Affordable Multifamily Housing Program

An Energize Delaware Program





The Reese Apartments in Felton, DE
Photo courtesy of Architectural Alliance

The Energize Delaware Affordable Multifamily Housing Program, implemented in partnership with New Ecology, supports building owners, developers, and operators in improving the performance of multifamily properties across Delaware.

The program provides a comprehensive package of technical assistance, financial incentives, and financing support to address projects across the building lifecycle—including new construction, recapitalization, and existing building upgrades.

Building scientists and engineers at New Ecology work alongside project teams to translate building performance goals into practical, cost-effective strategies that can be successfully implemented in real-world conditions.

HOW IT COMES TOGETHER

Financial Support: Incentives and low-interest financing help offset the cost of high-performance upgrades and improvements.

Technical Guidance: Customized support includes energy assessments, project scoping, design review, contractor selection, and construction oversight.

Whole-Building Approach: Addresses all building systems and utilities, including envelope, HVAC, lighting, water systems, and renewable energy.

Lifecycle Integration: Supports projects at key moments including new construction, recapitalization, and performance-driven upgrades.

Administered by:

NEW ECOLOGY

ENERGIZE DELAWARE®
TAKING CHARGE TOGETHER.™

WHAT THIS MEANS FOR PROPERTIES AND RESIDENTS

Affordability: Reduced operating costs and lower utility expenses that support long-term housing stability.

Building Performance: More durable, efficient buildings with lower energy use and improved system performance.

Health and Comfort: Improved indoor air quality, better ventilation, and more consistent heating and cooling.

Climate Impact: Reduced emissions and ensures buildings are better prepared to perform under extreme climate conditions.

WHO IT SERVES

- Owners, developers, and operators of affordable multifamily housing in Delaware.
- Properties with five or more units.
- Buildings serving low- and moderate-income. households, including those aligned with DSHA affordability standards.
- Projects at any stage of the building lifecycle, from new construction to rehabilitation.
- LIHTC-financed multifamily properties.

AVAILABLE INCENTIVES

NEW CONSTRUCTION INITIATIVE

Final Unit HERS Scores	*Base Rebates/ Unit*	ENERGY STAR (one rebate per unit)		
			1.2	1.2 + ENHP V2
46–50	$2,500	**New Construction**	$1,000	$2,000
40–45	$3,000	**Gut Rehab**	$1,500	$2,500
Below 40	$3,500			
Phius certification		$6,000 / unit		

EXISTING BUILDING INITIATIVE

Measure / Upgrade	Incentive
Direct install measures	100% of cost covered
Capital upgrades	85% of cost covered
Per-unit maximum	$15,000 / unit
Property lifetime maximum	$1,000,000

PRESCRIPTIVE PATHWAY

Measure / Upgrade	Incentive	Measure / Upgrade	Incentive
Compartmentalization	$150 / unit	Low-flow toilets	$300 / unit
Duct Sealing	$200 / unit	Air Source Heat Pumps	$6,000 / system
Attic Insulation < R11 + air sealing	$0.60 / square foot	Heat Pump Water Heaters	$2,100 / system
Attic Insulation R12–R19 + air sealing	$0.90 / square foot	Exterior Pole Lights	$180 / pole light
Attic Insulation R20–R38 + air sealing	$1.20 / square foot		

Let's discuss your project

Have a multifamily property or project in mind? Bring it to us. We'll help you explore eligibility, feasibility, and available funding and support.

New Ecology works alongside owners and developers from early assessment through construction and implementation to help reduce risk and deliver successful outcomes.

Contact us for more information:

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