



[Home](#) / [Press Room](#) / [Press Releases](#) / HUD No. 23-195

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HUD Announces Funding to Support Energy Efficiency and Climate Resilience in Multifamily Assisted Housing Properties as Part of President Biden’s Investing in America Agenda

Initial awards of \$18 million under the Green and Resilient Retrofit Program will support upgrades that advance energy efficiency and climate resilience in rental homes for low-income families.

WASHINGTON - As part of President Biden’s Investing in America agenda, the U.S. Department of Housing and Urban Development (HUD) today announced it has awarded approximately \$18 million in grant funding and loan commitments under the **Green and Resilient Retrofit Program** (GRRP) to owners of properties participating in HUD-Assisted Multifamily Housing programs. President Biden’s Inflation Reduction Act—the largest climate investment in history - established the GRRP with more than \$800 million in grant and loan subsidy funding and \$4 billion in loan commitment authority. It is the first HUD program to simultaneously invest in energy efficiency, renewable energy generation, climate resilience, and low embodied carbon materials in HUD-assisted multifamily housing. Investments under the program will be made in affordable housing communities serving low-income families in accordance with the Biden-Harris Administration's Justice 40 goals and advance Bidenomics – President Biden’s agenda for building the American economy from the middle out and the bottom up. Today’s first wave of awards will help fund upgrades for 28 multifamily properties with more than 3,400 HUD-Assisted Multifamily rental homes for low-income families, seniors, and persons with disabilities.

“As a part of President Biden’s historic investment in climate resiliency, HUD is building a more equitable and sustainable housing system. This first wave of funding will invest in properties by making resiliency upgrades like adding solar panels, updating heating and cooling, and replacing windows,” said **HUD Secretary Marcia L. Fudge**. “The Green and Resilient Retrofit Program advances our work to ensure low-income individuals and families have better access to healthy, energy efficient, and resilient homes.”

“Today’s awards from HUD will bring the benefits of clean energy and climate resilience to hardw... s in states across the nation,” said **John Podesta, Senior Advisor to the President for Clean Energy Innovation and Implementation**. “It’s all part of the

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President’s Bidenomics strategy to Invest in America and grow our economy from the middle out and the bottom up, not the top down.”

These investments will help combat the climate crisis and support equitable economic development in American communities. The funding enables building owners to invest in a range of technologies, such as geothermal energy systems, heat pumps, insulation and air sealing, wind- and fire-resistant roofing, low embodied carbon materials, and other measures, that will reduce energy costs and greenhouse gas emissions and make properties healthier and safer for residents in the face of more severe weather and changing climate. This is the first round of GRRP awards to be released, with additional rounds to be awarded throughout 2023 and 2024.

“HUD is committed to building resilient communities and reducing costs, including lowering the cost of gas and electric bills for the families we assist. We also have an obligation to address the effects of climate change,” **said HUD Deputy Secretary Adrienne Todman.** “HUD’s new Green and Resilient Retrofit Program does just that.”

“Today’s awards represent this Administration’s real and ongoing commitment to address climate change and improve the lives of low-income families by making their homes safer and more sustainable,” **said Assistant Secretary for Housing and Federal Housing Commissioner Julia Gordon.** “GRRP is a significant investment in communities that typically do not receive this type of assistance yet are often the most adversely affected by climate change.”

Owners of properties participating in HUD’s Section 8 Project-Based Rental Assistance, Section 202 Supportive Housing for Low-Income Elderly, and Section 811 Supportive Housing for Low-Income Persons with Disabilities programs received grant or loan funding commitments today under the GRRP’s “Elements” award category.

Elements awards provide funding for property owners to include climate resilience and energy and water efficiency improvements at properties that are already in the process of a development or rehabilitation transaction. Upgrades financed under the Elements category will support a range of improvements, such as installation of heat-wave resilient cool roofs and fire-resistant roofs, on-site solar power systems, insulation and air sealing, heat pumps, energy efficient windows, and similar upgrades.

All the investments under the GRRP will advance environmental justice by serving low-income families in alignment with the Administration’s Justice40 initiative through strengthening their homes to be more resilient against extreme weather events and enhancing their ability to remain in their homes during the recovery from such events.

Table 1: Green and Resilient Retrofit Program Elements Round One Awards

| Grantee | City | State | Property Name | Award Amount | Award Type |
|-------------------|-----------|-------|-------------------|--------------|------------|
| Vitus Group, LLC | Glendale | CA | Palmer Park | \$ 331,635 | Loan |
| Relat 1 Aff 1 1 1 | Waterbury | CT | Nottingham Towers | \$ 743,283 | Loan |

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|----------------------------------|--------------|----|-----------------------------------|------------|-------|
| Enterprise Community Development | Washington | DC | Edgewood Commons V | \$ 750,000 | Loan |
| Colona House, LLC | East Moline | IL | Colona House | \$ 660,807 | Grant |
| Full Circle Communities | Chicago | IL | Brainerd Senior Center | \$ 750,000 | Loan |
| POAH | Chicago | IL | Island Terrace | \$ 750,000 | Grant |
| Related Affordable | Champaign | IL | Round Barn Manor Apartments | \$ 750,000 | Grant |
| Related Affordable | Kankakee | IL | Riverwoods Apartments | \$ 552,313 | Loan |
| Fountain Place, LLC | Connersville | IN | Fountain Place | \$ 353,873 | Grant |
| Fairstead | Louisville | KY | Chenoweth Woods Apartments | \$ 750,000 | Grant |
| Fairstead | Lexington | KY | Malabu Manor Apartments | \$ 750,000 | Grant |
| Enterprise Community Development | Baltimore | MD | Park Heights Place | \$ 381,851 | Loan |
| Enterprise Community Development | Baltimore | MD | Greens at Irvington Mews Phase II | \$ 750,000 | Loan |
| Forward Housing Preservation LLC | Waldorf | MD | Wakefield Terrace | \$ 750,000 | Loan |
| Homes for America, Inc. | Baltimore | MD | Foxwell Memorial Apartments | \$ 314,268 | Grant |
| Vitus Group, LLC | Coon Rapids | MN | Mississippi View | \$ 714,351 | Loan |
| McCormack Baron Salazar | St. Louis | MO | The Brewery Apartments | \$ 750,000 | Loan |

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|------------------------|---------------|----|---------------------------------|---------------|-------|
| Related Affordable | Kansas City | MO | Plaza Apartments | \$ 576,669 | Loan |
| Skyline LLC | Fenton | MO | Hawkins Village Apartments | \$ 523,069 | Loan |
| Delshah | Staten Island | NY | St George Plaza | \$ 750,000 | Grant |
| Delshah | Staten Island | NY | Parkhill II Apartments | \$ 750,000 | Grant |
| Delshah | Staten Island | NY | Parkhill I Apartments | \$ 750,000 | Grant |
| L+M Fund Management | New York | NY | Revive 103 | \$ 192,000 | Grant |
| Related Affordable | Poughkeepsie | NY | Rip Van Winkle House | \$ 647,700 | Loan |
| Essence Development | Toledo | OH | Alpha Towers | \$ 750,000 | Grant |
| POAH | Cincinnati | OH | Community Manor Apartments | \$ 750,000 | Grant |
| POAH | Cincinnati | OH | Pendleton Estates Apartments | \$ 750,000 | Grant |
| Wesley Living | Lexington | TN | Woodland Homes | \$ 750,000 | Grant |

The program's Notices of Funding Opportunity (NOFO) and additional guidance released on May 11, 2023, detail the multiple grant and loan funding options for which property owners may apply under the program's three categories:

- **Elements** provides funding to owners for proven and meaningful climate resilience and utility efficiency measures in projects that are already in the process of being recapitalized.
- **Leading Edge** provides funding to owners with plans for ambitious retrofit activities to achieve an advanced green certification.
- **Comprehensive** provides funding to properties with the highest need for climate resilience and utility efficiency upgrades, regardless of prior development or environmental retrofit experience.

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Property owners are encouraged to continue to submit applications for grant awards or loans in any of the three categories. HUD is accepting applications under one category each month for the duration of funding availability. HUD expects to announce awards regularly throughout 2023 and 2024, including awards under the Leading Edge category in the coming weeks.

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

More information about HUD and its programs is available at www.hud.gov and <https://espanol.hud.gov>.

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