



Preservation Checklist

Guide to leveraging IRA funding for preservation projects

Identify critical needs at your property:

- ✓ Lower operating costs
- ✓ Lower resident/owner utility bills
- ✓ Must complete upgrades to comply with building code or qualify for tax credits
- ✓ Building owner/developer has sustainability goals for their portfolio

Complete energy audits and assessments:

- ✓ Identify opportunities to improve the energy efficiency of units and common areas. Comprehensive audits and energy assessments should align with an **ASHRAE Level 2 or 3 audit** depending on funding and project scale. **Depending on the funding source you're pursuing, programs may require you to work with one of their approved auditors.*
- ✓ When applicable, consider assessments that outline a pathway for achieving net zero emissions. This includes:
 - Full electrification
 - Eliminate all on-site carbon emissions (no fossil fuel powered equipment or appliances)
 - Power from onsite or offsite renewable energy/clean energy sources

Key tip: make sure you are benchmarking your property's utility data—both tenant-paid and owner-paid costs! Most IRA programs require you to demonstrate a reduction in energy consumption post retrofit work. Resources like [HUD's Benchmarking Initiative](#) helps building owners identify opportunities to reduce energy demand and save on utility costs.

Identify funding sources:

- ✓ Refer to NHT's [IRA Funding Chart](#) to identify IRA funding sources that can help offset or cover the costs of energy efficiency, decarbonization, and electrification measures.

Key tip: don't forget to check out other energy efficiency and decarbonization programs available in your state! IRA programs have been designed to stack and braid with existing state and federal programs, helping to increase the total funding available to cover the cost of retrofit work. Information on available programs in your state can often be found on your state's energy office website.

What to do after work is complete:

- ✓ Work with onsite property management, maintenance staff, and residents to ensure they understand how to properly use newly installed equipment and appliances.
- ✓ Continue to track utility usage to demonstrate energy and costs savings post-retrofit.