

Green and Resilient Retrofit Program (GRRP) Comprehensive Cohort

PCFO IGAP Grant Snapshot
June 30, 2023

Agency: US Department of Housing and Urban Development (HUD)	Bureau: Office of Housing
Application Deadline: May 30, 2024	Max Award: \$20 million

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 Comprehensive cohort provides funding to properties with a high need for investment in utility efficiency and climate resilience.

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

Property owners need no prior experience with recapitalization transactions or green construction - support will be provided to commission assessments and develop the property's recapitalization plan.

Eligible Projects

Comprehensive awards provide funding to properties with the highest need for climate resilience and utility efficiency upgrades, regardless of prior development or environmental retrofit experience.

Eligible costs may include:

- Added cost of a greener or more resilient alternative to a rehab component
- 50% of the GRRP Award is reserved for the cost of high-impact utility efficiency, carbon reduction, renewable energy generation, and climate resilient investments
- Transaction costs necessary to complete retrofit (up to 30% of the GRRP award)

Applicants selected for funding under this NOFO will be eligible to receive a grant or a loan repayable from surplus cash up to the lesser of a) \$80,000 per unit at the property, b) \$20,000,000, 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 waves: 08/31/2023, 11/30/2023, 02/28/2024, and 05/30/2024.

Matching Grant Requirements

This Program requires cost sharing or matching as in [Section 5.5 of Housing Notice H 2023-05 \(page 21\)](#). Section 5.5 outlines specific parameters for four categories of work for Comprehensive cohort funding: Owner-Paid Items, Cost-Share Items, High Impact GRRP-Paid Items, and Transaction Costs.

New or Existing Program

New program

Tips for Being Competitive

Applications will be ranked on the following criteria:

1. The property's risk as evaluated through the Federal Emergency Management Agency's (FEMA) National Risk Index
2. The property's utility efficiency profile using either utility consumption benchmarking data entered into the [Environmental Protection Agency's \(EPA\) Portfolio Manager](#) or, for properties that are unable to receive a score through EPA's Portfolio Manager, the [Multifamily Building Efficiency Screening Tool \(MBEST\)](#)

Labor Requirements

None specified

Partners Required

There are no partnership requirements. However, you may receive up to two (2) preference points if you are an applicant designated as a minority-serving institution (MSI) or if your application proposes one or more partnerships with minority-serving educational institutions that have been historically underserved.

Agency Contact GRRP@hud.gov

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

Total Allocation \$1.47 billion

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

Resources

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