WATTS HOT Newsletter®

YOUR SOURCE FOR ENERGY, TECHNOLOGY, SUSTAINABILITY & RESILIENCY

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Editor's Message: What is the Opportunity in the Current Housing Crisis?

According to NLIHC President and CEO Diane Yentel, the recent final debt ceiling agreement will cause significant harm to households with the greatest needs. Congress will turn its attention to divvying up the available funds among various departments and programs and begin drafting and voting to approve final spending bills.

Continued advocacy by the housing community will be needed over the coming months to ensure the highest level of funding possible within these tight budget caps for affordable housing and homelessness programs, and to protect thousands of our nation's lowest-income and most marginalized households from losing their rental assistance.

Problem solving is the essence of what leaders exist to do. As housing leaders, it means they must exhibit courage enough to tackle funding issues head-on before circumstances force their hand. They must be resilient in their quest to create and sustain momentum for the organization and people they serve. But the reality of the housing environment finds its leaders dealing with people that complicate matters with their politicking, self-promotion, power-plays and ploys, and envy. The current Congressional gridlock, politics, lack of budgets and resources, and many other random acts or circumstances also make it harder for housing leaders to respond to the people they service. Life is problem solving whether it is home, family, or community. The best leaders are the best problem solvers. They have the patience to step back and see the problem at-hand through broadened observation; circular vision. They see around, beneath and beyond the problem itself. They see well beyond the obvious.

The most effective housing leaders will approach the funding problems through a lens of opportunity. Opportunities are everywhere - but few have eyes to see them. Opportunity mastery is the primary catalyst for sustaining success in a difficult mission designed to serve others, i.e., households at risk of losing their rental assistance and people experiencing homelessness. Knowing how to see and seize the right opportunities builds momentum quicker than any other success factor. One right opportunity skillfully pursued, breeds a host of additional opportunities that would otherwise have never existed.

UPCOMING EVENTS

» **NAHRO 2023 Summer Symposium**
July 14-15, 2023
Washington, DC

» **PHADA 2023 Legislative Forum**
September 17-19, 2023
Washington, DC

» **NAHRO 2023 National Conference & Exhibition**
October 6-8, 2023
New Orleans, LA

» **PHADA 2024 Commissioners' Conference**
January 7-10, 2024
San Diego, CA

» **NAHRO 2024 National Conference & Exhibition**
September 26-28, 2024
Orlando, FL

The difference between an idea and a result is that you have solved the problems. If the problem gets solved, the idea transitions into becoming a result. If the problems cannot be resolved the idea remains just an idea. The creative process is unpredictable. To make an idea material and relevant, leaders need to work to collaborate with people. But the nature of ideas and the creative process is particular and unusual. It is an activity that does not naturally or easily sit within a large group of people.

Leaders who lack this wisdom approach problems with linear vision – thus only seeing the problem that lies directly in front and blocking the possibilities that lie within the problem. They never see the totality of what the problem represents; that it can serve as an enabler to improve existing best practices, protocols, and standard operating procedures for growing and competing. They never realize that all problems are the same – just packaged differently.

Opportunity solves every problem. This is why opportunity is the true mother of success. You can have experience, but if you do not know how to find opportunities within problems, you quickly become extinct. That is why the most successful leaders get paid to solve problems. They have achieved opportunity mastery while many of their industry peers stay complacent.

This is why the best leaders focus on creating opportunities not just for themselves but more importantly for the community they serve. That is why the individuals and organizations that focus inwardly think only about themselves and are not in-touch with the wider-world around them. These are the leaders that focus on problems, rather than opportunities. If you pay close attention to the new 21st century companies, they are more outwardly focused in search of being significant and thus their success is focused more on creating opportunities for others. They take on projects that most would see as unnecessary, or too complicated to invest in. They create products and services that make people's lifestyles more enjoyable, more secure, and easier to manage.

The housing crise will not be solved with simple ideas. Solutions will take looking for opportunities within the funding problems. This is not the first time that housing leaders have faced a Congressional-driven budgetary crisis. The housing industry can take heart by organizations like the NLIHC and others that refuse to remain silent and see the broader vision and mission to their existence.

PHOENIX City Council

The Phoenix City Council unanimously approved a water conservation policy that targets future development, as communities in the West grapple with a years-long drought and a shrinking Colorado River.

The policy places restrictions on prospective users of large amounts of water, directs the city to develop best management practices for water conservation in new development and pauses the expansion of most water services beyond current city limits if water supplies are stressed. While Southwestern cities vary in their approaches to water conservation, from regulations to incentives, Phoenix's new policy charts a middle path, somewhat uniquely putting the onus on future planning.

3 states launch e-bike rebates, Denver program shows promising results

About 100,000 car miles a week are now on e-bikes purchased by rebate program participants, Denver's climate office said. Funding, equity, and safety are concerns governments must overcome.

If a city is thinking about implementing an e-bike rebate program, Denver's chief climate officer, Grace Rink, has one piece of advice: "Oh, definitely do it. … Just go ahead and start." The Mile High City has led the charge on rebates, with over 5,500 redeemed since its program launched last year. Now, other cities and states are establishing their own programs. Connecticut begins its e-bike incentive program June 28; Colorado starts a statewide initiative in August; and California will officially kick off its $13 million program later this year. In March, federal lawmakers proposed a new tax credit that could cover up to 30% of an e-bike purchase.

NOAA Climate Resilience Regional Challenge

Coastal and Great Lakes communities looking to become more climate resilient can apply for $575 million in competitive federal grants through the **Climate Resilience Regional Challenge**, launched by the National Oceanic and Atmospheric Administration. Most of the grant money — up to $550 million — will fund implementation of climate adaptation projects. Up to $25 million will be allocated to efforts to strengthen regional planning and collaboration.

Coastal communities face growing extreme weather and climate change impacts, from sea-level rise to hurricanes. In some places, these challenges have become so severe that advocates and researchers have called for **managed retreat** — relocating people and infrastructure to reduce risk. Eligible applicants for the NOAA funding include coastal states, counties, and cities, along with territories, tribes, tribal organizations, nonprofits, and higher education institutions. Interested applicants must submit a letter of intent outlining their proposed project by **Aug. 21, 2023**. NOAA will invite a subset of that group to submit a full application by **Feb. 13, 2024**. Winners will be announced in summer 2024, and funding will be available to use that fall. NOAA will distribute the pool of $550 million in funds for climate adaptation project implementation among about 15 applicants, with typical awards anticipated to be between $25 million and $50 million each, the agency said. The $25 million in grants to bolster regional collaboration will be shared by 20 to 25 recipients, with typical anticipated awards of $1 million each.
https://coast.noaa.gov/funding/ira/resilience-challenge/.

Residential heat pump, EV sales surged last year in US and globally, boosting energy efficiency.

Global energy demand rose 1% in 2022, but the rate of energy efficiency improvements in 2022 was double the average of the past five years, boosted by “surging” sales in more efficient technologies like heat pumps and electric vehicles. In the United States last year, residential heat pump sales exceeded gas furnaces for the first time, constituting 53% of heating system sales.

Sales of electric vehicles grew 55% last year in the United States, and in the first quarter of this year they were more than 7% of new car sales. Globally, EVs made up 14% of new car sales in 2022 and could reach 18% this year.

Recognition to Utility Dive for its contribution to Hot Briefs: Daily Dive is a product of:
Industry Dive, Inc.

Is Your Multifamily Building Safe? What Have We Learned?

In the WattsHotNewletter® Volume 5, Issue 1 - Spring/Summer 2021, we reported on the Surfside building collapse in South Florida two years ago. On June 24, 2021, at approximately 1:22 a.m. EDT, Champlain Towers South, a 12-story beachfront condominium in the Miami suburb of Surfside, Florida, United States, partially collapsed, causing the deaths of 98 people. A second building collapse recently occurred in Davenport, Iowa.

Image courtesy of KC McGinnis for The New York Times

The Florida condominium building was reportedly set to undergo repairs in anticipation of its 40-year recertification. But there were delays in these repairs due to cost, the reluctance of the condominium board to pass these costs onto residents as special assessments, and several other factors. A contributing factor under investigation is long-term degradation of reinforced concrete structural support in the basement-level parking garage under the pool deck, due to water penetration and corrosion of the reinforcing steel. The problems had been reported in 2018 and noted as "much worse" in April 2021. A $15 million program of remedial works had been approved before the collapse, but the main structural work had not started. Other possible factors include land subsidence, insufficient reinforcing steel, and corruption during construction. The National Institute of Standards and Technology (NIST) is still investigating almost two dozen potential causes for the collapse. They will likely determine several factors that happened simultaneously to cause the collapse.

Unfortunately, a similar collapse occurred recently in Davenport, Iowa. The bodies of three Iowa men have been removed from the site of the collapsed six-story apartment building about a week after part of the century-old structure tumbled to the ground. Residents of the building have sued. Several lawsuits are accusing the city and the building's current and former owners of knowing of the deteriorating conditions and failing to warn residents of the risk.

"The city had warning after warning," attorney Jeffrey Goodman, who represents Feuerbach, told The Associated Press. He called it a common trend in major structural collapses he is seen. "They had the responsibility to make sure that the safety of the citizens comes first. It is noticeably clear that the city of Davenport did not do that."

Released documents suggest concerns about the integrity of parts of the building that were conveyed to the city and owner. A recording of a 911 call placed just the day before the partial collapse reveals the director of a local organization affiliated with the chamber of commerce reported a contractor's concerns about a wall's integrity. City fire officials responded by visiting the site for less than 5 minutes, according to the dispatch log.

We all know accidents can happen. Accidents result from an undesirable or unfortunate happening that occurs unintentionally and usually causes harm, injury, damage, or loss casualty, e.g., an automobile accident. Legal definitions include an occurrence causing injury that is not the fault of the injured person for which compensation or indemnity is legally sought. Whatever the definition, lives were lost. Lawsuits will eventually attempt to provide compensation.

Public Housing Executive Directors, Multifamily Owners and Facility Managers see their fair share of engineering reports, energy audits, Physical Needs Assessments, RAD Physical Condition Assessments, Real Estate Assessment Center inspections and others building conditions feedback. Many of these assessments include warnings of health and safety issues, however, they were not intended for determining structural integrity, i.e., eminent catastrophic failure. They can, however, provide some valuable information on the overall condition of the building to look further, especially in older buildings. Unfortunately, some findings from assessments can be too-easily dismissed as *crying wolf*. Or they might be too expensive to deal with now. This recent building collapse tragedies should be a stark reminder to facility managers that any structural damage to a building can cause supremely dire consequences if not dealt with promptly.

It is easy for executive and facility managers to get caught up in the day-to-day and put off long-term projects. So again, this should be a good wake-up call for residential property owners and a warning to us all that the nation's infrastructure requires the Federal, state, and local government and private residential and commercial owners to reconsider any of their capital planning projects that may have been on the drawing board but fell to the cutting room floor.

A PHA or MF property owner may want to view the events in Miami and Davenport as a shot across the bow. We know that age, construction type and location of the building can affect risk. Property owners may want to begin by reviewing previous assessments, audits, and reports looking for notes, comments, and observations regarding exposed rebar, issues with basement walls – bulging, cracks in basement walls, missing concrete around columns, water leaks, missing bricks on exterior, leaning exterior walls, etc.

One or more of these deficiencies may be cause for bringing in structural experts to assess the building's condition. Over the years if building maintenance is up to date, reviewing building assessment documents may be an exercise in due diligence. Communications with residents and staff, alerting them to management's initiative-taking engagement to ensure their safety will also pay dividends. Where the process goes beyond the in-house evaluation will depend on your initial findings. There is also the greater satisfaction you acted in the interest of your residents and staff.

Opportunity and Assistance for Small and Rural PHAs

During the pandemic, HUD issued several notices to provide additional guidance for small and rural PHAs regarding Energy Performance Contracts. The notices went largely unnoticed as PHAs dealt with the pandemic. PIH 2020-30 (**https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2020-30.pdf**) and PIH Notice 2021-30 (**https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-30.pdf**) apply to eligible PHAs that operate a public housing program and meet the requirements of a small and rural PHA. A PHA can freeze energy consumption (HUD's Frozen Rolling Base Program) using the average annual consumption for the most recent three-year period for a period of up to 20 years – a huge opportunity for small, rural PHAs! All cost savings accrue to the PHA and may be used for any eligible public housing operating expenses at the PHA's discretion. See eligible PHAs attached link - **https://www.hud.gov/program_offices/public_indian_housing/pha/lists**

PIH 2018-20 (**https://www.hud.gov/sites/dfiles/PIH/documents/PIH_2018-20_UPP_Notice.pdf**) is directed toward small and medium sized PHAs that consider the potential benefits of implementing an EPC using HUD's add-on subsidy and/or resident paid utility incentives in partnership with their local utility company.

2RS Consulting LLC and Enlightened Enterprises Inc.
To assist small and rural PHAs in utilizing this significant new opportunity, 2RS Consulting and Enlightened Enterprises, Inc. have teamed to help small and rural PHAs by:

1. Providing education and guidance on the HUD notice,
2. Conducting a preliminary audit review of the PHA's energy efficiency needs,
3. Facilitating development of an energy efficiency project to take advantage of the extended FRB, program benefits and other local, state, and federal incentives, and,
4. Supporting the implementation of the project.

Enlightened's President and CEO, Michael Nail said," it is exciting for us to work with small and rural PHAs in this underserved market to bring about enhanced energy efficiency, cost savings and greater comfort and reliability to their residents." Adding to Nail's comments, Bob Somers, PE, and Principal of 2RS said, "installing new energy efficient toilets and other water saving devices, new lighting, state of the art HVAC systems and even solar can not only save the agencies monies but can better position them for a more resilient, reduced carbon, and financially stable future."

For more information or to schedule a no-cost initial consultation, Contact: Laurie Johnson, 2RS Consulting, 434-242-7220, **lauriej@2rsconsulting.com** *or, Michael Nail, Enlightened Enterprises, Inc. 301-639-3767,* **Enlightened1on1@gmail.com**

Electric Vehicle Charging in Multifamily Housing

Approximately, 85% of electric vehicle (EV) charging happens at home, but most multifamily properties or multiunit dwelling sites, don't have this access. Providing EV charging to approximately 80 million Americans living in multiunit buildings is one way multifamily owners, some cities and states can reach their decarbonization goals and advance transportation electrification.

The global EV charging market, valued at $3.8 billion in 2019, is projected to reach $25.5 billion by 2027. To electrify transportation at scale and meet the country's decarbonization goals, the EV industry must solve charging access problems for multifamily housing dwellers.

Owners and managers of multifamily housing complexes are not typically EV charging experts. Yet they face the challenge of managing difficult choices around hardware and software, network integrations, installations, payment schemes and long-term management and maintenance. Management companies and multiunit property owners need solutions designed, deployed, and fitted their unique requirements. Some critical factors include understanding the details and coordination of potential charging locations, allocating electric charging parking spots and managing energy costs. Fortunately, adding EV charging stations to a building's infrastructure is not as difficult or time-consuming as it once was. Still, the litmus test of successful EV charging solutions ultimately lies with EV drivers and how they experience charging.

Smoothly aligning EV charging operations at multifamily properties typically requires open-standards-based EV charging networks and systems. Choosing an open system (OCPP or open charge point protocol) gives multifamily dwellings a broad range of hardware vendors to choose from, which curtails additional costs of potentially having to upgrade equipment or adapt the software. OCPP also guarantees interoperability between existing and new EV charging stations, ensuring a more consistent driver experience.

The charging needs of 125 million EV drivers expected to occupy our roads by 2030 will require an exponential and seamless growth in public and private charging stations. As the EV charging industry begins to boom, its rip-current technology development requires a level of industry collaboration to ensure a streamlined, efficient, and effective collective user experience.

Multifamily owners will benefit from selecting the best combination of partners — from vendor selection to installation to driver support and operations — to guide them throughout the process. The higher the quality of collaboration and value-engineered solutions, the more effective and turnkey EV charging will be. Those partners should help provide direction to multifamily dwelling owners so they better understand if and how they might qualify for incentive programs, who will perform installation work and who will get the phone call if a resident encounters an issue with charging.

As more electric vehicles hit the road, a surge in demand for EV charging stations will increase the need for distributed power generation. These systems will help meet rising electrical loads and reduce potential demand charges and other energy infrastructure costs.

The IRA extends the current tax credit for new EV charging stations to installations made before 2022. For up to $100,000 in costs, the tax credit increases to 30% and 20% for the remaining costs, with direct pay and transferability. Local and state sustainability programs may also offset the bulk of charging equipment's acquisition cost through incentive and rebate programs. These programs make investment possible for property owners and managers who would otherwise avoid or delay change. Building owners and managers who take advantage of these programs could realize cost-savings in the near-term and ensure they are prepared for a future of EV charging mandates. The cost of upgrading the utility distribution could also be avoided by installing EV charging stations on sites with solar and energy storage. Using renewable energy and storage can also increase the system’s flexibility and reliability and improve the economic profile by capturing excess generation when chargers are not in use.

While multifamily properties are the yet-to-be-discovered major player in EV charging infrastructure growth, utilities of all sizes are investing in or announcing planned investments. The challenge for utilities lies in managing power consumption and distribution and electricity costs, as well as ensuring the grid's stability overall. Utilities can consider integrating new EV charging programs to reduce the need for upgrades at multifamily units and, by extension, within critical grid infrastructure. By anticipating electrical infrastructure requirements at new multifamily dwellings, or better understanding them at existing ones, utilities can minimize the number of unexpected investments and their impact on ratepayers, EV customers and third-party charging providers.

For multifamily owners and managers, EV charging will transition from "attractive amenity" to "critical infrastructure" for residents and employees. While the need for affordable housing continues to rise, as we transition to lower cost EV vehicles, so will the need for charging stations. Multifamily residents will demand more eco-conscious options — seeking energy-efficient appliances, recycling services and sustainable building products — and their requests for EV charging stations will increase as demand for eco-friendly electric or plug-in hybrid vehicles increases.

The next several years are critical when building a manageable, profitable, and scalable EV charging infrastructure. The product and strategy decisions made today will affect the EV industry at large for decades to come, and the owners and managers of apartment complexes and condominium properties could reap the benefits over the long-term. The EV industry's growth and sustainability are rooted in innovation, a shared vision and competition among all resident income levels. Simplifying the setup, management, and optimization of charging stations, from installation to driver support, can allow multifamily dwellings to model the expansion of EV charging infrastructure that provides benefits well into the future.

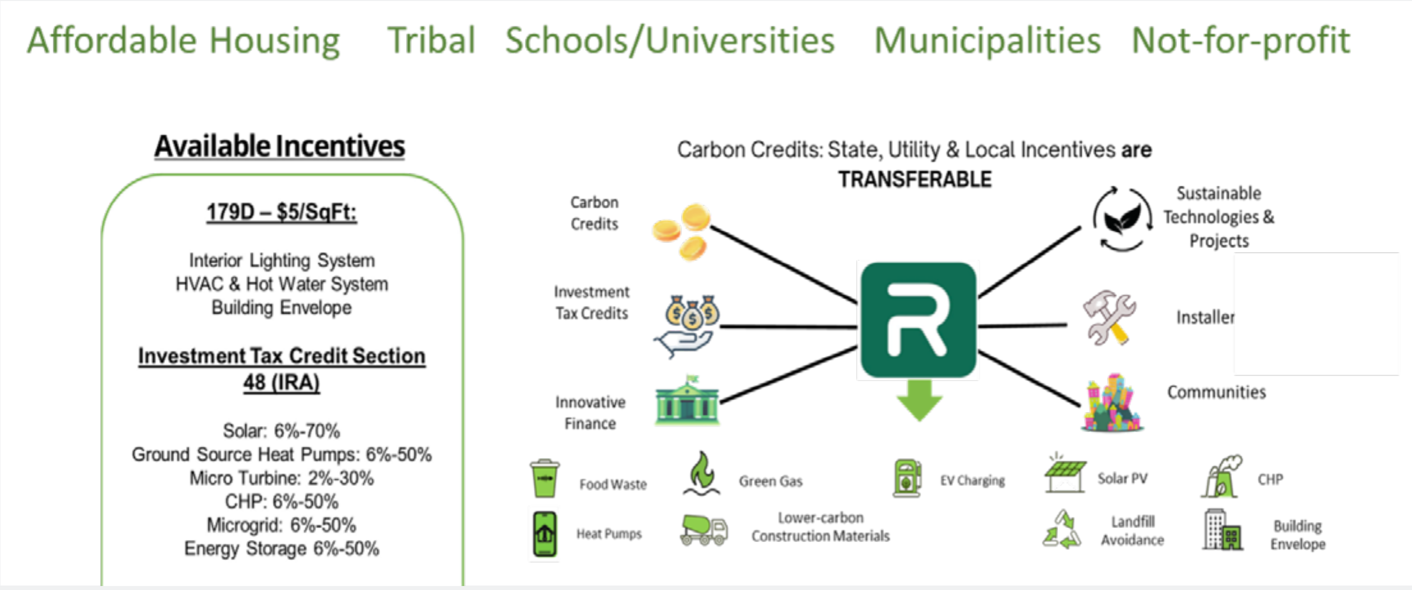
Recognition to Jordon Ramer, ***EV Connect*** *CEO for his significant contribution to this article.*

Watts Hot Market Street: REALIZSE

REALIZSE
Irrefutable Impact

Who We Are: Realizse monetizes sustainability projects to help subsidize project cost
https://www.realizse.com

What We Do: Using blockchain technology, we digitally map & and integrate incentives to subsidize project finance and incentivize sustainable impact participants



What Types of Projects are Eligible for Incentives & Credits?
Decarbonization/energy efficiency projects such HVAC, lighting, building envelope, heat pumps, microgrids, PV/Energy Storage, etc.

How We Can Help: If you have any of these types of projects…even with those with a poor ROI, we may be able to subsidize them.

Unlock the potential of your upcoming housing rehab/retrofit project to Realizse
a significant scale-up in your sustainable solution.

For more information: eliot@realizse.com.

Are Multifamily Owners Prepared for the Effects of Climate Change?

Over 50 million people across the Southeast continue to face the threat of severe storms as widespread power outages have left nearly half a million across the South in the dark, including some sweltering under record-breaking temperatures. The main threats are damaging wind gusts, large hail, and isolated tornadoes.

Climate change is increasingly causing severe weather events, resulting in over $2.2 billion in damage to physical assets in the US alone (US Billion- Dollar Weather and Climate Disasters (2022), NOAA National Centers for Environmental Information (NCEI)). These events pose significant risk to the safety of employees, customers, and physical assets, as well as business continuity, which can severely affect finances. In the long-term, they are a serious threat to organizational resilience.

New climate-related policies and regulatory changes may also introduce complexities to operations and can require budgeting considerations. Many Multifamily owners are aware of the risks associated with climate change; however, measures and systems to manage these risks are often under-funded. It seems the housing industry is not associating climate change-related events with real risk to their business or operations, leaving them more susceptible to damage. Along with climate change, political and economic instability also continue to disrupt traditional business models at an increasing rate. Multifamily owners must be able to quickly adapt and respond to shifting risks and threats. This requires solutions that can evolve and grow with the organization's needs, rather than a one-size-fits-all approach.

Many housing organizations rely on insurers for resilience, but traditional models may overlook risks and delay the dispersal of funds, leading to business disruption and financial losses. Fifty-five percent of all organizations, rising to seventy-six percent in the financial services sector, consider inadequate insurance coverage to be a 'significant' or 'very significant' factor when managing climate risk. As organizations move forward, alternative insurance options must be carefully considered.

Organizations are also facing increasing pressure from regulatory mandates, laws, and public demand to address the impacts of climate change; it is essential that they implement an adaptive resilience solution that can support them in their journey towards a more sustainable and resilient future. Relying on outdated systems and approaches lagging current trends and threats can put organizations at significant risk. By investing in an adaptive resilience solution, multifamily owners can better protect themselves from potential disruptions and position themselves for success.

Multifamily owners should not overlook the importance of investing in resilience, now.

The current systems and solutions that multifamily owners have in place to manage the risk of climate change are often insufficient. Housing entities do not always associate climate change-related events with business risk and interruption to continuity, leaving them more susceptible to damage.

Reliance on traditional insurance is insufficient.

Many multifamily owners rely on insurers to provide operational, financial, and regulatory resilience against complex weather events. However, due to the unpredictability of such events, traditional insurance and reinsurance models used for recovery may overlook risk and may delay the dispersal of funds, resulting in an organization's inability to react and adapt promptly. This lack of preparedness can lead to business disruption and financial losses.

Business disruption and financial losses are not the only motivators for organizations to urgently deal with climate change and take the appropriate action. There is also current and upcoming external pressure related to an expected wave of sustainability regulation coming in the next few years. Organizations will extensively face regulatory requirements to evaluate climate risk. Legislation and regulatory mandates will drive forces behind organizations' need for an adaptive resilience solution.

Crucially, multifamily owners must budget appropriately for the costs associated with dealing with the effects of climate change and adopting the appropriate solutions. Too often, organizations look at costs in the short-term, as opposed to investing in resilience now and avoiding more significant costs. When multifamily organizations allocate budgets and prepare for critical events, they have the potential to save costs down the line.

More multifamily owners need to become more resilient to the risks of climate change; their leadership needs to take an initiative-taking approach to climate risk mitigation. This includes:

- Implementing adaptation measures to minimize disruption from these events, such as reviewing and updating business continuity plans and identifying potential supply chain disruptions.
- Exploring alternative insurance options.
- Reviewing and updating risk management processes to ensure they are inclusive of the risks associated with climate change.
- Investing in innovative technologies and solutions that can help harden their assets to respond to extreme weather events.

The importance of protecting both physical and digital infrastructures

Severe climate events can affect not only physical infrastructure, but also an organization's digital environment; for instance, when power outages occur. **Multifamily housing needs solutions that can help them reduce the impact on their residents, their physical locations, and their digital environment. Solutions include:**

- Proactively identify and manage risks associated with severe weather events, natural disasters, and other climate-related disruptions.
- Facilitate real-time communication and collaboration across staff members, allowing for quick and efficient response to critical incidents.
- Utilize a centralized location for storing important documents and resources, allowing for easy access during emergency situations.
- Understand how critical events are affecting their operations and decide with a variety of analytics and reporting features.
- Integrate with third-party tools and systems, such as IoT sensor networks, to provide a complete picture of the situation and inform decision-making.

When housing organizations search for a solution, the majority look to the ability of a solution to integrate with existing tools as the most important criteria for investment. **When searching for an adaptive resilience solution, housing organizations should remember:**

- Prevention is a form of insurance. An organizational resilience platform is a critical tool to ensure organizations are prepared to oversee any emergencies they encounter.
- Protection now is better than damage later. Housing organizations should budget appropriately to take advantage of these resources now before a critical event hits so they can protect themselves, their people, and their assets, reducing the economic impact in the long-term.
- Protection of a multifamily organization's reputation in the community is crucial. When organizations invest in adaptive resilience solutions, they fulfill their duty of care and strengthen their reputation, making them more competitive in the market.

What resources are available to multifamily owners to meet the challenges of climate change?

President Biden recently announced that the National Oceanic and Atmospheric Administration is launching a $575 million "Climate Resilience Regional Challenge," which will help coastal and Great Lakes communities "become more resilient to extreme weather and other impacts of the climate crisis," according to a White House fact sheet.

HUD is making funds available through its recently announced Green and Resilient Retrofit Program (GRRP) **https://www.hud.gov/GRRP**. This NOFO provides approximately $1,470,000,000 for the Comprehensive Awards and describes the eligibility and process to select properties for this funding (H 2023-05 **https://www.hud.gov/sites/dfiles/OCHCO/documents/2023-05hsgn.pdf**). HUD's GRRP is authorized and funded by Section 30002 of the Inflation Reduction Act of 2022, (Public Law 117-169) (the "IRA"), titled "Improving Energy Efficiency or Water Efficiency or Climate Resilience of Affordable Housing." The program seeks to amplify recent technological advancements in utility efficiency and energy generation, bring a new focus on preparing for climate hazards by reducing residents' and properties' exposure to hazards, and protecting life, livability, and property when disaster strikes. GRRP is the first HUD program to simultaneously invest in energy efficiency, greenhouse gas emissions reductions, energy generation, green and healthy housing, and climate resilience strategies specifically in HUD-assisted multifamily housing. All the investments under the GRRP will be made in affordable housing communities serving low-income families in alignment with the Administration's Justice40 initiative. GRRP investments will directly benefit residents of HUD-assisted housing, each a Justice40 disadvantaged community, by improving the quality, health, safety, and comfort of their housing, by strengthening their homes to be more resilient against extreme weather events, and by enhancing their ability to remain in their homes during the recovery from such events. Further, GRRP will advance the Administration's environmental justice efforts by investing in the quality and resilience of HUD's rent-assisted portfolio, properties serving the lowest-income Americans and a disproportionate number of older adults and persons with disabilities, often living in communities disproportionately vulnerable to the impacts of climate change.

It is never too early to start the journey to a resilient future. "When the time to act has come, the time to plan has passed."

WattsHot in Tribal News

NEW FY23-24 Tribal Regional Ocean Partnership BIL Funding

On May 31, 2023, NOAA announced the availability of approximately $1.8 million for federally recognized tribes. This funding is provided with the Bipartisan Infrastructure Law. The focus is on encouraging increased tribal participation with regional ocean partnerships. Funding will support tribal actions related to regional ocean and coastal priorities and will further the coordinated management of ocean resources and data. **Funding applications** are due at 8:59 p.m. Pacific Time, 11:59 p.m. Eastern Time on August 30, 2023.

You can find more information on these funds at **coast.noaa.gov/funding/infrastructure.html**.

If you have questions, please contact **rop.iija@noaa.gov**.

NOAA awards $20.5 million for ocean and coastal resource management Bipartisan Infrastructure Law to support regional partnerships, federally recognized tribes.

In a first-of-its-kind deployment under **Bipartisan Infrastructure Law** funds, NOAA announced the award of approximately $20.5 million for the coordinated management of ocean and coastal resources around the country. The recommended federal funds will significantly enhance existing collaboration between states, tribal governments, and the federal government, and provide needed capacity to advance their work. Through this recommended funding, the awards will support projects to advance regional ocean partnerships and data sharing among ocean users and include the engagement of federally recognized tribes with existing regional ocean partnerships. Regional ocean partnerships are regional organizations convened by governors to work collaboratively across multiple states, in coordination with federal and tribal governments, on common priorities and challenges.

PROJECT OF THE QUARTER -

Hybrid Solar-Plus-Battery Storage System Boosts Energy Security in Tribe’s Rural Areas. Seminole Tribe of Florida’s solar-plus-storage microgrid project, cofunded by the U.S. Department of Energy Office of Indian Energy.

Under the Seminole Rural Reservation Resiliency Initiative, approximately 445 kilowatts (kW) of solar photovoltaic (PV) and about 1,510 kilowatt-hours (kWh) of battery storage, along with transfer switches and control systems, will be installed on the rural Reservation of Big Cypress to service four essential community facilities, including the Frank Billie Field Office, Health Clinic Building, Public Safety Complex, and Senior Center.

The Tribe's expected outcomes for this project include: (1) obtaining reliable electrical energy that serves the essential tribal loads on the Big Cypress Reservation; (2) effectively addressing the reliability issues and failures of the Tribe's diesel-powered backup generation by replacing it for substantial portions of the essential tribal loads with reliable, integrated solar PV, battery storage, transfer switches and control systems; (3) minimizing the risk of localized and other emissions from the Tribe's present diesel-powered backup generation through non-emitting solar PV generation technology at the identified essential loads; (4) for the essential loads, significantly reducing operational costs, including fuel costs, staffing costs, and maintenance costs, by avoiding or limiting use of the Tribe's unreliable diesel backup generators, which use expensive fuel and require significant staffing to maintain reliable operation; (5) providing substantial economic benefits to the Tribe by saving it approximately $3 million in local utility energy and demand charges over the project life, training six to eight tribal members and/or tribal staff regarding the installation and at least four members and/or staff on operation and maintenance of the solar PV and battery storage systems, and educating tribal youth regarding solar PV, battery storage, and controls; and (6) providing a replicable model for tribal and other communities to address reliability problems affecting essential loads while minimizing local and other emission concerns and using technologies well suited to the area's energy resources.

The project was competitively selected under the Office of Indian Energy’s Fiscal Year 2018 funding opportunity announcement “Energy Infrastructure Deployment on Tribal Lands - 2018” (DE-FOA-0001847) and started in December 2018.

Energy Forecast – Energy Information Administration

U.S. economy. Our forecast assumes U.S. GDP growth of 1.3% in 2023 and 1.0% in 2024, which is down from last month's forecast of 1.6% in 2023 and 1.8% in 2024, based on the S&P Global macroeconomic model for the U.S. economy and our energy price forecasts. Lower GDP growth reduces total U.S. energy consumption in both years compared with last month's forecast.

Global oil markets. Following the OPEC+ announcement on June 4 to extend crude oil production cuts through 2024, we forecast global oil inventories to fall slightly in each of the next five quarters. We expect these draws will pressure crude oil prices, notably in late-2023 and early-2024.

Global oil consumption. We forecast global liquids fuels consumption will rise by 1.6 million barrels per day (b/d) in 2023 from an average of 99.4 million b/d last year. Consumption in our forecast grows by an additional 1.7 million b/d in 2024. Most of this growth comes from non-OECD countries.

U.S. distillate fuel consumption. The reduction in forecast GDP growth lowers our forecast for distillate fuel (mostly diesel) consumption. We now expect U.S. distillate consumption to fall in 2024, which is a change from our forecast last month forecasting distillate consumption growing next year.

U.S. liquid fuels consumption. Overall, we expect U.S. liquid fuels consumption to increase in both 2023 and 2024, driven by factors mostly unrelated to forecasts for economic growth. Consumption growth in 2023 is led by gasoline and jet fuel, which continues to increase from a pandemic-related decline in demand. Propane and ethane consumption are the main drivers of growth in 2024.

Natural gas production. U.S. dry natural gas production in our forecast averages almost 103 billion cubic feet per day (Bcf/d) in 2H23, down slightly from our estimate of about 104 Bcf/d on average during April and May. The drop in forecast production reflects less natural gas-directed drilling because of an over 75% decline in the Henry Hub natural gas spot price compared with its recent peak in August 2022. However, we expect growth of associated natural gas production in the Permian Basin to mostly offset declines in dry gas output.

Natural gas prices. We expect natural gas prices to increase throughout the summer as production declines slightly and demand for air conditioning increases the use of natural gas in the electric power sector. The Henry Hub spot price in our forecast averages almost $2.90 per million British thermal units (MMBtu) in 2H23, up from the realized May average of $2.15/MMBtu. The natural gas price at the Henry Hub in our forecast rises by almost 30% in 2024 compared with 2023 to an average of about $3.40/MMBtu.

Electricity generation. Solar has been the **leading source of new generating capacity** in the United States so far this year, and the new capacity contributes to our forecast that U.S. solar generation this summer (June, July, and August) will be 24% higher than in summer 2022. The increase in solar capacity, along with lower natural gas prices, contributes to our forecast drop in coal-fired electricity generation this year.

Electricity prices. We expect wholesale electricity prices in the eastern half of the country to average about 50% lower in 2023 because of lower natural gas prices. The Northwest, Southwest, and California regions could experience temporary spikes in wholesale power prices this summer, due to a likelihood of limited power supply during peak demand hours. These high hourly power prices bring average monthly prices above $100 per megawatthour in July and August.

WattsHot at HUD

Small PHA Opportunity to Undertake a Streamlined EPC Project

The Economic Growth Act authorized HUD to permit eligible PHAs to freeze their three-year rolling base consumption level (RBCL) for utilities costs used to calculate Operating Subsidy for each project. PHAs that qualify as Small Rural PHAs can freeze consumption using the average annual consumption for the most recent three-year period for a period of up to 20 years. HUD guidance is provided in **PIH Notices 2020-30 and 2021-30**. Over 50 small PHAs are participating under the Small Rural notices.

PIH Notice 2018-20 introduces a new initiative called the EPC Utility Partnership Program (UPP). EPC-UPP is to encourage more PHAs, especially small- and medium-sized PHAs to consider the potential benefits of implementing an EPC in partnership with utility companies. This Notice also includes a new simplified approval and verification process for low-risk EPC projects.

HUD is developing webinars and online training to encourage greater participation among small eligible PHAs. With the incentives provided by the Inflation Reduction Act, small PHAs had a unique opportunity to stack incentives to achieve greater energy efficiency and resiliency. Training availability is anticipated in the 4th quarter of 2023.

Native American Programs

Tribal Nations are on the frontlines of climate change, which threatens Tribal homelands, food sources, cultural resources, and sacred ways of life. Native communities have faced chronic underinvestment for generations, and climate impacts—including drought, wildfires, rising sea levels, and extreme weather events—have exacerbated pre-existing challenges and inequities.

A recently published guidebook summarizes the clean energy, climate mitigation and resilience, agriculture, and conservation-related funding programs in the Inflation Reduction Act for which Tribes are eligible. The guidebook also provides information on how Tribes can leverage new and expanded clean energy tax credits to reduce pollution and energy costs on Tribal lands.

Specifically, the guidebook identifies. programs and sources of funds specifically allocated for Tribal communities; and provides a guide to Tribal eligibility for other Inflation Reduction Act funding programs. **https://www.whitehouse.gov/wp-content/uploads/2023/04/Inflation-Reduction-Act-Tribal-Guidebook.pdf**.

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