



Energize Delaware Affordable Multifamily Housing Program New Construction/Gut Rehab Initiative - 2023

Designing, building, or rehabilitating an affordable multifamily property in 2023? 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.
- 2023 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. 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

- New in 2023/2024: The NCI program has a NEW capital rebate resource for projects pursuing optional energy efficiency points in their application. The new resource structures Energize Delaware rebates for LIHTC projects so they may be utilized as a permanent financing source. The rebate amount established during the pre-application phase based on the developer’s goals and design intent may optionally be structured as a low-interest permanent loan. At conversion, and upon successful achievement of the energy goals established during design, the loan will convert to a rebate. The loan will remain a low-interest loan should the developer not meet the goals established during design².

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 2023 Passive House Enhanced Rebates are paid as your project progresses:

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

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

² DSHA 2023/2024 QAP Guidelines, pg. 4.

³ Certified Passive House projects are only eligible for the Enhanced Rebates and not those of the Standard NCI Program.

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 minimum⁴. 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.

⁴ If you seek other energy and water efficiency certifications for your project, please contact the Program Administrator to discuss options.