Pre-decisional DRAFT

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Solicitation of Public Comment for Project-Specific Build America, Buy America Nonavailability Waiver Proposal

SUBJECT: Under Evaluation: Project-Specific Nonavailability Waiver of Build America Buy America Act (BABA) Requirements to the Brooke House at Olmsted Village for VRF Mini Splits (HUD Waiver #W-0000464)

Introduction

This solicitation of public comment by the U.S. Department of Housing and Urban Development (HUD) is to evaluate a BABA waiver request submitted by an assistance recipient based on nonavailability of a single product for a single project.

This solicitation of public comment does not represent a final agency decision. The purpose of this proposal is to inquire whether potential alternative domestic products may be available that were not identified by the assistance recipient or through HUD's domestic product research efforts, and whether other factors should be considered in the evaluation of a waiver.

HUD has completed its market research efforts and was unable to identify alternative domestic products meeting the technical specifications of the project, in sufficient and reasonably available quantities and of a satisfactory quality. Through this public comment period, commenters may provide information that indicates a waiver may not be needed. For example, if a specified item is found to be domestically available, HUD would not issue a final waiver.

Solicitation of Public Comment

The proposed waiver will be posted on HUD's public facing webpage and a notice of the proposed waiver will also be posted to the Made in America website, to satisfy the requirement to publish any BABA project waiver and provide the public with fifteen (15) days to submit comments. HUD is seeking public and industry comments from all interested parties and encouraging current manufacturers of the subject products to submit comments regarding potential availability. Public comments on this waiver should be submitted to BuildAmericaBuyAmerica@hud.gov. Please reference HUD Waiver #W-0000464 in the subject line.

Background

The Buy America Preference set forth in section 70914 of BABA included in the Infrastructure Investment and Jobs Act (IIJA) (Pub. L. No. 117-58), requires that all iron, steel, manufactured products, and construction materials used for infrastructure projects under Federal financial assistance awards be produced in the United States.

Under section 70914(b), HUD may waive the application of the Buy America Preference (BAP), in any case in which it finds that: applying the domestic content procurement preference would be inconsistent with the public interest; types of iron, steel, manufactured products, or construction

materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or the inclusion of iron, steel, manufactured products, or construction materials produced in the United States would increase the cost of the overall project by more than twenty-five (25) percent. All waivers must have a written explanation for the proposed determination; provide a period of not less than fifteen (15) days for public comment on the waiver; and be submitted to the Office of Management and Budget's (OMB) Made in America Office for review to determine if the waiver is consistent with policy.

Summary

Proposed Waiver: HUD is soliciting comments regarding whether to issue a project waiver of the requirements of section 70914 of BABA included in the IIJA, for a single product in an infrastructure project funded through the HOME Investment Partnerships Program and Housing Trust Fund.

Waiver Type: Nonavailability of domestic products in sufficient and reasonably available quantities or of a satisfactory quality.

Waiver Level and Scope: Project-level waiver for a single product for a single project. No other project will utilize the waiver.

Proposed Waiver Description: Project-specific nonavailability waiver of BABA requirements to the Brooke House at Olmsted Village project in Boston, Massachusetts for a single product.

Project Summary: The project is in Boston, Massachusetts. The project consists of the new construction of 127 units of affordable rental housing.

Length of the Waiver: From the effective date of the final waiver until the completion of the project, which is anticipated to be April 30, 2029.

Items Covered in Waiver: The Executive Office of Housing and Livable Communities is seeking a waiver for a single product, as described in detail below:

- **Name of Product 1:** VRF Mini Splits
  - **NAICS:** 333415
  - **PSC:** 4120
  - **Technical Specifications:**
    - Outdoor air-cooled condensing units (24k BTU) = 1.
    - Outdoor air-cooled condensing unit (12k BTU) = 1.
    - Outdoor air-cooled condensing unit (18k) = 1.
    - Outdoor VRF condensing unit (36 MBH) = 10.
    - Outdoor VRF condensing unit (72 MBH) = 8.
    - Indoor heat pump = 2.
    - Air-cooled condensing units: 24,000 BTU cooling / 28.0 MBH heating; SEER2 21.8 / COP 4.3
    - Air-cooled condensing units: 12,000 BTU cooling; SEER2 19.5
    - Air-cooled condensing units: 18,000 BTU cooling; SEER2 19.5

- VRF condensing unit: 36 MBH cooling/ 42 MBH heating; IEER 23.2 / COP 3.97 at 47°F
- VRF condensing unit: 72 MBH cooling/ 80 MBH heating; IEER 22.3 / COP 4.01 at 47°F
- Technical specifications, indoor units
- Heat pump: 24,000 BTU cooling / 28.0 MBH heating
- Air conditioner: 12,000 BTU cooling
- Air conditioner: 18,000 BTU cooling
- VRF indoor unit: 8,000 BTU cooling
- VRF indoor unit: 30,000 BTU cooling
- VRF indoor unit: 6,000 BTU cooling
- VRF indoor unit: 9,000 BTU cooling

Description of Efforts Made to Avoid the Need for a Waiver

Both the grantee and HUD made every effort to obtain a domestically produced VRF Mini Splits.

The grantee completed market research between May and August 2026 which consisted of outreach to three (3) manufacturers or suppliers of VRF Mini Splits. None of the manufacturers or suppliers were able to provide BABA-compliant products that met the technical specifications of the project.

HUD conducted an online search of manufacturers and suppliers and did not locate any manufacturers or suppliers that could provide BABA-compliant products.

Anticipated Impact if No Waiver is Issued

Failure to grant a waiver for this project would result in the inability of the developer to install the required VRF Mini Splits.

Assessment of Cost Advantage of a Foreign-Sourced Product Under OMB M-24-02, agencies are expected to assess "whether a significant portion of any cost advantage of a foreign-sourced product is the result of the use of dumped steel, iron, or manufactured products or the use of injuriously subsidized steel, iron, or manufactured products" as appropriate before granting a public interest waiver. HUD has concluded that this assessment is not applicable to this waiver as this waiver is not based on the cost of foreign-sourced products.

Description of Award

Agency: United States Department of Housing and Urban Development (HUD)

Common Governmentwide Accounting Classification (CGAC) Code: 086

Title of Project: Brooke House at Olmsted Village Project

Recipient Name: Executive Office of Housing and Livable Communities

Unique Entity Identifier (UEI): G9PBNNBRK2N9

Federal Award Identification Number (FAIN): F-24-SG-25-0100, M-24-SG-25-0100

Financial Assistance Listing Name: HOME Investment Partnerships Program, Housing Trust Fund

Assistance Listing Number: 14.239, 14.274

Federal Financial Assistance Funding Amount: $3,000,000

Grant Number	Funding Source	Amount
F-24-SG-25-0100	HLC 2024 NHTF	$2,500,000
M-24-SG-25-0100	HLC 2024 HOME	$500,000

Total Estimated Infrastructure Expenditures: $93,574,005

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