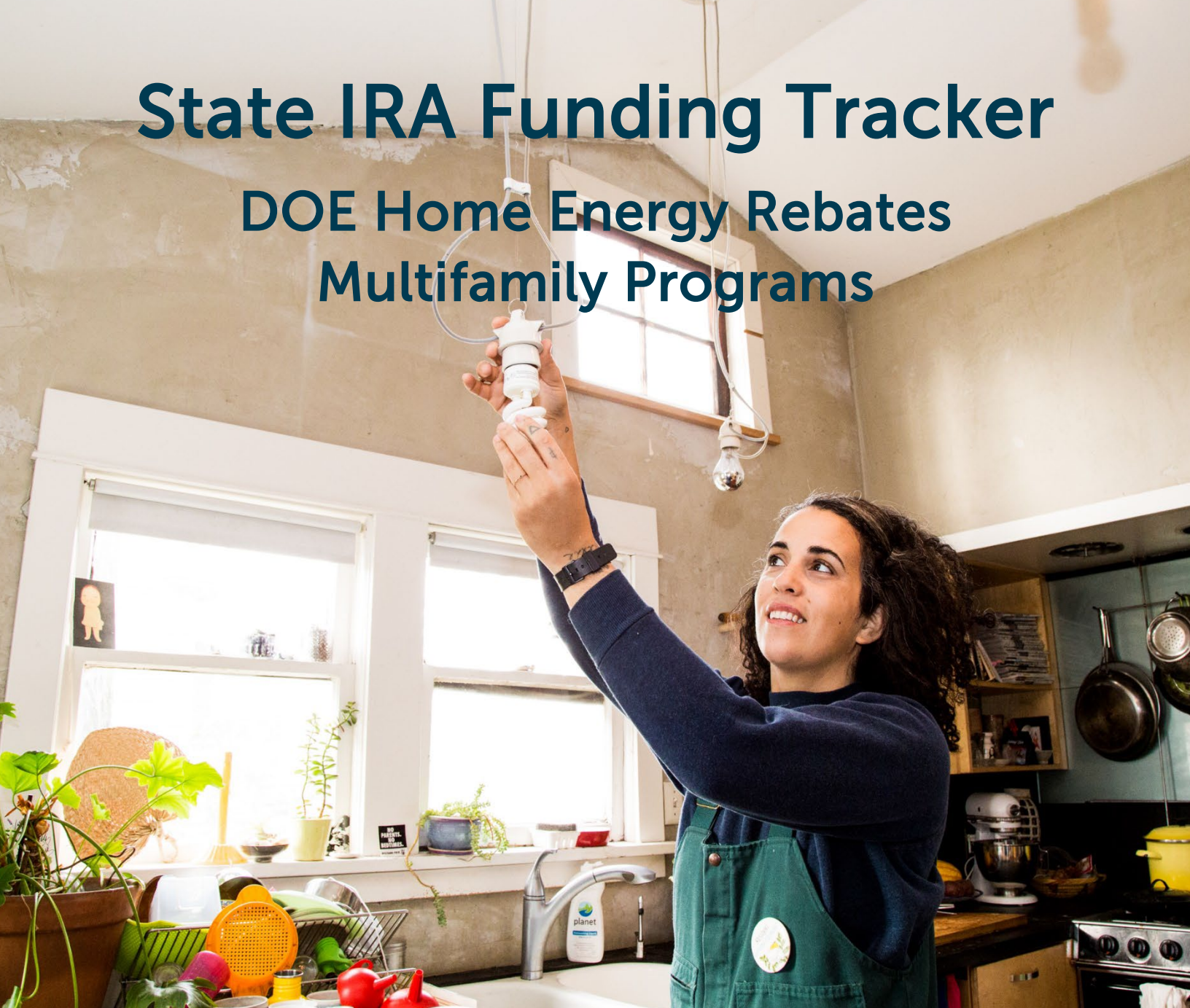


# State IRA Funding Tracker

## DOE Home Energy Rebates Multifamily Programs



A guide to your state's DOE Home Energy Rebates program and opportunities for multifamily affordable housing.

*Developed by the National Housing Trust*



Questions? Contact Madeleine McCullough at [mmccullough@nhtinc.org](mailto:mmccullough@nhtinc.org)

Visit NHT's [IRA Bootcamp homepage](#) to learn more about IRA funding opportunities

## About DOE Home Energy Rebates

Through the Inflation Reduction Act (IRA), Department of Energy received **\$8.8 billion** to develop two home energy rebate programs: the **Home Efficiency Rebate (HER) program** and the **Home Electrification and Appliance Rebate (HEAR) program**. Both rebate programs will be administered by State Energy Offices (SEO) with the goal of increasing disadvantaged household's energy efficiency, lowering utility bills, and reducing carbon emissions.

Funding has been allocated to each state to implement the rebate programs and federal guidance requires SEOs to allocate **40% of state rebate funding to low-income households** and an additional **10% to low-income multifamily households**. SEOs are required to submit an application to DOE for each program to receive funding. Applications must include a Community Benefits Plan and Education and Outreach Strategy.

The following rebates are available for **single-family homes** with household income **below 80% AMI** and in **multifamily buildings** where **at least 50%** of households have incomes **below 80% AMI**:

Rebate Type	Rebate Amount
<b>Home Efficiency Rebates (HER)</b>	<ul style="list-style-type: none"><li>• Retrofit of existing buildings</li><li>• Rebate level varies depending on the level of efficiency improvements, not to exceed:<ul style="list-style-type: none"><li>◦ <u>\$4,000</u> per housing unit for energy savings of 20%-34%</li><li>◦ <u>\$8,000</u> per housing unit for energy savings of 35% or more</li><li>◦ Up to <u>80% of project costs</u></li></ul></li><li>• Could be available retroactively (depends on each state's program design)</li></ul>
<b>Home Electrification and Appliance Rebates (HEAR)</b>	<ul style="list-style-type: none"><li>• New construction and retrofits</li><li>• Appliance-based rebates with caps</li><li>• <u>100% of project costs</u> not to exceed the max rebate level of <u>\$14,000 per housing unit</u></li><li>• Will not be available retroactively</li></ul>

Maximum rebate amounts for eligible HEAR measures include:

Measure	Rebate Amount
Heat pump water heater	Up to \$1,750/appliance
Heat pump for space heating or cooling	Up to \$8,000/appliance
Electric stove, cooktop, range, or oven	Up to \$840/appliance
Electric heat pump dryer	Up to \$840/appliance
Electric load service center upgrade	Up to \$4,000
Insulation, air sealing, and ventilation	Up to \$1,600
Electric wiring	Up to \$2,500

Read more about DOE's Home Energy Rebates program guidance [here](#).



## Alabama

*Administering Agency:* [Alabama Department of Economic Development and Community Affairs](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$146M

*Program Description:* Alabama anticipates rebates will be available in mid-2025 and has shared an RFP for a program implementor.

## Alaska

*Administering Agency:* [Alaska Housing Finance Corporation](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$75M

*Program Description:* AHFC plans to open the state's program application portal in the fall of 2025.

## Arizona

*Administering Agency:* [Efficiency Arizona](#)

*Application Status:* HEAR rebates available

*State Allocation:* \$153M

*Program Description:* Rebates in Arizona will be made available in three phases: 1) launching now, air-conditioning replacement program through community action agencies across the state, focusing on single-family households; 2) launching Q1 2025, Home Efficiency Rebate program; 3) launching Q1 2025, multifamily pilot program.

## Arkansas

*Administering Agency:* [Arkansas Department of Energy and Environment](#)

*Application Status:* preparing rebate applications

*State Allocation:* \$105M

*Program Description:* no information is available at this time



## California

*Administering Agency:* [California Energy Commission](#)

*Application Status:* HEAR application approved; submitted HER application

*State Allocation:* \$582M

*Program Description:* California has launched phase 1 of the HEAR program which provides heat pump and electrification rebates for multifamily buildings. Single-family households can expect to access these rebates in the coming weeks. Multifamily building owners can apply for rebates [here](#).

HER funding will be split between two programs: Equitable Building Decarbonization Direct Install Program (60% of funds; no-cost upgrades for low-income residents; launching 2025), and a pay-for-performance pathway (40% of funds; rebates based on actual measured energy savings; launching 2025/2026).

## Colorado

*Administering Agency:* [Colorado Energy Office](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$140M

*Program Description:* The state's HER program will provide rebates for comprehensive energy efficiency upgrades for large multifamily buildings (50,000 sqft or larger) and mobile/manufactured homes. Colorado plans to make rebates available in winter 2024/2025.

## Connecticut

*Administering Agency:* [Connecticut Department of Energy and Environmental Protection](#)

*Application Status:* submitted HEAR and HER applications

*State Allocation:* \$99M

*Program Description:* Connecticut plans to target HEAR funding to multifamily and single family households at or below 80% AMI. HER funding will flow through the existing utility-run Multifamily Initiative program. Rebates from both programs will be available in 2025.

## Delaware

*Administering Agency:* [Delaware Department of Natural Resources and Environmental Control](#)

*Application Status:* submitted HER application

*State Allocation:* \$66M

*Program Description:* Delaware plans to submit both HEAR and HER applications in early fall and launch state programs in early 2025.

*Last updated 10/11/24*

\* Indicates information is from the state's draft rebate plan/application and is subject to change once approved by DOE

## District of Columbia

*Administering Agency:* [D.C. Department of Energy and Environment](#)

*Application Status:* HER and HEAR applications approved

*District Allocation:* \$59M

*Program Description:* The District plans to use Home Energy Rebates funds to expand the Affordable Housing Retrofit Accelerator (AHRA) and the Affordable Home Electrification Program (AHEP). These programs focus on reducing a household's energy use through energy efficiency upgrades and electrification.

## Florida

*Administering Agency:* [Florida Department of Agriculture and Consumer Services \(Office of Energy\)](#)

*Application Status:* submitted HEAR application

*State Allocation:* \$346M

*Program Description:* Florida plans to soft launch the state's rebate programs in late 2024, with a full launch of both programs in early 2025.

## Georgia

*Administering Agency:* [Georgia Environmental Finance Authority](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$219M

*Program Description:* Rebates from both programs will be available in early 2025. Eligible HER-measures include heat pumps, heat pump water heaters, heat pump dryers, induction ranges, weatherization measures, gas/furnace boiler and gas water heater upgrades.

## Hawaii

*Administering Agency:* [Hawaii State Energy Office](#)

*Application Status:* HEAR application approved

*State Allocation:* \$70M

*Program Description:* Hawaii expects to launch the HEAR program later this summer or early fall with rebates available for ENERGY STAR certified heat pump water heaters and induction cooktops. The HEAR program will expand when the state's HER program rolls out later this year.

Hawaii also proposed allocating 45% of funds to households with income at or below 80% AMI.

## Idaho

*Administering Agency:* [Governor's Office of Energy and Mineral Resources](#)

*Application Status:* preparing rebate applications

*State Allocation:* \$81M

*Program Description:* no information is available at this time

## Illinois

*Administering Agency:* [Illinois Environmental Protection Agency](#)

*Application Status:* submitted HER and HEAR applications

*State Allocation:* \$264M

*Program Description:* Illinois plans to increase the minimum rebate funding set-aside for low-income multifamily households by prioritizing 100% of rebate funds to low-income households. Illinois may later modify this plan based on program performance and general interest.

## Indiana

*Administering Agency:* [Indiana Office of Energy Development](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$182M

*Program Description:* Indiana plans to make rebates available in late 2024 or early 2025. Indiana is also proposing increasing the maximum eligible HER project costs for households below 80% AMI from \$4,000 to \$6,000 per dwelling unit if achieving between 20% and 34% energy savings and from \$8,000 to \$12,000 per dwelling unit if achieving at least 35% energy savings.

## Iowa

*Administering Agency:* [Iowa Economic Development](#)

*Application Status:* preparing rebate applications

*State Allocation:* \$121M

*Program Description:* no information is available at this time

## Kansas

*Administering Agency:* [Kansas Energy Office](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$106M

*Program Description:* Rebates likely won't be available in Kansas until mid-to-late 2025.

## Kentucky

*Administering Agency:* [Kentucky Energy and Environment Cabinet](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$134M

*Program Description:* Kentucky expects rebates to be available mid to late 2025.

## Louisiana

*Administering Agency:* [Louisiana Department of Energy and Natural Resources](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$213M

*Program Description:* no information is available at this time

## Maine

*Administering Agency:* [Efficiency Maine](#)

*Application Status:* HEAR rebates available; submitted HER application

*State Allocation:* \$72M

*Program Description:* HEAR rebates are now available for new construction multifamily and manufactured housing for mini-split heat pumps, variable refrigerant flow systems, heat pump rooftop units, and single package heat pumps (with through-the-wall outdoor air ducting). Rebates are also available for necessary electric panel and electrical wiring upgrades. Maine is prioritizing 50% of HER funds for larger multifamily buildings at or below 80% AMI that are electrifying their heating systems. Interested building owners can apply [here](#).



## Maryland

*Administering Agency:* [Maryland Energy Administration](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$137M

*Program Description:* Maryland anticipates rebates will be available during the second half of 2024. MEA plans to distribute HEAR funds across three categories: \$18M for a fuel oil/propane heat to heat pump conversions; \$27.6M will channel through DHCD to support low-income single family and multifamily programs; \$9M for the WARMTH Act which will require certain gas companies to develop a pilot geothermal energy network. MEA also plans to allocate \$27.1M for energy efficiency upgrades in homes that can't access other state incentives, and \$27.7M to DHCD further support low-income single family and multifamily programs.

## Massachusetts

*Administering Agency:* [Massachusetts Department of Energy Resources](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$146M

*Program Description:* The Department expects rebates to be available in the fall of 2024 and rebate funding will leverage existing state and federal opportunities, like Mass Save. DOER also plans to expand existing affordable housing decarbonization programs by funding additional measures, targeting decarbonization in existing income restricted multi-family units, leveraging multiple funding sources outside of HER, and exceeding max rebate limits to achieve greater energy savings for low-income units. \*

The state's HER program will target 1–4-unit households served by Municipal Light Plans and who aren't served by Mass Save. Multifamily households will be targeted through HER through the DOER Affordable Housing Decarbonization Grant program. These funds will augment DOER and other state funds awarded to these projects to help close funding gaps. \*

HEAR funding will be delivered through the Mass Saves program, targeting households at or below 60% AMI and through a newly expanded program for households with incomes between 61 and 80% AMI. \*

## Michigan

*Administering Agency:* [Michigan Department of Environment, Great Lakes, and Energy](#)

*Application Status:* HER and HEAR applications approved

*State Allocation:* \$211M

*Program Description:* Michigan plans to launch the rebate programs for select geographies in November 2024, and a statewide launch in January 2025.

*Last updated 10/11/24*

\* Indicates information is from the state's draft rebate plan/application and is subject to change once approved by DOE

## Minnesota

*Administering Agency:* [Minnesota Department of Commerce](#)

*Application Status:* submitted HEAR application

*State Allocation:* \$148M

*Program Description:* Minnesota plans to make rebates available in spring 2025.

## Mississippi

*Administering Agency:* [Mississippi Development Authority](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$105M

*Program Description:* no information at this time

## Missouri

*Administering Agency:* [Missouri Department of Natural Resources](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$151M

*Program Description:* Missouri does not expect rebates to be available until mid-2025, or as late as 2026.

## Montana

*Administering Agency:* [Montana Department of Environmental Quality](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$71M

*Program Description:* Montana expects rebates to be available in 2024.

## Nebraska

*Administering Agency:* [Nebraska Department of Energy and Environment](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$91M

*Program Description:* no information is available at this time

## Nevada

*Administering Agency:* [Nevada Governor's Office of Energy](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$96M

*Program Description:* Nevada's GOE plans to complete the state's need assessment this summer to further program design. Rebates are expected to be available in early 2025.

## New Hampshire

*Administering Agency:* [New Hampshire Department of Energy](#)

*Application Status:* submitted HEAR and HER applications

*State Allocation:* \$70M

*Program Description:* New Hampshire plans to make rebates available in early 2025.

## New Jersey

*Administering Agency:* [New Jersey Board of Public Utilities](#)

*Application Status:* HEAR application approved; submitted HER application

*State Allocation:* \$183M

*Program Description:* New Jersey plans to make rebates stackable with incentives and programs offered by the New Jersey Clean Energy Program.

## New Mexico

*Administering Agency:* [New Mexico, Energy, Minerals, and Natural Resources Department](#)

*Application Status:* HEAR rebates available; HER application approved

*State Allocation:* \$88M

*Program Description:* New Mexico anticipates launching their rebate programs in the fall of 2024. Rebates will be available for households at or below 80% AMI or who participate in one of the programs deemed [categorically eligible](#) by DOE.

## New York

*Administering Agency:* [NYSERDA](#)

*Application Status:* HEAR rebates now available; HER application approved

*State Allocation:* \$318M

*Program Description:* The HEAR program has been designed to expand the reach of the state's [EmPower+ program](#). Eligible owners of 1-4-unit households below 80% AMI or who participate in a utility payment assistance program will automatically be enrolled to benefit from the state's HEAR program when they apply to the EmPower+ program. Currently rebates are available for air sealing, insulation, and ventilation; electrical wiring upgrades; and heat pump water heaters.

NYSERDA is currently developing and submitting the full HEAR application to enable rebate offers to moderate-income residents, up to 150% AMI, and to owners of larger LMI multifamily buildings, including high-efficiency electric appliance rebates.

## North Carolina

*Administering Agency:* [North Carolina Department of Environmental Quality](#)

*Application Status:* HER and HEAR applications approved

*State Allocation:* \$209M

*Program Description:* North Carolina expects rebates to be available in winter 2024-2025 and will leverage other state programs such as Weatherization Assistance Program and rebates provided by utilities. North Carolina also plans to follow a phased program approach with phase 1 serving low-income and rural residents, phase 2 will expand to include moderate-income and multifamily residents, and phase 3 will incorporate any needed program adjustments to optimize market opportunities. \*

## North Dakota

*Administering Agency:* [North Dakota Energy Office](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$74M

*Program Description:* no information available at this time

## Ohio

*Administering Agency:* [Ohio Department of Development](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$249M

*Program Description:* no information available at this time

## Oklahoma

*Administering Agency:* [Oklahoma Department of Commerce](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$129M

*Program Description:* Rebates likely won't be available until winter 2025-summer 2026.

## Oregon

*Administering Agency:* [Oregon Department of Energy](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$114M

*Program Description:* While Oregon has allocated the 10% federal minimum requirement of HER program funding to low-income multifamily households, Oregon plans to allocate 60% of HEAR program funding to low-income households and 20% of HEAR funding to low-income multifamily households. The state's HER application also increases maximum eligible projects costs for 80% AMI households to \$8,000 if achieving at least 20% energy savings and \$10,000 if achieving at least 35% energy savings. Rebates likely won't be available until late 2025.

## Pennsylvania

*Administering Agency:* [Pennsylvania Department of Environmental Protection](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$259M

*Program Description:* Pennsylvania anticipates that rebates will be available in early 2025.



## Rhode Island

*Administering Agency:* [Rhode Island Office of Energy Resources](#)

*Application Status:* HEAR rebates available; submitted HER application

*State Allocation:* \$64M

*Program Description:* Eligible measures under the HEAR program will likely include electric panel/load service upgrades, wiring upgrades, cooking appliance upgrades, and heat pump clothes dryer upgrades. OER plans to launch the state's HEAR program in two phases: phase one launching now for households below 80% AMI and phase two launching next year for households between 80% and 150% AMI.

The state's HER program will likely launch in October and the Office of Energy Resources plans to create a Clean Heat RI Pathway for low-income multifamily households focusing on heat pump installations. This pathway would require dwelling units to complete weatherization measures first. Rhode Island is also proposing increasing the maximum rebate per each low-income unit to \$16,000. \*

## South Carolina

*Administering Agency:* [South Carolina Energy Office](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$137M

*Program Description:* The state Energy Office does not expect rebates to be available before the end of 2024.

## Tennessee

*Administering Agency:* [Tennessee Department of Environment and Conservation](#)

*Application Status:* submitted HEAR and HER applications

*State Allocation:* \$167M

*Program Description:* Tennessee expects rebates to be available in Q2 2025 and has proposed increasing the HER rebate cap for households at or below 80% AMI to \$16,000 per unit regardless of energy savings (following the modeled energy savings pathway). Tennessee has also proposed to contract with Tennessee Valley Authority (TVA), a public power company, to implement the rebate programs. TVA will expand upon their existing program processes and rebate offerings and rely on their data sharing relationships with local utility providers and quality contractor network. TVA will cover its own program implementation costs, reallocating \$8 million in HER administrative costs back to program funding. Based on a funding need/priority analysis, the state has allocated county set asides for the rebate programs and developed a public dashboard for residents to see what funding is available in their county. HEAR rebates will only be available for heat pumps for

heating/cooling and water heating, electric load service upgrades, insulation, air sealing, ventilation, and electric wiring. \*

## Texas

*Administering Agency:* [Texas State Energy Conservation Office](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$690M

*Program Description:* Texas anticipates rebates program to be open in summer 2025.

## Utah

*Administering Agency:* [Utah Office of Energy Development](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$101M

*Program Description:* no information available at this time

## Vermont

*Administering Agency:* [Vermont Department of Public Service](#)

*Application Status:* HER application approved

*State Allocation:* \$59M

*Program Description:* Vermont's draft plan includes three proposals for the state's rebate programs. 1) Vermont proposes committing all of the state's HER funding and \$10M in HEAR funding to the Vermont Weatherization Assistance Program (WAP) serving households at or below 80% AMI. 2) An additional \$10M from HEAR would be invested into an Affordable Multifamily Housing New Construction program to offset the costs of energy efficient electric appliances and heating for new construction projects where at least 50% of its tenants are at or below 80% AMI. 3) Vermont proposes allocating the remaining HEAR funding (just over \$9M) to provide rebates for heat pumps to moderate income households who are not eligible for WAP. \*

Eligible measures for HER funding include weatherization measures, air sealing, ventilation, insulation, and heat pump installations. Vermont is prioritizing the use of HEAR funding for replacing fossil fuel infrastructure and reducing energy bills, particularly for lower-income households. The state's Department of Public Service has identified heat pumps and heat pump water heaters as measures that will deliver the biggest savings to customers. Electric service upgrades will be eligible for HEAR funds if the household is also installing cold-climate heat pumps. \*

## Virginia

*Administering Agency:* [Virginia Department of Energy](#)

*Application Status:* received early administrative funding; preparing rebate applications

*State Allocation:* \$189M

*Program Description:* Virginia anticipates that rebates will be available in early 2025.

## Washington

*Administering Agency:* [Washington State Department of Commerce](#)

*Application Status:* HEAR and HER applications approved

*State Allocation:* \$166M

*Program Description:* Department of Commerce expects rebates will be available in early 2025. Eligible HER measures include electric wiring, electric panel upgrades, insulation, air sealing, ventilation, appliances, heat pumps, and other general weatherization measures. HEAR-eligible measures include HVAC heat pumps, induction stoves, and heat pump dryers.

## West Virginia

*Administering Agency:* [West Virginia Office of Energy](#)

*Application Status:* submitted HER and HEAR applications

*State Allocation:* \$88M

*Program Description:* no information is available at this time

## Wisconsin

*Administering Agency:* [Wisconsin Office of Energy Innovation](#)

*Application Status:* HER rebates now available; HEAR application approved

*State Allocation:* \$149M

*Program Description:* Rebates will likely be available in late 2024. Wisconsin has also increased the maximum HER rebate amount for multifamily buildings where at least 50% of households are at or below 80% AMI to \$5,000 per unit if achieving between 20-34% energy savings and \$10,000 per unit if achieving 35% energy savings or more.

## Wyoming

*Administering Agency:* [Wyoming Energy Authority](#)

*Application Status:* preparing rebate applications

*State Allocation:* \$34M

*Program Description:* Wyoming has released an RFP for a qualified contractor to develop applications for both rebate programs.