenpoint Gold or Platinum; Earthcraft Gold or Platinum; Passive House; International Living Institute; Well Building Standard; RELi; or FORTIFIED Silver or Gold.
2. Applicants that submit a certification from the project’s architect that the property currently uses gas or oil for heat, hot water, or appliances in the residential units, but will be fully electrified
3. Applicants that submit their BCC Sponsor’s Better Climate Challenge partnership agreement for their portfolio.
4. Properties that are located in a [Priority Energy Community](#).
5. Applicants that submit their BBC Sponsor’s Better Buildings Challenge partnership agreement for the subject property.
6. All other eligible applications.

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**Labor Requirements**      None specified

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**Partners Required**      None specified

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**Agency Contact**      GRRP@hud.gov

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**Upcoming Events**      HUD has recorded a series of informational webinars and office hour sessions that are available on [YouTube](#).

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**Total Allocation**      \$140 million

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**Anticipated Award Date**      The estimated project start date is May 31, 2024.

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**Resources**

- [Grant Opportunity - Grants.gov](#)
- [GRRP Elements Program Page - HUD](#)
- [GRRP Elements NOFO - HUD](#)
- [GRRP Elements Factsheet - HUD](#)