Georgia’s Home Energy Rebates
Multifamily Frequently Asked Questions

The following is a list of frequently asked questions about Georgia’s Home Energy Rebates programs, administered by the Georgia Environmental Finance Authority (GEFA) and funded by the Inflation Reduction Act (IRA).

For more information, visit the Georgia’s Home Energy Rebates website.

Overview

1. **What is considered a multifamily building for these rebates?** A multifamily building is a building with at least two units used for residential purposes. This can also include the residential portion of a commercial building.

2. **Who can apply for the rebates?** Multifamily property owners, developers, property managers, and contractors are eligible to apply for multifamily rebates.

Eligibility

3. **Can both new construction buildings and existing structures participate?** Eligible new construction buildings can participate in the Home Electrification and Appliance Rebates (HEAR) program. Eligible existing structures, including adaptive reuse and gut rehabilitations, can participate in both the Home Electrification and Appliance Rebates (HEAR) and the Home Efficiency Rebates (HER) programs. **Review the Multifamily Eligibility Packet on the program website for more information.**

Income Requirements

4. **Are there income requirements for multifamily buildings to participate in the Georgia Home Energy Rebates?** Income requirements for multifamily buildings will vary by rebate program, building type, and tenant occupancy income levels. See rebate limits below:

	Rebate Limitations	
HEAR	At least 50% of residents with incomes less than 80% AMI	100% of qualified project cost
	At least 50% of residents with incomes below 150% AMI	50% of qualified project cost

	Energy Savings	Income Level	Rebate Amount and Cap
HER	20 – 34%	At least 50% of residents with incomes less than 80% AMI	Lesser of $10,000 per dwelling unit or 98% of project cost
		At least 50% of residents with incomes 80% AMI and greater	Lesser of $2,000 or 50% of project cost up to $200,000 per building
	35% or greater	At least 50% of residents with incomes less than 80% AMI	Lesser of $16,000 per dwelling unit or 98% of project cost
		At least 50% of residents with incomes 80% AMI and greater	Lesser of $4,000 or 50% of project cost up to $400,000 per building

5. **What is a low-income multifamily building?** A low-income multifamily building is a building with at least 50% of households having incomes less than 80% area median income (AMI) (<80%). These buildings are eligible for HEAR and HER, and may be eligible for enhanced rebates.

6. **What is a moderate-income multifamily building?** A moderate-income multifamily building is a building with at least 50% of households having incomes less than 150% AMI (<150%). These buildings are eligible for HEAR.

7. **What is a non-income qualifying multifamily building?** A non-income qualifying multifamily building is a building that does not meet the definition of a low-income multifamily building, meaning less than 50% of occupants have incomes below 80% AMI. These buildings are not eligible for enhanced HER rebates or any HEAR rebates but may access the lower rebate amounts under HER.

8. **How is income eligibility verified for low-income and moderate-income multifamily buildings?** Income eligibility can be verified through either (i) Whole Building Categorical Eligibility, or (ii) unit-level income verification. **Review the Multifamily Eligibility Packet on the program website for more information.**

9. **What documentation is required to prove income qualification?**
Multifamily applicants are required to provide proof of income qualification for both income verification pathways, Whole Building Categorical Eligibility, and Unit-Level Income Verification. **Review the Multifamily Eligibility Packet on the program website for more information.**

Eligible Measures

10. **What types of upgrades are eligible for HEAR and HER rebates in multifamily buildings?** Eligible measures include ENERGY STAR® qualified products: electric heat pump water heaters, electric heat pumps for space heating and cooling, electric stoves/cooktops/ranges/ovens, electric heat pump clothes dryers, electric load service centers, insulation/envelope improvements, air sealing, ventilation, and electric wiring. **Review the Multifamily Eligibility Packet on the program website for more information.**

11. **When are retroactive rebates allowed?** For HER, retroactive rebates may be allowed, but only under certain circumstances. To receive a retroactive rebate, a project must meet the requirements outlined in the DOE's Retroactivity Fact Sheet. Retroactive rebates are prohibited for HEAR projects.

Modeling and Home Assessment Requirements

12. **What are the modeling requirements for HER projects in multifamily buildings?** Small multifamily buildings, defined as buildings with two to five units, are permitted to use SnuggPro to complete the energy model. Large multifamily buildings, defined as buildings with six units or more, are required to use the Quick Building Assessment Tool (QBAT) or complete an ASHRAE Level II energy audit for the energy modeling requirement. QBAT is part of the DOE Asset Score and

identifies and estimates savings and health benefits for energy performance improvements. Find more information on QBAT here.