

CDBG MULTI-FAMILY RECONSTRUCTION/CONVERSION BUILDING REQUIREMENTS

In addition to regulatory requirements and/or state and/or local building codes; the following shall apply.

Green Build

CDBG-DR grantees are required to adopt a Green Building Standard for all new construction of residential buildings and all replacement of substantially damaged residential buildings.

Green Building Standards include:

ENERGY STAR

LEED

Enterprise Green Communities

ICC-700 National Green Building Standard

EPA Indoor AirPlus (ENERGY STAR a prerequisite)

Other equivalent comprehensive green building program (approved by HUD)

Grantees must identify, in each project file, which Green Building Standard will be used, along with a checklist or other documentation demonstrating the elements of the chosen standard have been followed. This will allow grantees flexibility in the implementation of this requirement and will also allow HUD to readily identify the authorized standard chosen for each building.

Broadband

The rule below applies only to multifamily buildings with more than four units.

The installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD is required. Installing unit-based broadband infrastructure in multifamily rental housing that is newly constructed or substantially rehabilitated with or supported by HUD funding will provide a platform for individuals and families residing in such housing to participate in the digital economy and increase their access to economic opportunities.

HUD defines broadband infrastructure as “cables, fiber optics, wiring, or other permanent (integral to the structure) infrastructure—including wireless infrastructure—as long as the installation results in broadband infrastructure in each dwelling unit meeting the Federal Communications Commission’s (FCC’s) definition in effect at the time the pre-construction estimates are generated and meets any State or local building codes that may apply to the installation of broadband infrastructure.

This rule only requires that the broadband infrastructure provided be able to receive high-speed Internet that is “accessible” in each unit. It does not require those recipients of funding undertaking new construction or substantial rehabilitation to provide broadband service to current or future

residents even if residents pay for such service. Furthermore, the definition of broadband infrastructure in the rule includes coaxial cable television (TV) wiring that supports cable modem access or even permanent infrastructure that would provide broadband speeds to dwelling units wirelessly.

The rule also provides for exceptions to the installation requirements where the installation is too costly to provide due to location or building characteristics.