

# Georgia Initiative for Community Housing

## Green Building

Georgia Department of Community Affairs  
Office of Affordable Housing

# DCA Office of Affordable Housing (OAH)



Finance 2,500 units of affordable multi-family rental housing  
per year across Georgia  
under the Qualified Allocation Plan (QAP)

[http://www.dca.ga.gov/housing/  
HousingDevelopment/programs/OAH.asp](http://www.dca.ga.gov/housing/HousingDevelopment/programs/OAH.asp)

Jennifer Adams, Construction Manager  
[jennifer.adams@dca.ga.gov](mailto:jennifer.adams@dca.ga.gov)

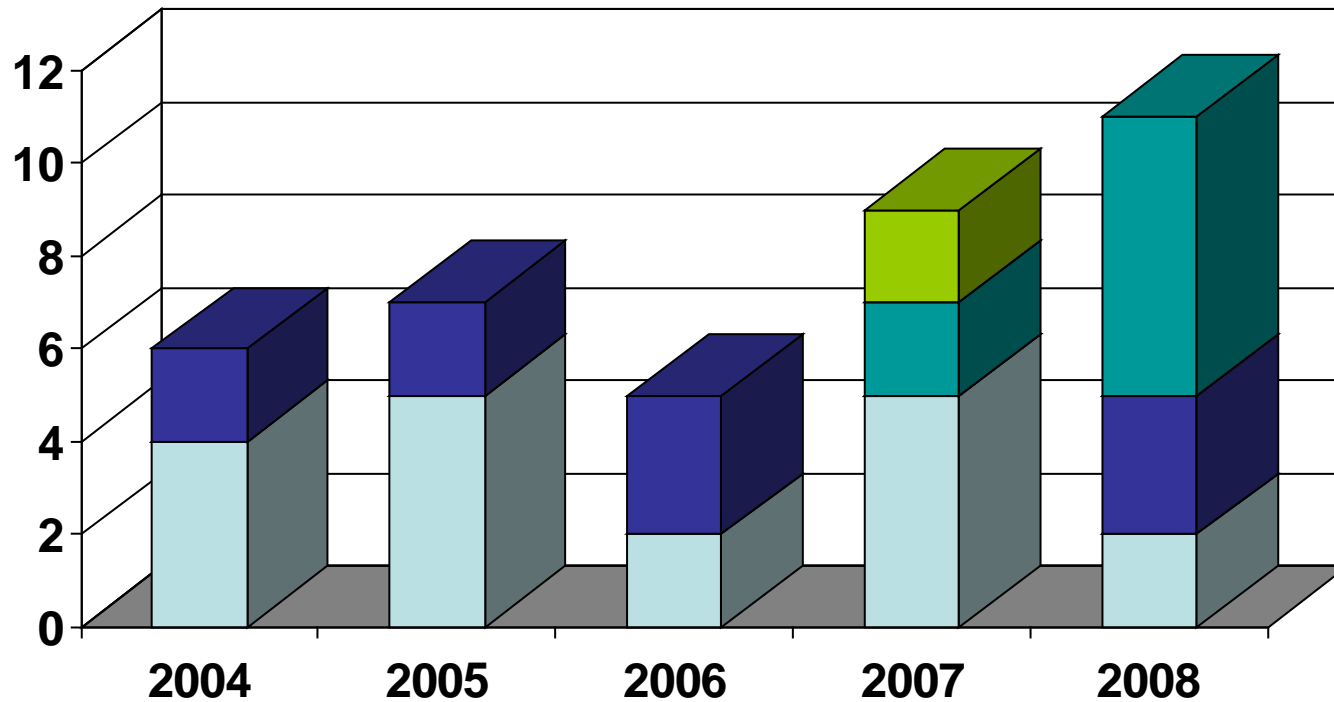
Laurel Hart, Director  
[laurel.hart@dca.ga.gov](mailto:laurel.hart@dca.ga.gov)



# Green building is affordable housing

- Energy Efficiency & Water Conservation reduce utility costs
- Materials choices can increase durability and reduce maintenance costs
- Indoor Air Quality can have a significant impact on occupant health
- Cultivating a green building image—marketing/tourism, green collar jobs, revitalization  
<http://www.greenforall.org/>

# Green Building at OAH



EnergyStar (new) EnergyStar (Rehab) EarthCraft LEED

# Technical Resources

- **Professionals:**
  - HERS Raters
    - ResNet <http://www.natresnet.org/directory/raters.aspx>
  - LEED AP
  - NAHB Certified Green Professional
- **DOE & Building America/Builders Challenge**
  - Building America Best Practices Series and Case Studies (Energy Efficiency and Renewable Energy (EERE))
  - [http://www1.eere.energy.gov/buildings/building\\_america/](http://www1.eere.energy.gov/buildings/building_america/)
- **The Energy & Environmental Building Alliance (EEBA)**
  - <http://www.eeba.org/>



# Technical Resources (cont.)

- **Georgia State Minimum Standard Energy Code (International Energy Conservation Code with Georgia State Supplements and Amendments)**
- **Green building ordinances**
  - Conyers, Doraville, Chamblee
    - [www.municode.com](http://www.municode.com)
  - Atlanta
    - <http://sustainableatlanta.org/Default.aspx?pageid=155>

# Resources (cont.)

- **DCA**      [www.dca.ga.gov](http://www.dca.ga.gov)
  - Office of Affordable Housing
  - Office of Homeownership
  - Office of Special Housing Initiatives
  - Downtown Development, Environmental Management, Planning & Quality Growth, Community Development (CHIP), Economic Development (CDBG)
- **HUD**
  - <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/greenhome/>
  - <http://www.hud.gov/offices/hsg/omhar/paes/greenini.cfm>



# Resources from Recent Legislation

- **Neighborhood Stabilization Program (NSP I & NSP II)**
- **Georgia Environmental Facilities Authority (GEFA)**
  - <http://www.gefa.org/>
  - \$250 million to allocate
  - Weatherization (\$124 million)
    - Local providers
  - <http://www.gefa.org/Index.aspx?page=70>
  - Database of state incentives for renewables & efficiency
    - <http://www.dsireusa.org/>

## ENERGY EFFICIENCY AND RENEWABLE ENERGY INCENTIVES THROUGH GEFA

Through a combination of federal and state programs, the Georgia Environmental Facilities Authority (GEFA) provides funding and other incentives for energy efficiency and renewable energy projects in Georgia. Depending on the type of customer you are and the purpose of your project, you may be eligible to apply for funds through GEFA. Please carefully review both pages of the table below. For programs that are currently available, please visit GEFA's web site at [www.gefa.org](http://www.gefa.org) to learn more about that program. For programs that are not yet available, we ask that you please join the GEFA Energy List-Serve at <https://www.gefa.org/index.aspx?recordid=25&page=205> to receive e-mail updates as new information is released.

What type of customer are you?	Which program will work best for you?	Programs summary:
Individual seeking funding for an energy efficiency or renewable energy project <b>for your home:</b>	<ul style="list-style-type: none"> <li>Clean Energy Property Tax Credit</li> </ul>	\$2.5 million available annually. Maximum credit per project varies by technology installed.
	<ul style="list-style-type: none"> <li>Weatherization Assistance Program</li> </ul>	For qualified households up to 200% of federal poverty level. Energy audit, equipment and installation provided up to \$6,500 value.
	<ul style="list-style-type: none"> <li>ENERGY STAR Appliance Rebates</li> </ul>	<b>Coming soon!</b> Individuals will be able to apply for rebates for select ENERGY STAR appliances. <i>Join the GEFA energy list-serve for updates.</i>
	<ul style="list-style-type: none"> <li>ENERGY STAR Sales Tax Holiday</li> </ul>	Qualified ENERGY STAR and WaterSense appliances purchased October 1-4, 2009 are exempt from all state and local sales tax.
Business, non-profit organization or other private-sector entity seeking funding for energy efficiency or renewable energy <b>for your non-residential facility:</b>	<ul style="list-style-type: none"> <li>Clean Energy Property Tax Credit</li> </ul>	\$2.5 million available annually. Maximum credit per project varies by technology installed.
	<ul style="list-style-type: none"> <li>Clean Energy Property Rebate (HB473)</li> </ul>	<b>Coming late August, 2009!</b> Based on Georgia House Bill 473 and funded through the ARRA. Maximum award per project varies by technology installed. <i>Join the GEFA energy list-serve for updates.</i>

Business, non-profit organization, educational institution, energy utility or other private-sector entity seeking funding <b>to provide energy efficiency services for others</b> , such as training, technical assistance, equipment installation or financial incentives:	<ul style="list-style-type: none"> <li>• Commercial Energy Efficiency Grants</li> <li>• Industrial Energy Efficiency Grants</li> <li>• Residential Energy Efficiency Grants</li> </ul>	Competitive funding opportunity with \$2 million total available for each sector. Maximum award per project depends on the sector served. <b>Applications are due to GEFA by August 31, 2009.</b> Instructions are available online.
Business, non-profit organization, energy utility or other private-sector entity seeking funding <b>to provide renewable energy services for others</b> , such as equipment installation or financial incentives, <b>or for a large-scale renewable energy generation project or multiple small-scale renewable energy generation projects:</b>	<ul style="list-style-type: none"> <li>• Renewable Energy Grants</li> </ul>	Competitive funding opportunity. Maximum award per project is \$4 million. Can be used for solar PV, solar hot water, or wind energy. <b>Applications are due to GEFA by August 31, 2009.</b> Instructions are available online.
<b>Local government</b> seeking funding to develop an energy conservation strategy, for energy efficiency or renewable energy for local government facilities, or to provide energy efficiency services to residents and businesses in your community:	<ul style="list-style-type: none"> <li>• Energy Efficiency and Conservation Block Grant (EECBG)</li> </ul>	<b>Coming soon!</b> For cities with population less than 35,000 and counties with population less than 200,000. GEFA is awaiting approval of proposed plan by the US Department of Energy. <i>Join the GEFA energy list-serve for updates.</i>
<b>State government agency</b> seeking funding for energy efficiency or renewable energy for your facility:	<ul style="list-style-type: none"> <li>• State Facilities Retrofit Grant Program</li> </ul>	Competitive funding opportunity. \$65 million total available. <b>Application deadline has passed.</b> Awards will be announced in Fall 2009. <i>Join the GEFA energy list-serve for updates.</i>

Please note that a number of the GEFA programs in this chart have been created or supplemented with funding from the American Recovery and Reinvestment Act (ARRA). Some ARRA funding is not yet available, and GEFA is still developing programs to disburse other ARRA funds. Programs described as “coming soon” in the attached table are still being developed. We strongly encourage potential applicants to join the GEFA Energy List-Serve at <https://www.gefa.org/index.aspx?recordid=25&page=205> to receive e-mail updates as new information is received and new funding opportunities become available. If you have any questions about any of GEFA’s energy programs, please visit [www.gefa.org](http://www.gefa.org), send an e-mail to [energy@gefa.ga.gov](mailto:energy@gefa.ga.gov), or call (404) 584-1000.

<http://www.sustainablefellwood.com/>

