

Affordable Multifamily Housing Program New Construction / Gut Rehab Initiative

Designing, building, or rehabilitating an affordable multifamily property? 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 projects 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.
- 2025 Rebates: Upon the successful minimum achievement of ENERGY STAR 1.1 (ES 1.1) certification and based on each apartment’s final, confirmed HERS certificate, Program participants are eligible to receive per unit rebates according to the table below. Projects that achieve ENERGY STAR 1.2 (ES 1.2) and DOE Efficient New Homes Program (formerly, DOE Zero Energy Ready Homes) version 2 (ENHP v2) certification will receive an additional rebate.

New Construction Pathway			
Final Unit HERS Scores	Base Rebates*	ENERGY STAR 1.2	ES 1.2 + ZERH v2
46 to 50	\$ 2,500		
40 to 45	\$ 3,000	\$ 1,000	\$ 2,000
Below 40	\$ 3,500		

Gut Rehab Pathway			
Final Unit HERS Scores	Base Rebates*	ENERGY STAR 1.2	ES 1.2 + ZERH v2
46 to 50	\$ 2,500		
40 to 45	\$ 3,000	\$ 1,500	\$ 2,500
Below 40	\$ 3,500		

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 1.1 certification, at a minimum. There are limited resources for the NCI and resources may not be made available to every applicant.

To Apply

To receive support with your LIHTC application*, submit the Energize Delaware Program enrollment form by email to energizede@newecology.org