



Incentives at a Glance

Program Eligibility Requirements

The OHCS Multifamily Energy Program (OR-MEP) provides incentives for energy efficiency measures that result in electric savings. Any project pursuing OHCS OR-MEP incentives must:

- ✓ Be a multifamily rental property (existing or new construction) with at least five residential units per building. Campuses of five or more duplexes, triplexes, and quadplexes are also eligible.
- ✓ Receive electricity from Pacific Power or Portland General Electric.
- ✓ Be heated by a hard-wired electrical heating system.
- ✓ Meet program affordability requirements: residents in at least 50% of units are at or below 80% area median income (AMI) and units must remain affordable for at least 10 years.

Explore Program Pathways

OR-MEP offers three program pathways to fit all project sizes and budgets. Contact us to learn which pathway is right for you.



PATH 1: MENU

Are you looking to upgrade one or two elements of your property?

Select one or two measures from the lists on pages 2-5.



PATH 2: BUNDLED

Are you planning to improve multiple elements of your property?

Select three or more measures from the lists on pages 2-5.



PATH 3: WHOLE BUILDING

Are you looking to make property-wide upgrades and maximize your incentive?

Complete an energy assessment to improve efficiency across the property.

Existing Building Incentives



Incentives for Existing Building projects on the Menu and Bundled Paths are listed below. These incentives are available for energy efficiency upgrades to existing structures.

- ✓ Existing Building projects on the **Menu Path** may select one or two measures from this list.
- ✓ Existing Building projects on the **Bundled Path** must select at least three measures from at least two different measure types.

TYPE	MEASURE	MENU INCENTIVE	BUNDLED INCENTIVE	MEASURE REQUIREMENTS ¹
	Ductless Heat Pump (DHP) HSPF 9-11	\$1,300/ea	\$1,800/ea	Existing equipment must be electric resistance heat. Installation of DHP with minimum efficiency of HSPF 9, up to 11.
	Ductless Heat Pump (DHP) HSPF ≥11	\$1,500/ea	\$2,000/ea	Existing equipment must be electric resistance heat. Installation of DHP with minimum efficiency of HSPF 11 or greater.
	Rural Bonus: DHP	\$500/ea	\$500/ea	Existing equipment must be electric resistance heat. Project is located in rural area as defined by OHCS and qualifies for a standard DHP bonus.
	Packaged Terminal Heat Pump (PTHP)	\$600/ea	\$800/ea	Existing equipment must be electric resistance heat. Installation of PTHP with minimum efficiency of 3.0 COP (heating) / 9.8 EER (cooling).
	Programmable Thermostat	\$30/ea	\$40/ea	Existing equipment must be temperature based or on/off thermostat. Installation of seven-day programmable thermostat.
	Smart Thermostat	\$80/ea	\$110/ea	Existing equipment must be temperature based or on/off thermostat. Learning-based scheduling thermostat that can be accessed remotely (i.e. smartphone or other network enabled device).
	Smart Home Bonus: Whole Home Energy Monitor ²	\$350/ea	\$350/ea	Existing condition must be no energy monitor. Installation of a whole home energy monitor with hard wired display.
	Efficient Bathroom Exhaust Fan	\$60/ea	\$80/ea	Existing equipment must be 1.4 CFM/W or less. ENERGY STAR rated bathroom fan, or 2.8 CFM/W or better.
	Spot or In-unit ERV/HRV	\$270/ea	\$350/ea	Existing equipment must be 1.4 CFM/W or less. Energy or Heat Recovery Ventilation (ERV/HRV) with minimum of 80% recovery efficiency installed in unit. Must be sized per ASHRAE 62.2 for apartments.
	Common Area or Shared ERV/HRV	\$1.50/CFM	\$2.00/CFM	Existing equipment must be 1.4 CFM/W or less. Energy or Heat Recovery Ventilation (ERV/HRV) with minimum of 80% recovery efficiency that is shared between multiple units, serving common areas, or the whole building. Must be sized per ASHRAE 62.2 for apartments and ASHRAE 62.1 for common areas.
	Wildfire Resiliency Bonus: ERV/HRV with HEPA Filter ²	\$100/ea	\$100/ea	Existing equipment must be 1.4 CFM/W or less. ERV/HRV must be compatible and equipped with HEPA filter (H13-H14 rating or MERV ≥17).
	ENERGY STAR Window AC	\$60/ea	\$80/ea	Existing equipment must be non-ENERGY STAR window AC or no cooling in unit. ENERGY STAR rated window AC unit.
	Windows U-0.3 - 0.28	\$6/sf	\$8/sf	Existing condition must be single-pane or double-pane windows. Minimum Efficiency: U value 0.3 - 0.28.
	Windows U-0.27 - 0.25	\$7.50/sf	\$9.50/sf	Existing condition must be single-pane or double-pane windows. Minimum Efficiency: U value 0.28 - 0.25.
	Windows U ≤ 0.24	\$9/sf	\$11/sf	Existing condition must be single-pane or double-pane windows. Minimum Efficiency: U value 0.24 or lower.
	Wildfire Resiliency Bonus: Triple Pane Windows ²	\$10/sf	\$10/sf	Existing condition must be single-pane or double-pane windows. Windows must be triple paned.
	Attic/Ceiling Insulation R-38, or fill attic space	\$0.15/sf	\$0.20/sf	Existing condition must be R-18 or less. Installed insulation must be minimum R-38, or fill attic space.
	Attic/Ceiling Insulation R-49	\$0.30/sf	\$0.35/sf	Existing condition must be R-18 or less. Installed insulation must be minimum R-49 or better.

MEASURE TYPE ICON LEGEND



Domestic Hot Water



HVAC



Appliances



Envelope



Lighting



Tailored Measure

¹For complete measure requirements, review the [Program Manual](#).

²Rural, Wildfire Resiliency and Smart Home bonus incentives may be combined with related standard measure incentives.

Existing Building Incentives (cont.)



TYPE	MEASURE	MENU INCENTIVE	BUNDLED INCENTIVE	MEASURE REQUIREMENTS ¹
	Wildfire Resiliency Bonus: Fire Resistant Attic Insulation ²	\$1.00/sf attic floor	\$1.00/sf attic floor	Existing condition must be R-18 or less. Class A fire-resistant mineral wool or polyiso insulation with minimum R-49 or fill attic space.
	Wildfire Resiliency Bonus: Vented to Unvented Attic ²	\$1.00/sf attic floor	\$1.00/sf attic floor	Existing attic must be vented. Air seal attic at roofline so entire attic is within the thermal boundary.
	Wall Cavity Insulation	\$0.60/sf	\$0.80/sf	Existing condition must be R-6.5 or less. Installed insulation must be minimum R-11 or fill wall cavity.
	Wall Cavity and Continuous Insulation	\$3.00/sf	\$3.75/sf	Existing condition must be R-6.5 or less. Installed insulation must be minimum R-11, or fill wall cavity, Plus R-3 continuous insulation.
	Wildfire Resiliency Bonus: Fire Resistant Continuous Insulation ²	\$1.00/sf	\$1.00/sf	Existing condition must be R-6.5 or less. Class A fire-resistant mineral wool or polyiso continuous insulation with an R-value of R-4 or higher in all exterior walls.
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 1 or Equivalent	\$500/ea	\$650/ea	Existing equipment must be electric resistance water heater. Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 1 or EF 2.0 or better .
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 3 or Equivalent	\$600/ea	\$750/ea	Existing equipment must be electric resistance water heater. Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 3 or EF 2.6 or better .
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 4 or Equivalent	\$700/ea	\$850/ea	Existing equipment must be electric resistance water heater. Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 4 or EF 3.0 or better .
	Central Heat Pump Water Heater (HPWH) ³	\$300/DU	\$400/DU	Existing equipment must be electric resistance water heater. EF 2.0 or greater.
	Low Flow Showerheads and Bathroom/Kitchen Fixtures	\$15/DU	\$20/DU	Existing conditions must be 2 GPM or greater. Eligible for electric DHW systems only (1.5 GPM showerheads, 1.5 GPM kitchen aerator, 1.0 GPM bathroom aerator).
	Drain Water Heat Recovery	\$60/ea	\$80/ea	Existing condition must have no drain water heat recovery. Install drain water heat recovery in minimum of 1 shower.
	ENERGY STAR Refrigerator	\$35/ea	\$50/ea	Existing equipment must be Non-ENERGY STAR refrigerator. Installation of ENERGY STAR refrigerator.
	ENERGY STAR Dishwasher	\$30/ea	\$40/ea	Existing equipment must be Non-ENERGY STAR dishwasher. Installation of ENERGY STAR dishwasher.
	ENERGY STAR In-Unit Clothes Washer	\$30/ea	\$40/ea	Existing equipment must be Non-ENERGY STAR clothes washer. Installation of ENERGY STAR in-unit clothes washer, or MEF 2.2 or greater. Dryer with moisture sensing recommended.
	ENERGY STAR Common Area Clothes Washers	\$250/ea	\$350/ea	Existing equipment must be Non-ENERGY STAR clothes washer. Installation of front load electric clothes washer in multifamily common area. Must be ENERGY STAR qualified, or MEF 2.2 or greater. Dryer with moisture sensing recommended.
	In-Unit LED Fixtures	\$25/ea	\$35/ea	Existing conditions must be incandescent or fluorescent lamp. Installation of integrated LED fixture within an apartment
	Common Area LED Fixtures	\$25/ea	\$35/ea	Existing conditions must be incandescent or fluorescent lamp. Installation of LED T8 fixture, replacing T12 or T8 fluorescent fixture. OR Installation of integrated LED fixture in common area.
	LED Exit Sign	\$25/ea	\$35/ea	Existing conditions must be incandescent or fluorescent exit sign. Installation of LED exit sign.
	Common Area Lighting Controls/Sensors	\$50/ea	\$70/ea	Existing conditions must be on/off toggle switch. Sensors must be hardwired and control interior lighting in common areas.
	LED Exterior Wall Pack	\$50/ea	\$70/ea	Existing conditions must be HID or incandescent lighting. Installation of LED exterior wall pack (attached to residential building) Must include photo sensors to prevent daylight operation.
	Tailored Measure	\$0.70/kWh	\$0.70/kWh	Must be an energy efficiency measure not covered by standard incentives. Preapproval required. Contact program staff for guidance.

¹For complete measure requirements, review the [Program Manual](#).

²Rural, Wildfire Resiliency and Smart Home bonus incentives may be combined with related standard measure incentives.

³Central HPWH incentives are capped at the installed cost.

New Construction Measure Incentives



Incentives for New Construction projects on the Menu and Bundled Paths are listed below. These incentives are available for New Construction projects, which includes a new building, or portion within a new building, where a licensed professional architect or engineer has prepared and certified building plans.

- ✓ New Construction projects on the **Menu Path** may select one or two measures from this list.
- ✓ New Construction projects on the **Bundled Path** must select at least three measures from at least two different measure types.

TYPE	MEASURE	MENU INCENTIVE	BUNDLED INCENTIVE	MEASURE REQUIREMENTS ¹
	Ductless Heat Pump (DHP) HSPF 9-11	\$400/Dwelling Unit (DU)	\$550/Dwelling Unit (DU)	Minimum HSPF of 9.
	Ductless Heat Pump (DHP) HSPF ≥11	\$450/DU	\$600/DU	Minimum HSPF of 11.
	Rural Bonus: DHP	\$500/unit	\$500/unit	Project is located in rural area as defined by OHCS and qualifies for a standard DHP bonus.
	High Efficiency Packaged Terminal Heat Pump (PTHP)	\$350/DU	\$500/DU	Minimum 3.0 COP/9.8 EER.
	7-Day Programmable Thermostat	\$25/DU	\$35/DU	7 Day Programmable Thermostat.
	Smart Thermostat Controls	\$70/DU	\$100/DU	Learning-based scheduling thermostat that can be accessed remotely (i.e. Wi-Fi enabled, smartphone, or other network enabled device).
	Smart Home Bonus: Whole Home Energy Monitor ²	\$200/DU	\$200/DU	Installation of a whole home energy monitor with hard wired display.
	Efficient Bathroom Exhaust Fan	\$50/DU	\$70/DU	ENERGY STAR rated bathroom exhaust or 2.8 CFM/W or greater.
	Spot or In-unit ERV/HRV	\$125/DU	\$150/DU	Energy or Heat Recovery Ventilation (ERV/HRV) with minimum of 60% recovery efficiency installed in unit. Must be sized per ASHRAE 62.2 for apartments.
	Common Area or Shared ERV/HRV	\$0.80/CFM	\$1.00/CFM	Energy or Heat Recovery Ventilation (ERV/HRV) with minimum of 60% recovery efficiency that is shared between multiple units, serving common areas, or the whole building. Must be sized per ASHRAE 62.2 for apartments and ASHRAE 62.1 for common areas.
	Wildfire Resiliency Bonus: ERV/HRV with HEPA Filter ²	\$100/DU	\$100/DU	ERV/HRV must be compatible and equipped with HEPA filter (H13-H14 rating or MERV ≥17).
	Windows U-0.3 - 0.28	\$60/DU	\$90/DU	Minimum Efficiency: U value 0.3 - 0.28.
	Windows U-0.27 - 0.25	\$90/DU	\$120/DU	Minimum Efficiency: U value 0.28 - 0.25.
	Windows U ≤ 0.24	\$120/DU	\$150/DU	Minimum Efficiency: U value 0.24 or lower.
	Wildfire Resiliency Bonus: Triple Pane Windows ²	\$100/DU	\$100/DU	50% or more of the windows must be triple paned with an area weighted average U-value of U-0.22.
	Attic/Ceiling Insulation 10% Better Than Code (OEESC 2021)	\$120/DU	\$150/DU	Insulation Entirely Above Deck - maximum U-0.028. Metal Building - maximum U-0.033. Attic - maximum U-0.019.

MEASURE TYPE ICON LEGEND



Domestic Hot Water



HVAC



Appliances



Envelope



Lighting



Tailored Measure

¹For complete measure requirements, review the [Program Manual](#).

²Rural, Wildfire Resiliency and Smart Home bonus incentives may be combined with related standard measure incentives.

New Construction Measure Incentives (cont.)



TYPE	MEASURE	MENU INCENTIVE	BUNDLED INCENTIVE	MEASURE REQUIREMENTS ¹
	Attic/Ceiling Insulation 20% Better Than Code (OEESC 2021)	\$180/DU	\$210/DU	Insulation Entirely Above Deck - maximum U-0.026. Metal Building - maximum U-0.030. Attic - maximum U-0.017.
	Wildfire Resiliency Bonus: Fire Resistant Attic Insulation ²	\$100/DU	\$100/DU	Class A fire-resistant mineral wool or polysio insulation with minimum R-49 or fill attic space.
	Wildfire Resiliency Bonus: Unvented Attic ²	\$100/DU	\$100/DU	Air seal attic at roofline so entire attic is within the thermal boundary.
	Wall Cavity Insulation	\$60/DU	\$70/DU	Minimum R-23 Cavity Insulation (cannot be combined with Wall Cavity and Continuous Insulation measure)
	Wall Cavity and Continuous Insulation	\$250/DU	\$300/DU	Minimum R-23 Cavity Insulation plus minimum R-3 Continuous Insulation.
	Wildfire Resiliency Bonus: Fire Resistant Continuous Insulation ²	\$100/DU	\$100/DU	Class A fire-resistant mineral wool or polyiso continuous insulation with an R-value of R-4 or higher in all exterior walls.
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 1	\$300/DU	\$450/DU	Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 1 or EF 2.0 or better .
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 3	\$400/DU	\$550/DU	Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 3 or EF 2.6 or better .
	In-Unit Heat Pump Water Heater (HPWH) NEEA Tier 4	\$500/DU	\$650/DU	Heat pump water heaters must be an eligible model in NEEA's Northern Climate Specification Tier 4 or EF 3.0 or better .
	Central Heat Pump Water Heater (HPWH) ³	\$250/DU	\$350/DU	Central HPWH EF 2.0 or greater.
	Low Flow Fixtures	\$15/DU	\$20/DU	Lavatory and kitchen faucets: no greater than 1.5 GPM. Showerheads: no greater than 2.0 GPM.
	Drain Water Heat Recovery	\$50/DU	\$65/DU	Install drain water heat recovery in minimum of 1 shower.
	ENERGY STAR Refrigerators	\$35/DU	\$50/DU	Installation of ENERGY STAR certified refrigerator.
	ENERGY STAR Dishwasher	\$30/DU	\$40/DU	Installation of ENERGY STAR certified dishwasher.
	ENERGY STAR Clothes Washers (Common Area & In-Unit)	\$30/DU	\$40/DU	Installation of ENERGY STAR certified clothes washer. May be common area or in-unit.
	LED Interior Lighting (Common Area & In-Unit)	\$25/DU	\$35/DU	90% of all interior lights are integrated LED fixtures.
	LED Exterior Lighting	\$20/DU	\$25/DU	90% of wall or pole mounted exterior lights are non screw-in LED fixtures.
	Tailored Measure	\$0.70/kWh	\$0.70/kWh	Must be an energy efficiency equipment not covered by standard incentives. Preapproval required. Contact program staff for guidance.

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Whole Building Incentives



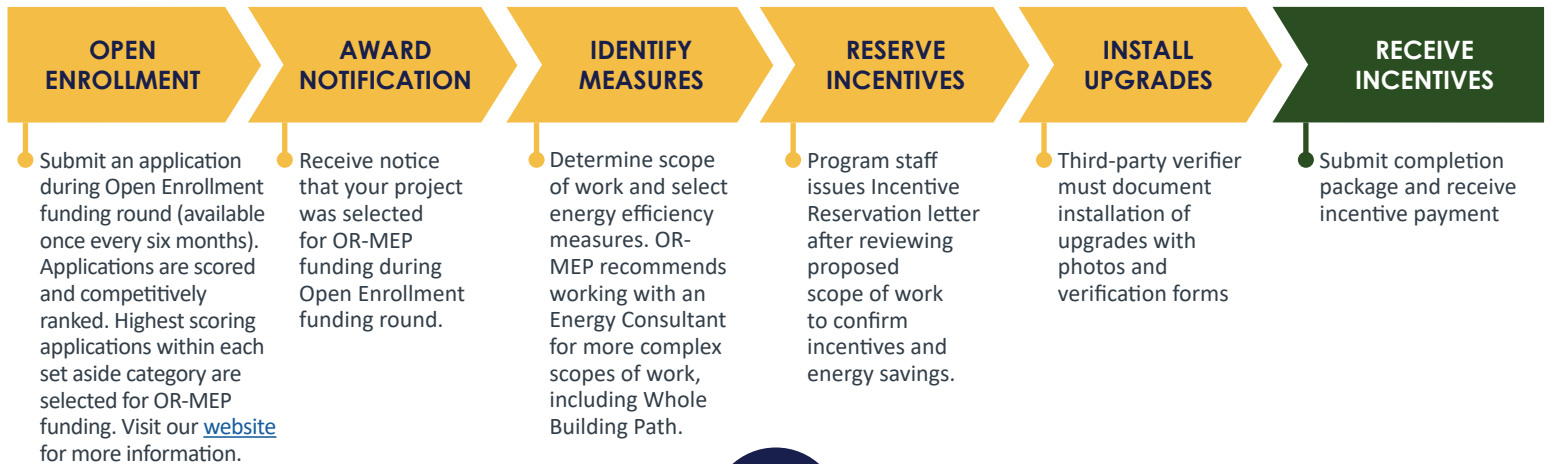
The Whole Building Path helps projects make property-wide, comprehensive energy upgrades. To qualify, properties work with an Energy Consultant who completes a whole building energy assessment to identify energy saving opportunities.



TIER	EXISTING BUILDING SAVINGS THRESHOLD	NEW CONSTRUCTION SAVINGS THRESHOLD	INCENTIVE
Tier 1	≥20% kWh savings compared to existing conditions	≥20% kWh savings compared to code baseline	\$0.80 per kWh saved
Tier 2	≥25% kWh savings compared to existing conditions	≥25% kWh savings compared to code baseline	\$0.90 per kWh saved
Tier 3	≥30% kWh savings compared to existing conditions	≥30% kWh savings compared to code baseline	\$1.00 per kWh saved

Note: Participants may add bonus measures listed on pages 2-5 to Whole Building projects to increase total incentive amount.

Steps to Receiving Incentives



Questions about the incentive structure or the Multifamily Energy Program?
Call us at **503.505.6787** or submit an interest form at www.oregonmultifamilyenergy.com!