



Energize Delaware Affordable Multifamily Housing Program New Construction/Gut Rehab Initiative - 2021

Designing, building, or rehabilitating an affordable multifamily property in 2021? The Energize Delaware Affordable Multifamily Housing Program’s New Construction / Gut Rehabilitation Initiative (NCI) provides grants, rebates, technical assistance, and financing to help new construction and gut rehabilitation projects¹ achieve the highest performance!

Standard NCI Program / ENERGY STAR certification

The NCI Program provides the following resources:

- Project Kick-Off and Pre-Development Support: \$3,300 in grant funding to support an integrated design process that identifies opportunities to enhance energy performance.
- Design and Construction Support: The NCI provides subsidized HERS Rater Services, architectural and engineering design reviews, contractor coordination, and property staff training upon project completion.
- NEW HIGHER 2021 Rebates: Upon achievement of ENERGY STAR certification and based on each apartment’s final, confirmed HERS certificate, rebates are available according to the table below. Also new for 2021, projects that also achieve Zero Energy Ready Homes (ZERH) certification receive an additional rebate:

Final Unit HERS Score	ENERGY STAR certified units - Rebate per Apt.	ENERGY STAR + ZERH certified units - Rebate per Apt.
56 - 60	\$1,200	\$1,700
51 – 55	\$1,600	\$2,100
46 – 50	\$2,100	\$2,600
45 or lower	\$2,800	\$3,300

Passive House Pathway

The NCI Program will actively support your project team with deep incentives and subsidized technical assistance to achieve Passive House certification, resulting in a more efficient, durable, resilient, comfortable and healthy project. The Passive House Pathway offers all of the NCI services above, as well as the additional Energy Modeling and Verifier services particular to Passive House certification.

Interested but not ready to commit? The Program will provide you at no cost an evaluation of your initial project plans to identify the project-specific opportunities and challenges to achieve Passive House, and will discuss the results with the developer and design team.

The 2021 Passive House Enhanced Rebates have also increased, and are paid as your project progresses:

Passive House Certification Offer	Rebate per Apt. ²
Pre-Certification by PHIUS or PHI	\$2,500
Final Certification by PHIUS or PHI	\$3,500
Total Rebate	\$6,000

Projects seeking Passive House certification, but which do not achieve Pre or Final Certification, remain eligible for the services and rebates available through the Standard NCI Program.

Eligibility and Target Market

Affordable multifamily properties must have 5+ units. “Affordable” is defined as any property receiving assistance from a government housing program or charging rents no higher than the DSHA Payment Standards. This initiative is designed to serve LIHTC projects that will achieve ENERGY STAR certification, at a minimum³. There are limited resources for the NCI and resources may not be made available to every applicant.

To Apply, please request an application by emailing or calling: energizede@newecology.org | 302-300-4321 x7082.

¹ Existing properties seeking energy upgrades or moderate rehabilitations are supported through the Existing Buildings Initiative.

² Certified Passive House projects are only eligible for the Enhanced Rebates and not those of the Standard NCI Program.

³ If you seek other certifications for your project, contact the Program Administrator to discuss options.