

# California Housing Finance Agency

## Green Physical Needs Assessment

The CalHFA Green Physical Needs Assessment is an expansion of the existing PNA requirement. The Green PNA will identify standard immediate repairs and on-going opportunities to increase efficiencies and save energy and water costs through property improvements. Similar to a typical PNA, the report shall include a review of the property's physical needs and pest management report and will include an energy audit identifying cost effective opportunities for increasing energy and water efficiency. These recognized opportunities during the Green PNA process will ultimately decrease operating and capital costs for the Borrower and reduce utility costs for the tenant while improving overall environmental quality.

The report will include improvements applicable to the Borrower's property. The Borrower may use loan proceeds to fund on the recommended improvements. Recommended improvements may include but are not limited to:

- Roof replacement resulting in improved insulating and heat reflective properties.
- Installation of new or additional insulation to walls, ceilings, and basements.
- Exterior door replacement including addition of weather stripping, caulking, and insulation.
- Dishwasher replacement using more energy efficient ENERGY STAR models.
- Install superior windows and/or sliding glass doors.
- Upgrade Heating Ventilation and Air Conditioning (HVAC) or replace with more energy efficient HVAC units.
- Upgrade domestic hot water systems. Install ENERGY STAR hot water heaters, increase water heater insulation, adjust temperature settings, or provide a hot water heater sized appropriately for the unit.
- Replace existing or install new refrigerators with ENERGY STAR models.
- Adopt water conservation measures by reducing the flow rate of toilet, showers, and faucets, regulate hot water temperature at tap, and improving hot water pipes.
- Improve ventilation in kitchens and baths (recirculating or outside) and ensure ventilation systems are appropriate in size and capacity.
- Use energy efficient lighting by converting to CFL bulbs or fixtures in common areas and tenant units.
- Upgrade central plant boilers/hot water systems to increase efficiency.

- Institute building management protocols to monitor systems efficiently based on weather conditions, and use fluctuations in common areas, outdoor areas and tenant space.
- Institute tenant education protocols that teach tenants about their role and power in controlling energy use and costs.

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