

117TH CONGRESS
1ST SESSION

S. 2361

To reauthorize the budget-neutral demonstration program for energy and water conservation at multifamily residential units, to establish a green retrofit program, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JULY 15, 2021

Mr. REED (for himself and Ms. COLLINS) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To reauthorize the budget-neutral demonstration program for energy and water conservation at multifamily residential units, to establish a green retrofit program, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Green Retrofits Act”.

5 **SEC. 2. REAUTHORIZATION OF BUDGET-NEUTRAL DEM-**
6 **ONSTRATION PROGRAM.**

7 Section 81001 of the FAST Act (42 U.S.C. 12712
8 note; Public Law 114–94) is amended—

1 (1) in subsection (a), in the matter preceding
2 paragraph (1)—

3 (A) by striking “2016 through 2019” and
4 inserting “2022 through 2027”;

5 (B) by striking “costs” and inserting “bur-
6 dens and greenhouse gas emissions”; and

7 (C) by striking “20,000” and inserting
8 “35,000”;

9 (2) in subsection (b)—

10 (A) in paragraph (1)—

11 (i) by striking “an energy or water
12 cost savings is” and inserting “energy or
13 water costs savings are”;

14 (ii) in subparagraph (C)(iv), by strik-
15 ing “determination of savings to the Sec-
16 retary” and inserting “validation of sub-
17 sidy amounts from the Department of
18 Housing and Urban Development required
19 to support actual utility costs”; and

20 (iii) by striking the undesignated mat-
21 ter following subparagraph (C); and

22 (B) in paragraph (2)—

23 (i) by redesignating subparagraphs
24 (B), (C), (D), and (E) as subparagraphs
25 (C), (D), (E), and (G), respectively;

1 (ii) in subparagraph (A), by striking
2 “effect and during” and inserting “effect;
3 “(B) the period during”;

4 (iii) in subparagraph (B), as so des-
5 ignated, by striking “12 years” and insert-
6 ing “15 years”;

7 (iv) in subparagraph (D), as so redes-
8 ignated, by inserting “property or” before
9 “properties”;

10 (v) in subparagraph (E), as so redes-
11 ignated, by striking “and” at the end; and

12 (vi) by inserting after subparagraph
13 (E), as so redesignated, the following:

14 “(F) a requirement that the costs associ-
15 ated with third-party verification under para-
16 graph (1)(C) shall be covered by the entity;
17 and”;

18 (3) in subsection (c)(2), in the matter preceding
19 subparagraph (A), by striking “annually thereafter”
20 and inserting “biennially thereafter until the date on
21 which the final performance-based agreement under
22 this section ends”; and

23 (4) by striking subsection (d) and inserting the
24 following:

25 “(d) FUNDING.—

1 “(1) IN GENERAL.—For each fiscal year during
2 which an agreement under this section is in effect,
3 the Secretary may make payments under this section
4 from funds appropriated to the Secretary for the re-
5 newal of contracts under the program established
6 under subsection (a).

7 “(2) EVALUATION AND REPORTS.—The Sec-
8 retary may use amounts appropriated to carry out
9 this section to contract for services to perform the
10 program evaluations and produce the reports re-
11 quired under subsection (c).

12 “(3) APPROVAL OF UTILITY SAVINGS.—Obliga-
13 tions of amounts available for payments pursuant to
14 this subsection shall not arise until the Secretary
15 has approved the documented utility savings sub-
16 mitted by the entity and verified by the third party
17 for that annual increment and determined that ac-
18 tual savings did occur and payments may be made.”.

19 **SEC. 3. GREEN RETROFIT PROGRAM.**

20 (a) DEFINITIONS.—In this section:

21 (1) COVERED PROPERTY.—The term “covered
22 property” means a multifamily residential property
23 receiving project-based assistance under—

24 (A) section 202 of the Housing Act of
25 1959 (12 U.S.C. 1701q);

1 (B) section 811 of the Cranston-Gonzalez
2 National Affordable Housing Act (42 U.S.C.
3 8013); or

4 (C) section 8 of the United States Housing
5 Act of 1937 (42 U.S.C. 1437f).

6 (2) ELIGIBLE ENTITY.—the term “eligible enti-
7 ty” means the owner of a covered property.

8 (3) SECRETARY.—The term “Secretary” means
9 the Secretary of Housing and Urban Development.

10 (b) ESTABLISHMENT.—The Secretary shall establish
11 a program to provide grants or loans to eligible entities
12 for the purpose of performing in-home health and green
13 retrofits to covered properties.

14 (c) PURPOSE.—The purpose of the program estab-
15 lished under subsection (b) shall be to, with respect to a
16 covered property—

17 (1) reduce the energy demand, water consump-
18 tion, or greenhouse gas emissions of the covered
19 property;

20 (2) increase the adoption of renewable energy
21 technologies, including energy storage and demand
22 response capable technology, and energy efficiency
23 measures in the covered property;

24 (3) lower the operating costs of the covered
25 property;

1 (4) improve the quality of life of residents of
2 the covered property;

3 (5) reduce risks to the health and safety of resi-
4 dents of the covered property; and

5 (6) reduce the overall impact on the environ-
6 ment of the covered property.

7 (d) **EQUITABLE DISTRIBUTION.**—In awarding grants
8 or loans under this section, the Secretary shall ensure the
9 equitable geographic distribution of awards.

10 (e) **REGULATIONS.**—

11 (1) **IN GENERAL.**—The Secretary may promul-
12 gate regulations to carry out the program estab-
13 lished under subsection (b).

14 (2) **CONSULTATION.**—In carrying out para-
15 graph (1), the Secretary shall consult with the Sec-
16 retary of Energy, the Administrator of the Environ-
17 mental Protection Agency, and the Director of the
18 Centers for Disease Control and Prevention to the
19 maximum extent practicable.

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