

# **HFA IRA Bootcamp Session #3:** **DOE's Home Energy Rebates & Colorado's** **Approach to Electrification**

# AGENDA

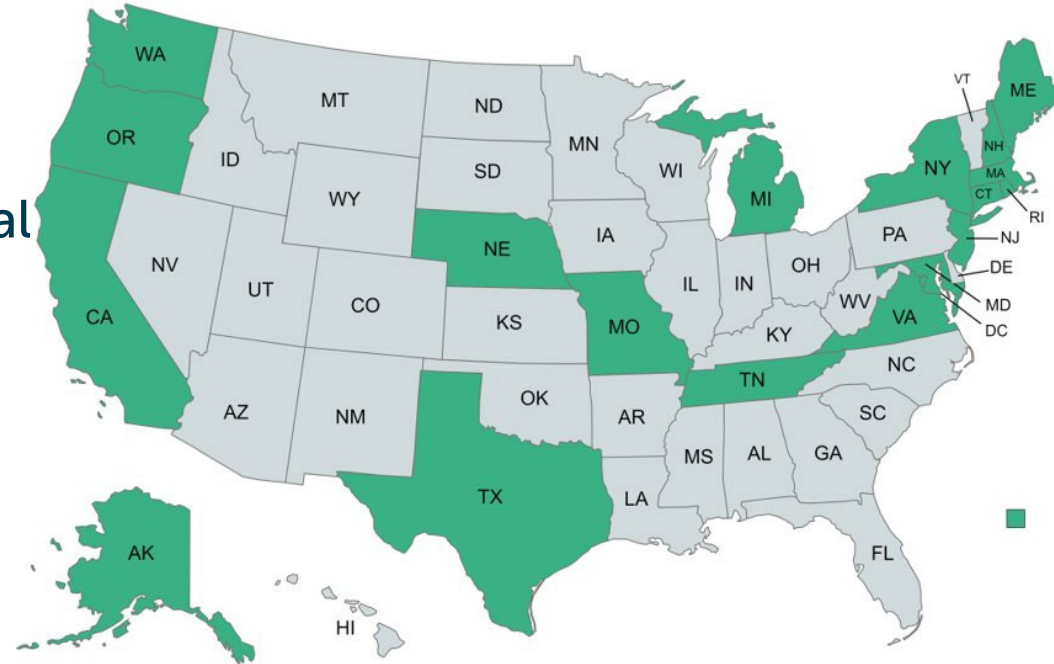
- Welcome + Owner/Developer Bootcamp Update
  - Todd Nedwick, NHT
- Colorado's Approach to Electrification
  - Rose Haag, CHFA
- Home Energy Rebates
  - Lauren Ross, DOE
- State Energy Offices & Home Energy Rebates
  - Maddie Koewler, NASEO
- Preview of Upcoming Sessions



# OWNER/DEVELOPER IRA BOOTCAMP UPDATE

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- 50 small-to-medium-sized non-profit housing providers
- Launched the Technical Assistance portion of the bootcamp yesterday
  - **New Ecology Inc. (NEI) is serving as the TA provider**
- Each owner/developer will receive 20 hours of technical assistance services
- NEI will assist owners/developers with:
  - **Collecting building-level data using the Multifamily Building Efficiency Screening Tool (MBEST) for up to four properties**
  - **Developing a preliminary SOW that includes decarbonization and resiliency upgrade recommendations**
  - **Facilitate peer learning through regional cohorts**
  - **Identifying next steps for finalizing the SOW and seeking funding**



# COLORADO'S APPROACH TO ELECTRIFICATION

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**Rose Haag**  
*Tax Credit Officer*  
**Colorado Housing &  
Finance Authority (CHFA)**





# affordable multifamily electrification

HFA Bootcamp • July 19, 2023



# about chfa

CHFA was established in 1973 by the Colorado General Assembly.

*financing the places where people live and work<sup>®</sup>*



**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

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

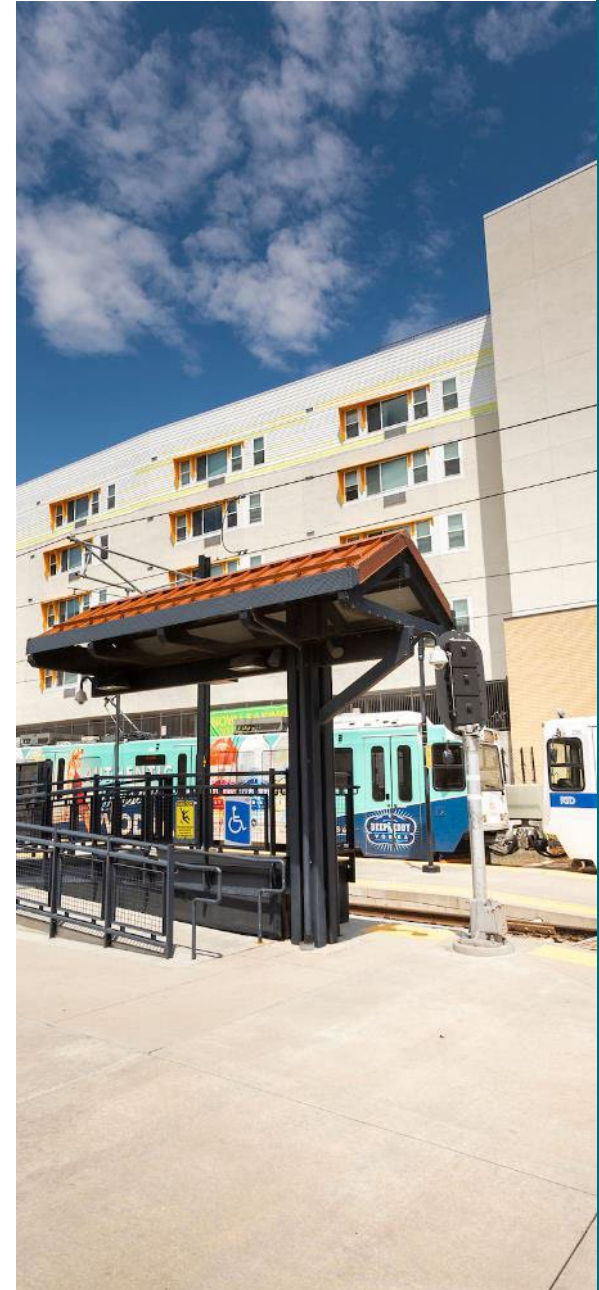


# supporting energy efficiency and sustainability

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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





# trends – housing tax credit developments

## 2021

- 6 out of 25 developments certifying to the advanced energy performance standard of the Department of Energy's Zero Energy Ready Homes (ZERH) Program
- 2,126 units

## 2022

- 18 out of 25 projects electrification-ready or fully electric
- 4 certifying to the advanced energy performance standard of the Department of Energy's Zero Energy Ready Homes (ZERH) Program
- 2,068 units

## 2023 to date

- To date 12 projects electrification-ready or fully electric
- 2 including photovoltaic systems
- 10 PV-ready
- 3 certifying to the advanced energy performance standard of the Department of Energy's Zero Energy Ready Homes (ZERH) Program
- 605 units

# affordable multifamily electrification

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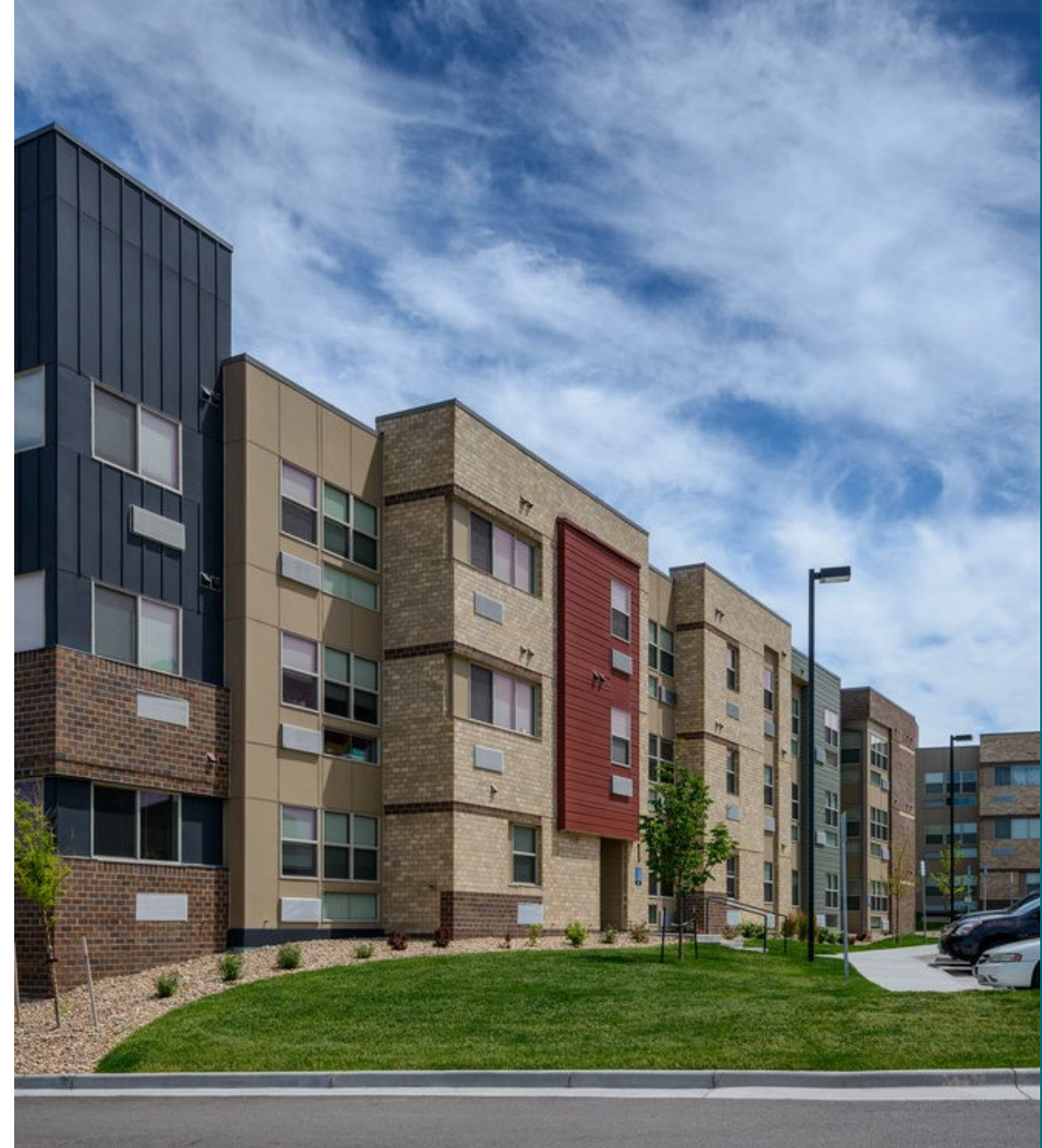
- **Opportunity:**  
highly efficient,  
all-electric building  
systems, operating  
cost benefits
- **Challenge:**  
construction costs of  
efficient systems,  
impact to residents,  
operating complexity



# resources and partnerships

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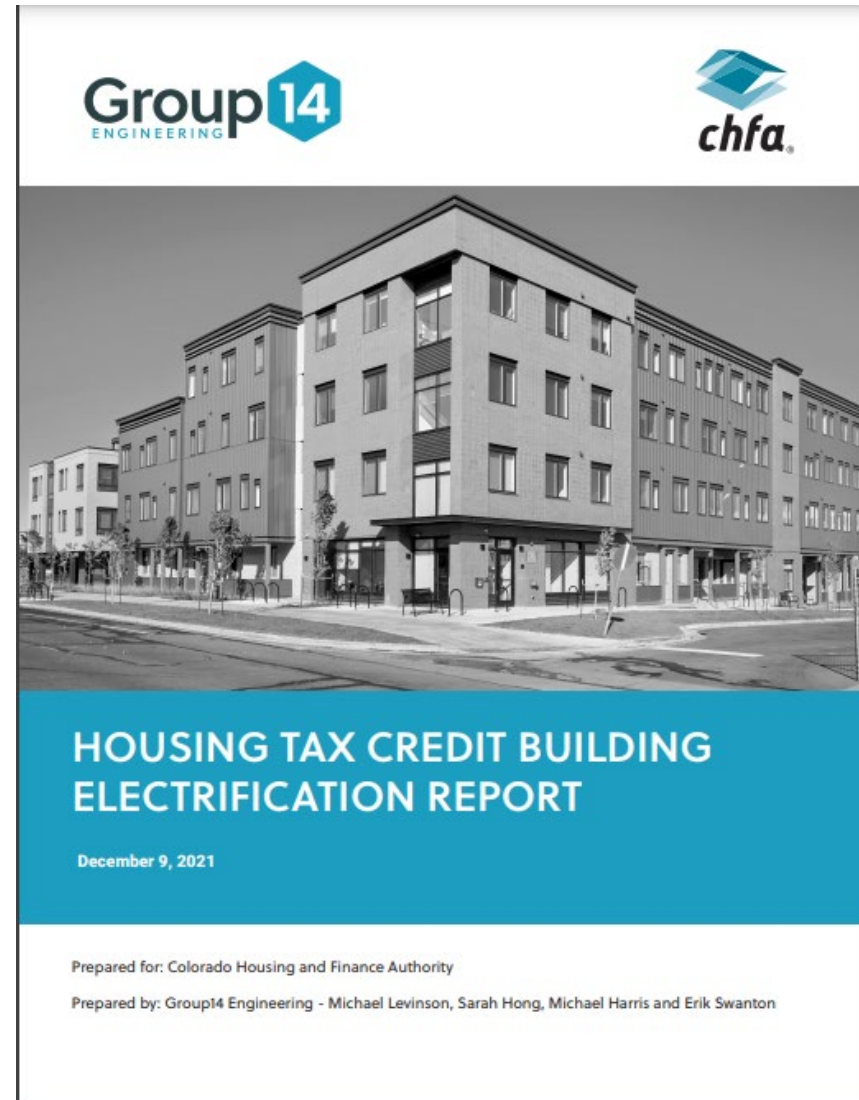
- 2021 Housing Tax Credit Building Electrification Report – CHFA, DOLA, CEO
- 2022-2023 Multifamily Electrification Resource Hub – CHFA, DOLA, CEO, EOC
- Coordination efforts



# 2021 housing tax credit building electrification report

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- Collaboration between CHFA, CEO, and DOLA
- Prepared by Group14 Engineering
- Opportunities and challenges of building electrification
- Evaluates both all-electric and mixed-fuel tax credit properties







# report recommendations

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New funding for electrification, tied to housing tax credit awards

All-electric design guide playbook

Electrification Resource Hub

Incentivize Electrification through the QAP

Additional Research



# 2022-2023 multifamily electrification resource hub

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- Direct result of the MF Electrification Report
- Collaboration between CHFA, DOLA, CEO, and EOC
- Steering Committee with Group14 and various stakeholders
- Focus groups
- Delivery of first phase Q4 2023



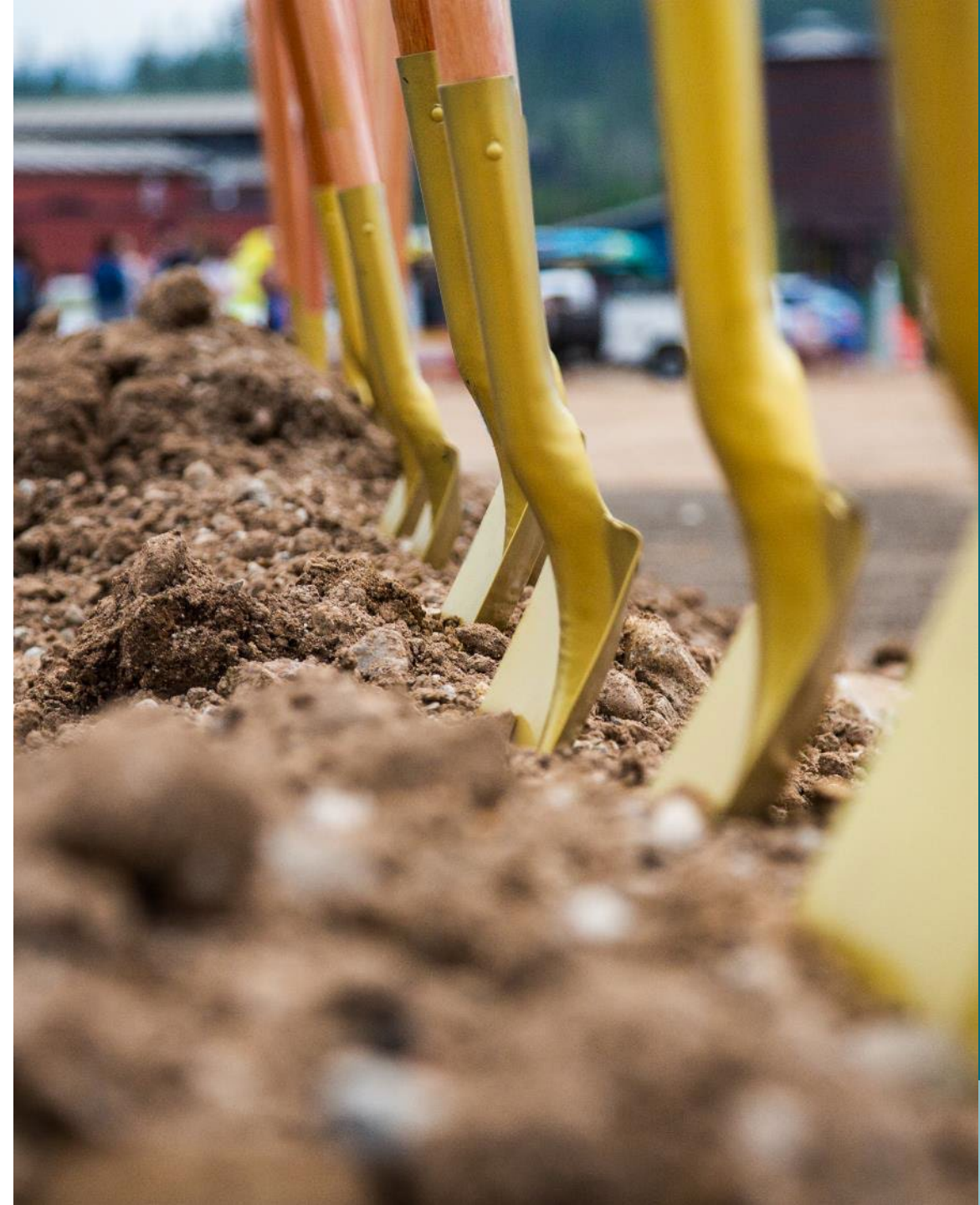


thank you

Rose Haag  
*Tax Credit Officer*

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# DOE HOME ENERGY REBATES

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## Lauren Ross

*Multifamily Lead, Office of  
State and Community  
Energy Programs*  
Department of Energy  
(DOE)





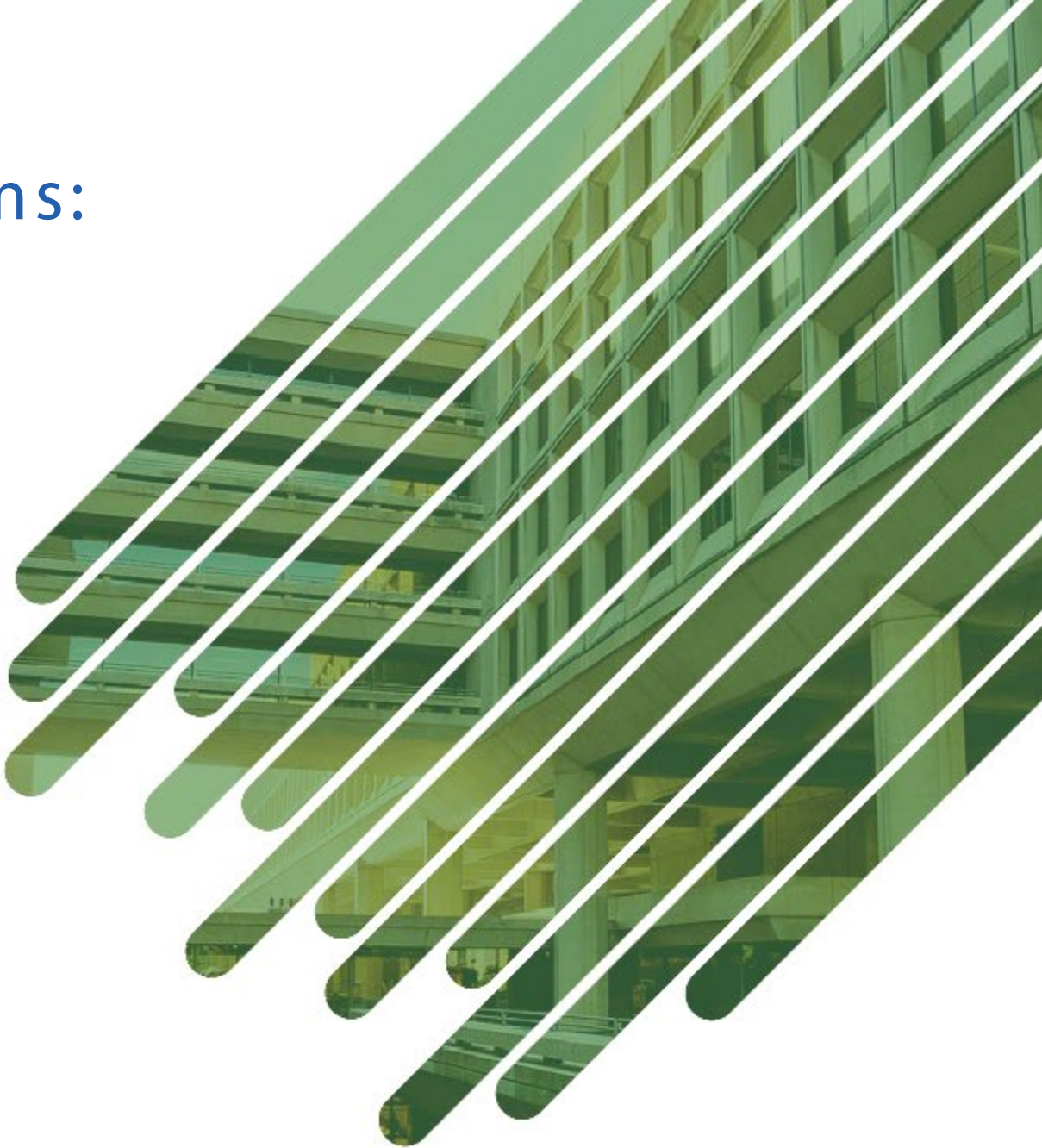
# Home Energy Rebate Programs: HFA Bootcamp Session

July 19, 2023



# SCEP

STATE & COMMUNITY ENERGY PROGRAMS



# What We'll Cover Today

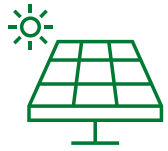
- ✓ Introduction to the DOE Office of State and Community Energy Programs (SCEP)
- ✓ Overview of Home Energy Rebates Program
- ✓ Opportunities for Affordable Housing
- ✓ Q&A





# Office of State and Community Energy Programs (SCEP)

Created to implement nearly \$16 billion in programs from the Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA)



Deploy clean energy technologies



Center equity and deliver on J40 priorities



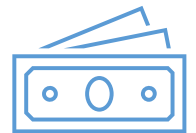
Catalyze local economic development



Create jobs



Avoid pollution through place-based strategies



Reduce energy costs

# Programs Coming Out of SCEP

\$3.5B for  
Weatherization Assistance Program

\$260M for  
Building  
Efficiency  
Workforce  
Training

\$500M for  
State Energy  
Program

\$500M for  
Energy Efficiency  
& Renewable  
Energy in Public  
Schools

\$250M for  
Energy  
Efficiency  
Revolving Loan  
Funds

\$50M for  
Energy  
Efficiency for  
Non-Profits

\$550M for  
Energy Efficiency  
& Conservation  
Block Grants  
Program

\$1B for  
Energy Codes  
Technical Assistance

\$8.8B for Home Energy Rebates

# About The Inflation Reduction Act

THE WHITE HOUSE

Administration | Priorities | COVID Plan | Briefing Room | Español | MENU



**CLEAN ENERGY FOR ALL**

PRESIDENT BIDEN'S INFLATION REDUCTION ACT IS THE MOST AGGRESSIVE CLIMATE ACTION IN U.S. HISTORY

# Clean Energy Investments Through IRA



Home Energy  
Rebates

\$9B  
U.S. DOE



Energy Code  
Assistance

\$1B  
U.S. DOE



Clean Energy  
Business Loans

\$14B  
U.S. DOE



Energy Grid &  
Industry

\$9B  
U.S. DOE



Affordable  
Housing

\$1B  
U.S. HUD



Clean  
Transportation

\$7B  
U.S. EPA



Energy Tax  
Credits

~\$277B\*  
U.S. Treasury



Greenhouse Gas  
Reduction Fund

\$27B  
U.S. EPA



Enviro. Justice  
Block Grants

\$3B  
U.S. EPA



Rural Energy  
Assistance

\$12B  
USDA



Coastal Climate  
Resilience

\$2.6B  
NOAA



+ Other  
Programs

~\$7B  
Various Agencies

\*Congressional Budget Office (CBO), [Estimated Budgetary Effects](#)



# About The Home Energy Rebates Program



Home Energy Rebates

SEC. 50121 & 50122

Mission: DEVELOP PROGRAMS TO MAKE RESIDENTIAL ELECTRIFICATION & ENERGY EFFICIENCY PROJECTS AFFORDABLE IN U.S HOUSEHOLDS.

Amount: \$8,800,000,000.00

Status: FUNDS ARE NOT YET AVAILABLE

Recipients: STATE ENERGY OFFICES & INDIAN TRIBES





# IRA Home Energy Rebate Program Objectives

- ✓ Help households across the US enjoy lower energy bills and more comfortable homes
- ✓ Make it easier to access and implement residential energy improvements
- ✓ Attract and retain qualified workforce to serve both single and multifamily markets
- ✓ Spur durable market demand for residential efficiency and electrification by demonstrating value of energy upgrades and efficient homes to homeowners, tenants, and investors



# Potentially Eligible Equipment & Housing Types

## Rebates may apply to the installation of –

- ✓ Electric heat pump clothes dryer
- ✓ Electric heat pump for space heating and cooling
- ✓ Electric heat pump water heaters
- ✓ Electric panel & wiring upgrades
- ✓ Electric stove, cooktop, range, or oven
- ✓ Air sealing
- ✓ Duct sealing
- ✓ Insulation
- ✓ Materials to improve ventilation
- ✓ & Potentially other energy-saving technologies

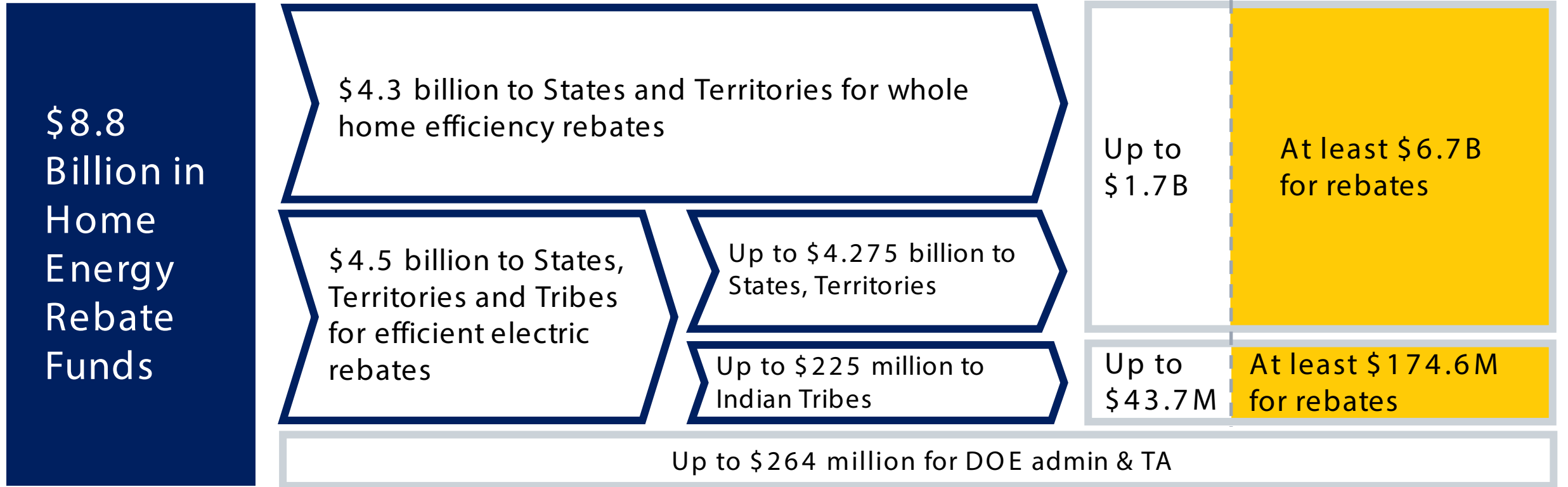
Where applicable, technologies must be certified under EPA's ENERGY STAR program.

## In the following types of buildings –

- ✓ Single-family homes
- ✓ Multi-family residential buildings
- ✓ Newly constructed homes
- ✓ Rental properties

More funds are available for households below 150% Area Median Income (AMI) and below 80% AMI.

# Where Will the Home Energy Rebate Funds Go?



The law authorizes up to 3% of total funds for DOE program administration & technical assistance as well as up to 20% of State & Indian Tribe funds for program administration.

# State & Territory Home Energy Rebate Allocations

Alabama	\$146 M	Iowa	\$121 M	New Mexico	\$88 M	Virginia	\$189 M
Alaska	\$75 M	Kansas	\$106 M	New York	\$318 M	Washington	\$166 M
Arizona	\$153 M	Kentucky	\$134 M	North Carolina	\$209 M	West Virginia	\$88 M
Arkansas	\$105 M	Louisiana	\$213 M	North Dakota	\$74 M	Wisconsin	\$149 M
American Samoa	\$50 M	Maine	\$72 M	Ohio	\$249 M	Wyoming	\$69 M
California	\$582 M	Maryland	\$137 M	Oklahoma	\$129 M		
Colorado	\$140 M	Massachusetts	\$146 M	Oregon	\$114 M		
Connecticut	\$99 M	Michigan	\$211 M	Pennsylvania	\$259 M		
District of Columbia	\$59 M	Minnesota	\$148 M	Puerto Rico	\$85 M		
Delaware	\$66 M	Mississippi	\$105 M	Rhode Island	\$64 M		
Florida	\$346 M	Missouri	\$151 M	South Carolina	\$137 M		
Georgia	\$219 M	Montana	\$71 M	South Dakota	\$69 M		
Guam	\$51 M	Northern Marianas	\$50 M	Tennessee	\$167 M		
Hawaii	\$68 M	Nebraska	\$91 M	Texas	\$690 M		
Idaho	\$81 M	Nevada	\$96 M	Utah	\$101 M		
Illinois	\$264 M	New Hampshire	\$70 M	Vermont	\$59 M		
Indiana	\$182 M	New Jersey	\$183 M	U.S. Virgin Islands	\$51 M		

Up to 20% of these funds may be used for program administration.

Allocation of \$225M designated for Indian Tribes has not yet been determined.

NOTE: These figures are rounded. Exact amounts can be found here: <https://www.energy.gov/articles/biden-harris-administration-announces-state-and-tribe-allocations-home-energy-rebate>

# How Much Money is Potentially Available Per Household?

<p><b>LOW INCOME HOUSING</b></p> <ul style="list-style-type: none"> <li>Households with incomes <u>less than 80% AMI</u></li> <li>Multifamily housing with more than 50% of households having incomes <u>less than 80% AMI</u><sup>1</sup></li> </ul>	Efficiency	<ul style="list-style-type: none"> <li>Projects with <u>lower energy savings</u>: 80% of project costs up to \$4,000 per home or housing unit; caps still TBD</li> <li>Projects with <u>higher energy savings</u>: 80% of project costs up to \$8,000 per home or housing unit; caps still TBD</li> </ul>
	Electrification	<ul style="list-style-type: none"> <li>100% of project costs up to max rebate allowed in statute and \$14,000 per home or housing unit</li> </ul>
<p><b>MARKET RATE HOUSING</b></p> <ul style="list-style-type: none"> <li>Single family</li> <li>Multifamily</li> </ul>	Efficiency	<ul style="list-style-type: none"> <li>Projects with <u>lower energy savings</u> : 50% of project costs up to \$2,000 per home or unit with \$200,000 cap for multifamily building</li> <li>Projects with <u>higher energy savings</u>: 50% of project costs up to \$4,000 per home or unit with \$400,000 cap for multifamily building</li> </ul>
	Electrification	<ul style="list-style-type: none"> <li>50% of project costs up to \$14,000 per household or unit</li> <li>Limited to single family households with incomes less than 150% AMI and multifamily buildings where more than half of the units have households with incomes less than 150% AMI.</li> </ul>

- See Area Median Income (AMI) for your area: [https://www.huduser.gov/portal/datasets/il/il2022/select\\_Geography.odn](https://www.huduser.gov/portal/datasets/il/il2022/select_Geography.odn)
- Under the efficiency rebates, incentives will differ slightly if determined through measured rather than modeled estimates.



# Summary of Rebates for Affordable Housing

The following rebates are available for single family homes where household income is below 80% AMI and in multifamily buildings where more than half of households have incomes below 80% AMI.

Rebate Type	Rebate Amount
Efficiency Rebates (aka "HOMES")	<p>Rebate level varies depending on the level of efficiency improvements, with the higher rebates requiring energy savings <math>\geq 35\%</math>.</p> <p>Limits:</p> <ul style="list-style-type: none"><li>• Not to exceed 80% of project costs</li><li>• Not to exceed \$8,000 per home or per housing unit</li><li>• Not to exceed \$400,000 per multifamily building</li></ul>
Electrification Rebates	<ul style="list-style-type: none"><li>• Up to 100% of project costs not to exceed max rebate level in statute or \$14,000 per home or per housing unit</li></ul>

# Opportunities for Affordable Housing

- Establish relationships/partnerships with State Energy Offices
  - Is there a direct role for HFAs (e.g., marketing and outreach to owners, support energy audits/planning for building owners)?
  - How can rebate funds be integrated into capital stacks of LIHTC projects?
- Braid rebates with existing programs serving LMI households (e.g., WAP and utility-funded programs)
  - What programs are offered throughout the state that support EE and/or electrification?
  - Guidance forthcoming on combining rebates with out federal, state, and local resources
- Evaluate in-state multifamily workforce
  - Is there a workforce actively involved in whole-home energy efficiency and electrification in multifamily buildings?
  - What resources can help strengthen and expand this workforce?

# Questions?





# Stay Connected!

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Stay up to date by visiting our Home Energy Rebate Website:  
<https://www.energy.gov/scep/home-energy-rebate-program>.

Sign up to receive emails about news, events, and more from the Home Energy Rebate Website.

Contact us at [IRAHomeRebates@hq.doe.gov](mailto:IRAHomeRebates@hq.doe.gov).

Thank You!

Questions or Comments?  
[IRAHomeRebates@hq.doe.gov](mailto:IRAHomeRebates@hq.doe.gov)  
[EEWorkforcePrograms@hq.doe.gov](mailto:EEWorkforcePrograms@hq.doe.gov)



**SCEP**

STATE & COMMUNITY ENERGY PROGRAMS

# SEOs + HOME ENERGY REBATES

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**Maddie Koewler**

*Senior Program Manager*  
**National Association of  
State Energy Officials  
(NASEO)**



2023

# OPPORTUNITIES FOR STATE ENERGY OFFICE AND HOUSING FINANCE AGENCY COLLABORATION

Prepared for the National Association of State Energy  
Officials (NASEO) by the National Housing Trust (NHT)

Source: NASEO



<https://www.naseo.org/publications>

THE INFLATION REDUCTION ACT:

# GREENHOUSE GAS REDUCTION FUND



## Priority projects include, but are not limited to:

- decarbonization of affordable multifamily housing through energy and water efficiency, geothermal heating and cooling, and appliance electrification;
- 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, childcare centers, and other community facilities; and
- new construction of net-zero residential buildings that are in low-income and disadvantaged communities



*Session dates and topics are subject to change*

## *Upcoming Sessions*

**July 26,  
3-4 PM ET**

### **First HFA Cohort Sharing Session**

- Structuring resources to incentive developers while also benefitting HFAs

**August 2,  
2-3:30 PM ET**

### **Greenhouse Gas Reduction Fund**

- Understanding EPA's Final Guidance/NOFO
- Pathways for HFAs to support developers in accessing financing

**August 23,  
2-3:30 PM ET**

### **Clean Energy Tax Credits**

- Overview of tax credits most relevant to affordable housing
- Underwriting impacts



**Thank you!**  
**Questions?**

