



HUD ENERGY SERVICES

REAL ESTATE DUE DILIGENCE HEALTH AND SAFETY ENVIRONMENTAL COMPLIANCE ENERGY EFFICIENCY



SERVICES

- Energy Audits Level I, II, and III
- ENERGY STAR® Certification
- ENERGY STAR® Portfolio Manager® Benchmarking
- HUD Custom SEDI and SEP Reports
- Energy Audits to Comply with:
 - RAD PCA Parts 2 and 3
 - Green Physical Needs Assessment
 - MAP/MIP Energy Audits

Nova meets the definition of Energy Professional as outlined by HUD.

MAP/MIP Loans

Nova provides the following for HUD MAP loans:

1. ENERGY STAR® Portfolio Manager® Statement of Energy Design Intent (SEDI) for new construction/gut rehab or Statement of Energy Performance (SEP) for existing buildings.
2. ASHRAE Level II energy audit for all substantial rehabilitation projects that achieve an ENERGY STAR® score of less than 60.
3. ENERGY STAR® verification visits and application submission for existing buildings that achieve a score of 75 or greater.

GPNA Requirements for PHAs

Properties are required by HUD to complete an energy audit if more than five years old. Additionally, each Public Housing Authority (PHA) must conduct an energy audit at least once every five years. The energy audit must identify water and energy conservation measures and resulting cost-savings. Measures will be entered into HUD's CNA e-Tool as an alternate item on cost projections and to calculate a simple payback for each considered Energy Conservation Measure (ECM).

The energy audit must include the following:

1. An analysis of utility bills.
2. An energy walk-through survey to assess ECMs related to building envelope; heating, cooling, and other mechanical systems; water conservation; power; lighting systems; and controls and appliances.
3. Review of available building plans, specifications, and operations data.
4. Interviews with property and maintenance personnel and residents.

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RAD PCA Parts 2 and 3:

Part 2: Energy Audit

The energy audit must meet ASHRAE Procedures for Commercial Building Energy Audits (2011) Level II guidelines. The audit evaluates how energy and water is used at the property and documents water and energy saving improvements to the property, the cost of the improvements, and simple financial payback. Energy and water saving measures are entered as alternates in the CNA e-Tool.

Part 3: Utility Consumption Baseline

The Utility Consumption Baseline assesses data on all utility usage at the property, both tenant and owner-paid and including all common areas, for a full 12-month period. A baseline is established for benchmarking and future measurements of consumption and cost.

All HUD energy audits require the following:

- Inspection of 25% of apartments and 100% of vacant apartments
- Inspection of all common areas and shared mechanical systems
- Review of building plans and operational data
- Interviews with key site personnel

For benchmarking, RAD Part 3, and energy audits:

The client must provide whole-property usage data, if available, or a minimum of 100% owner-paid usage and 25% apartment usage. For ENERGY STAR® certification, 100% whole-property data is required, including all tenant areas.

