



Energize Delaware Affordable Multifamily Housing Program

New Construction/Gut Rehab Initiative 2020

Designing, building, or rehabilitating an affordable multifamily property in 2020? 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 energy performance possible!

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.
- **Rebates:** Upon achievement of ENERGY STAR certification and based on each apartment’s final, confirmed HERS certificate, rebates are available according to the following table:

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

Passive House Pilot – NEW IN 2020!

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

If you are 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 Passive House Enhanced Rebates are substantial, and paid as your project progresses, rather than offered only at completion:

Offer	Rebate per Apt. ²
Pre-Certification by PHIUS or PHI	\$1,500
Final Certification by PHIUS or PHI	\$2,500

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 minimum.³ There are limited resources for the NCI and resources may not be made available to every applicant.

To Apply

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

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.