



Energize Delaware Affordable Multifamily Housing Program

New Construction/Gut Rehab Initiative

The Energize Delaware Affordable Multifamily Housing Program (the “Program”) supports the design and construction of high-performance multifamily properties with five (5) or more apartments. The New Construction/Gut Rehab Initiative (NCI) is a new offering of the Program and will prioritize support for projects seeking 9% Low Income Housing Tax Credits (LIHTC) from the Delaware State Housing Authority. Subject to available resources, the NCI may be available to 4% LIHTC or non-LIHTC properties.

Eligibility

This initiative is designed to serve low-rise new construction or gut rehab projects that will seek certification through the ENERGY STAR program and are designed for energy performance that exceeds the prevailing energy code.¹

Offering

The NCI offers the following resources. There are limited resources for the NCI and these services may not be made available to every applicant.

1. Project Kick-Off and Pre-Development Support: The NCI can provide \$3,300 in grant funding to the project developer to convene a meeting of the design team to discuss design and identify opportunities to enhance its energy performance. NCI program staff will facilitate the meeting and provide notes to memorialize decisions, options, and considerations that inform design. To receive the grant, meeting attendees must include representatives of the following entities with the ability to make design-related decisions: the developer; architect; MEP; and either the general contractor or cost estimator.
2. Rebates: The NCI offers rebates upon achievement of ENERGY STAR certification and based on each apartment’s final confirmed HERS certificate. To receive a rebate, the project developer must provide NCI program staff with preliminary HERS model reports for each unit type and the confirmed HERS certificate and ENERGY STAR certificates for each unit upon project completion. Rebates will be made according to the following table.

HERS Score	Rebate per Apt.
65	\$600
60	\$900
55	\$1,150
50	\$1,400

3. Design and Construction Support: The NCI will support HERS Rater Services, peer review of architectural and engineering design to optimize performance and ease of construction, contractor training/coordination, and maintenance staff training upon project completion. The NCI will provide funding to support provision of these services; a participant co-pay will be required.

To Apply

Interested parties can request an application from Patrick Coleman: coleman@newecology.org | 302-300-4321 x7028.

The application **deadline for LIHTC projects is March 8, 2019** and applicants are encouraged to submit applications before that date. NCI program staff will review applicants’ requests and available resources and notify applicants of the services and resources available to each project by March 15, 2019.

¹ Projects ineligible for the ENERGY STAR program, high-rise properties, or those seeking higher performance standards, such as Passive House, may be eligible for custom support and should contact Patrick Coleman: coleman@newecology.org | 302-300-4321 x7028.