

OREGON HOUSING & COMMUNITY SERVICES Multifamily Energy Program

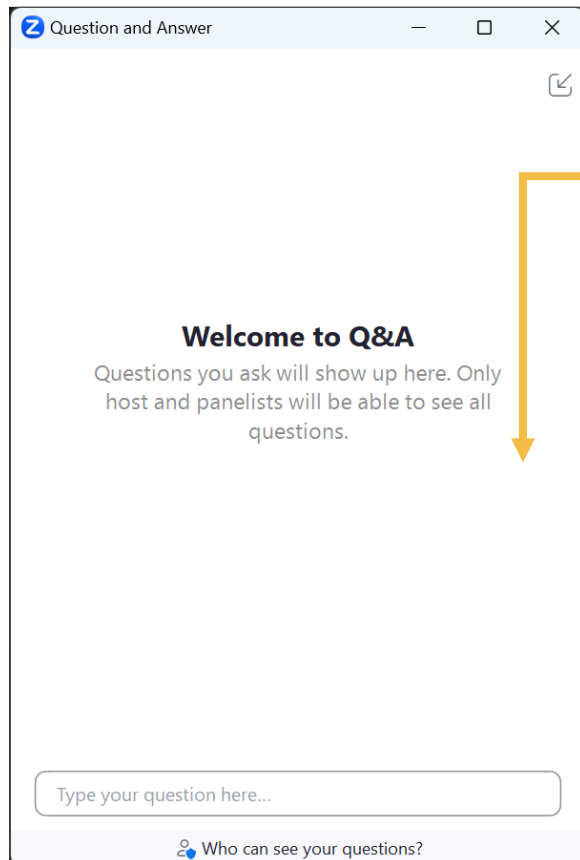
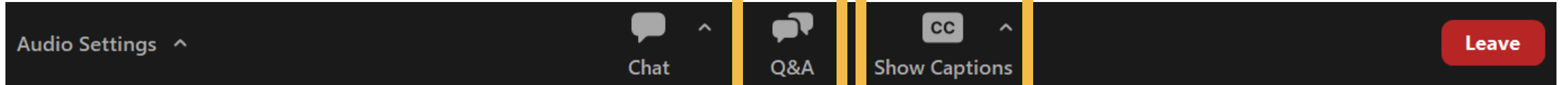
OR-MEP Goes Statewide: Federal Funding for New Construction Projects

Date: April 1, 2026

Presenters: Mekha Abraham, Julia Sinex



How to Participate in Zoom



Q&A

Enter Questions in Q&A window. Questions will be answered at the end.

Show Captions

Click "Show Captions" to enable captions and select arrow icon (^) to select language.



Agenda

◆ OR-MEP Program Overview

What's different with Federal Funds?

◆ OR-MEP Federal Funds Participation Process

Steps to Receiving Incentives

Example Project Scopes & Incentives

◆ Q&A





AUDIENCE POLL QUESTIONS!



OR-MEP Program Overview



OR-MEP Program Overview

Since 2018, OR-MEP provides incentives and design support for energy efficiency upgrades in existing and new construction affordable multifamily rental properties.



OR-MEP Program Goal

To reduce the energy burden for residents across affordable multifamily rental housing.



Efficient Building Design

Influence property owners and developers on building design to reduce energy consumption.



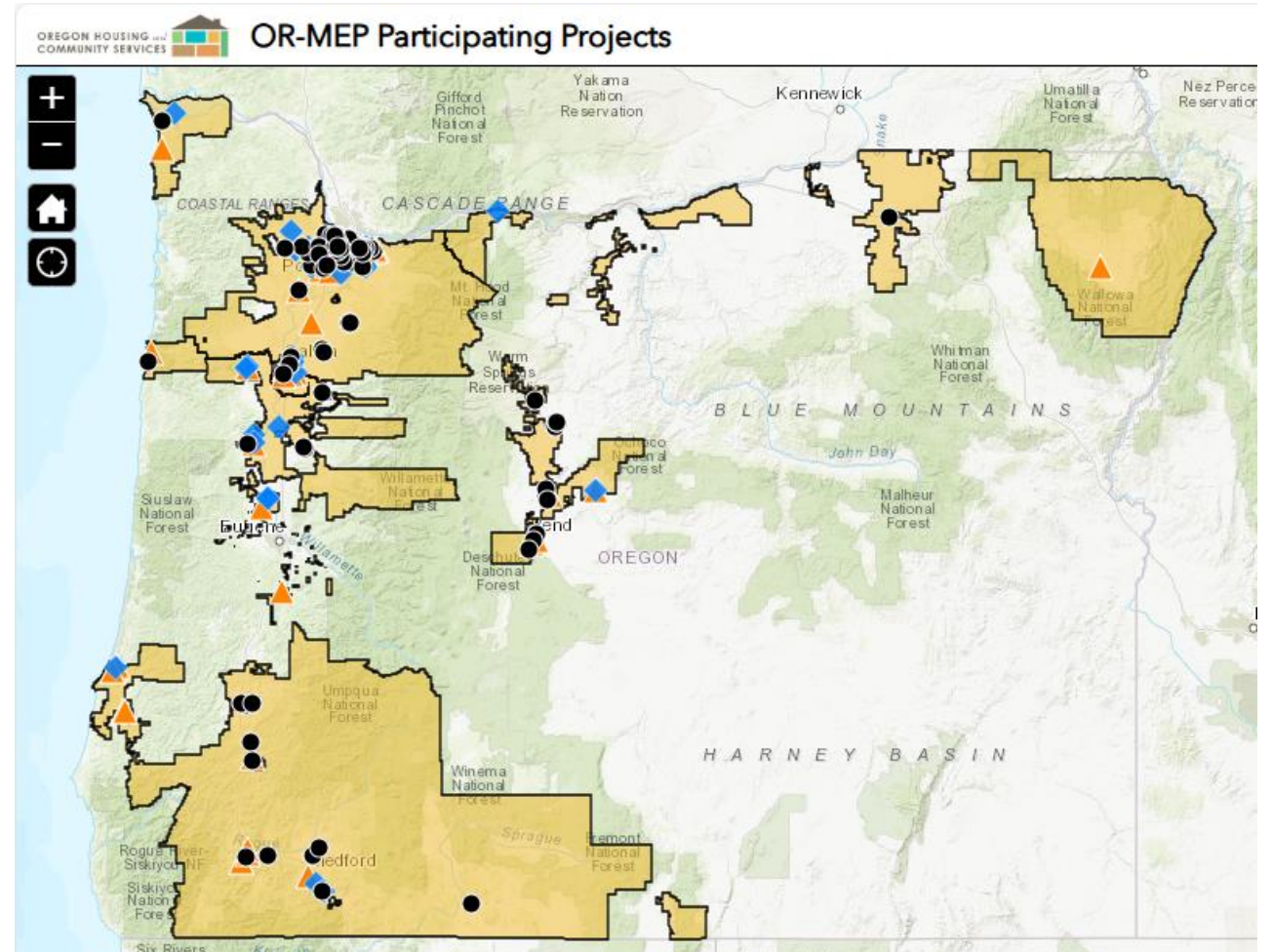
Efficient Building Use

Inform residents on energy efficiency upgrades to reduce energy costs and increase comfort.

OR-MEP Program History

◆ 2018: Program launched with state funds

- **State Funding Source:** Public Purpose Charge
- Existing or new construction projects in Portland General Electric or Pacific Power utility service area are eligible.
- Activity to Date:
 - 109 completed projects (7,362 units) | \$13M incentives paid
 - 87 enrolled projects (4,661 units) | \$12M incentives reserved
 - \$13.5M available through 2027.



Completed
Projects



Enrolled
Projects



Selected
Projects

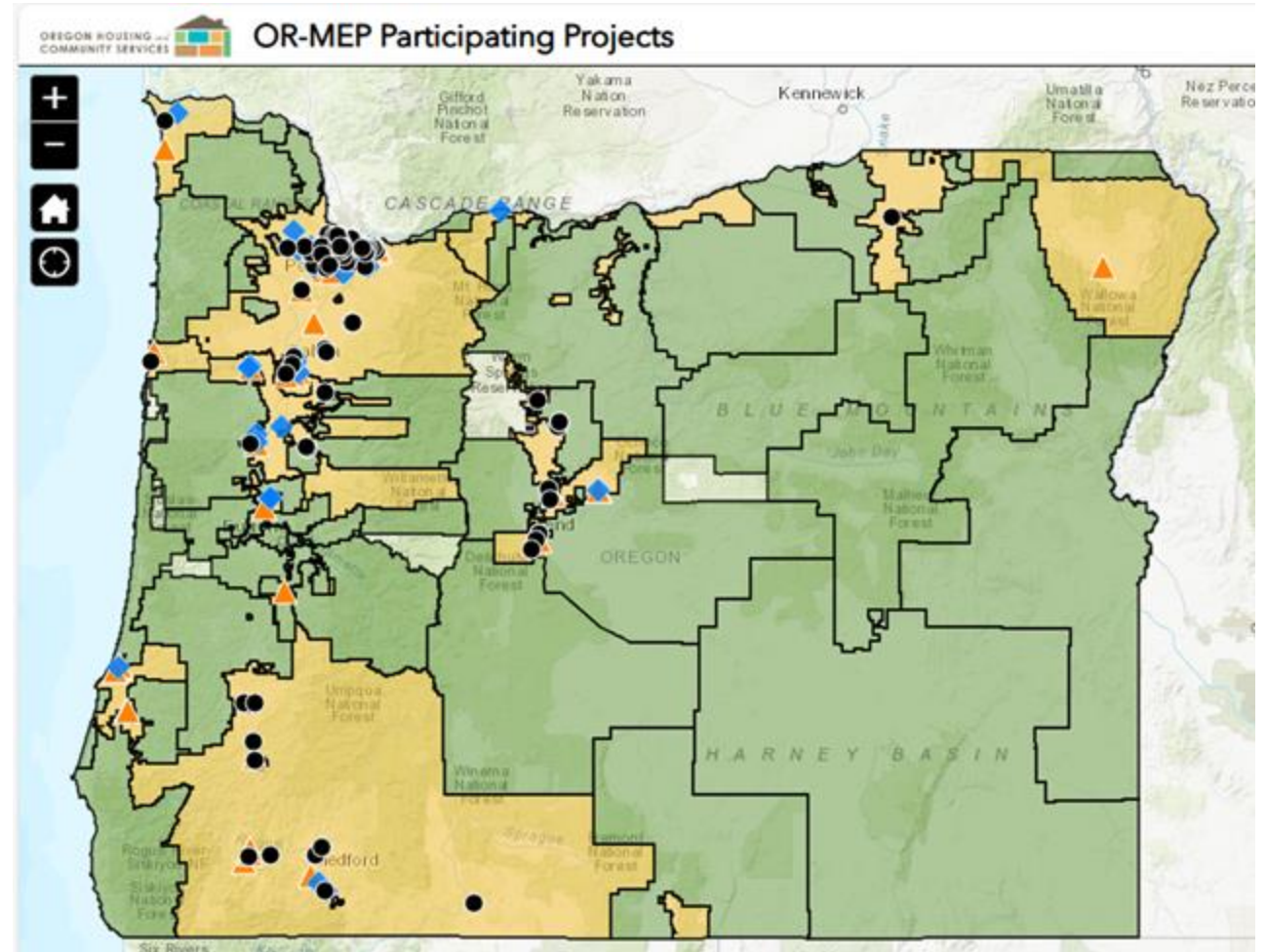


OR-MEP
Eligible Utilities

OR-MEP Program History

◆ 2026: Program expansion statewide with federal funds

- **Federal Funding Source:** US EPA Climate Pollution Reduction Grant
- New construction projects **located anywhere in Oregon** with planned completion by March 1, 2029 are eligible.
- ~\$9M in incentives available.



Completed Projects



Enrolled Projects



Selected Projects



OR-MEP Eligible Utilities State & Federal Funds



OR-MEP Eligible Utilities Federal Funds

What's Different for OR-MEP with Federal Funds?



OR-MEP Eligibility Requirements

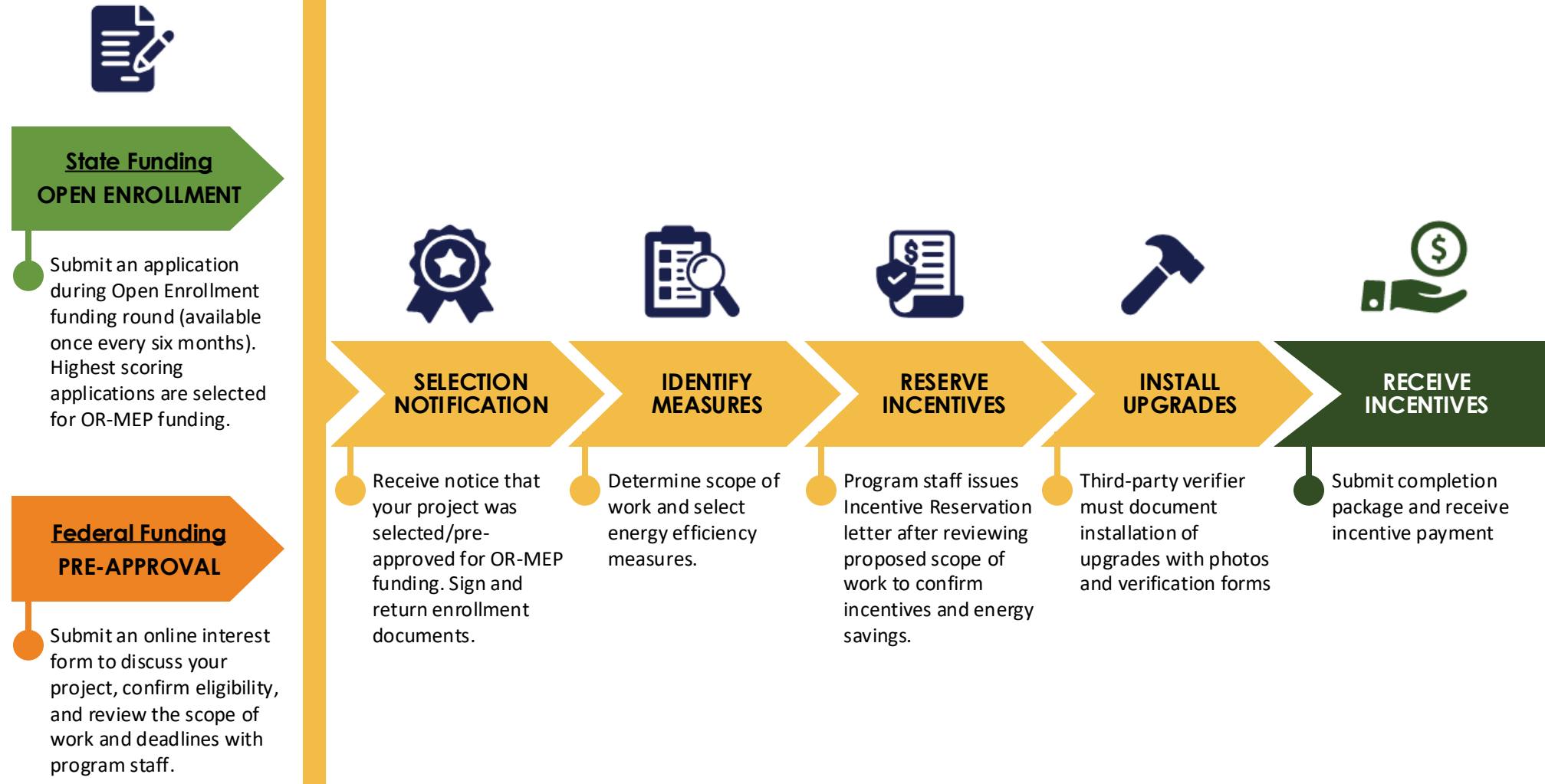
	STATE FUNDS	FEDERAL FUNDS
Project Type	Be an existing or new construction multifamily rental property with at least 5 residential units per building (campuses of 5+ duplexes, triplexes, and quadplexes are also eligible).	Be a new construction multifamily rental property with at least 5 residential units per building (campuses of five or more duplexes, triplexes, and quadplexes are also eligible).
Electric Utility Provider	Receive electricity from Pacific Power or Portland General Electric.	Receive electricity from any electric utility in Oregon.
Building Heating Fuel Type	Be heated by a hard-wired electrical heating system.	Be heated by a hard-wired electrical heating system.
Affordability Requirements	Meet program affordability requirements, where 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.	Meet program affordability requirements, where 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.
Completion Deadline	<u>Existing Buildings</u> : Must complete within 18 months of incentive reservation. <u>New Construction</u> : Must complete within 36 months of incentive reservation.	Must complete construction and installation of all energy upgrades and submit completion verification documents no later than March 1, 2029.

OR-MEP Enrollment Process

STATE FUNDS	FEDERAL FUNDS
<p>Enrollment: Competitive, every six months.</p> <p>Projects interested in state funding incentives can apply through a process called Open Enrollment. Projects can apply for OR-MEP incentives during Open Enrollment phases once every six months.</p> <p><i>Enrollment is currently CLOSED. OR-MEP will accept new applications in the next Open Enrollment round in July 2026.</i></p>	<p>Enrollment: First come, first served.</p> <p>Federal funding is available on an ongoing basis beginning April 1, 2026. The program will reserve incentives in the order projects complete the enrollment process.</p> <p><i>We encourage project teams to apply if your project is new construction and will be completed by March 1, 2029.</i></p>

Note: The program caps incentives at \$200,000 per project for state and federal funds.

OR-MEP Enrollment Process



OR-MEP Federal Funds – Key Details

◆ Funding Availability

- Funding for this federal funded portion of OR-MEP is limited, and the program does not guarantee access to funding for all Participants. The program will reserve incentives in the order projects complete the enrollment process.
- If at any time during program operation the federal funding allocated to the program becomes unavailable, OHCS will suspend incentive reservations and incentive payments. OHCS will promptly provide notice upon receiving notice of the unavailability of funding.

◆ Completion Deadline

- All projects must complete construction and installation of all energy upgrades and submit completion verification documents no later than **March 1, 2029**.
- **If an enrolled project fails to meet this completion deadline, this will result in cancellation of incentive reservation.**

◆ Federal Requirements

- All participating projects must be at least 10% more energy efficient compared to Oregon's base building code.
- Projects over \$250,000 in federal funding from all sources may require compliance with the Buy America Build America Act (BABA).
- Applicants selected for federal funding will be required to sign a Participant Support Cost (PSC) Agreement.
- Applicant organization must not be excluded, disqualified, or debarred from receiving federal assistance and is not on the Federal Suspension and Debarment list.

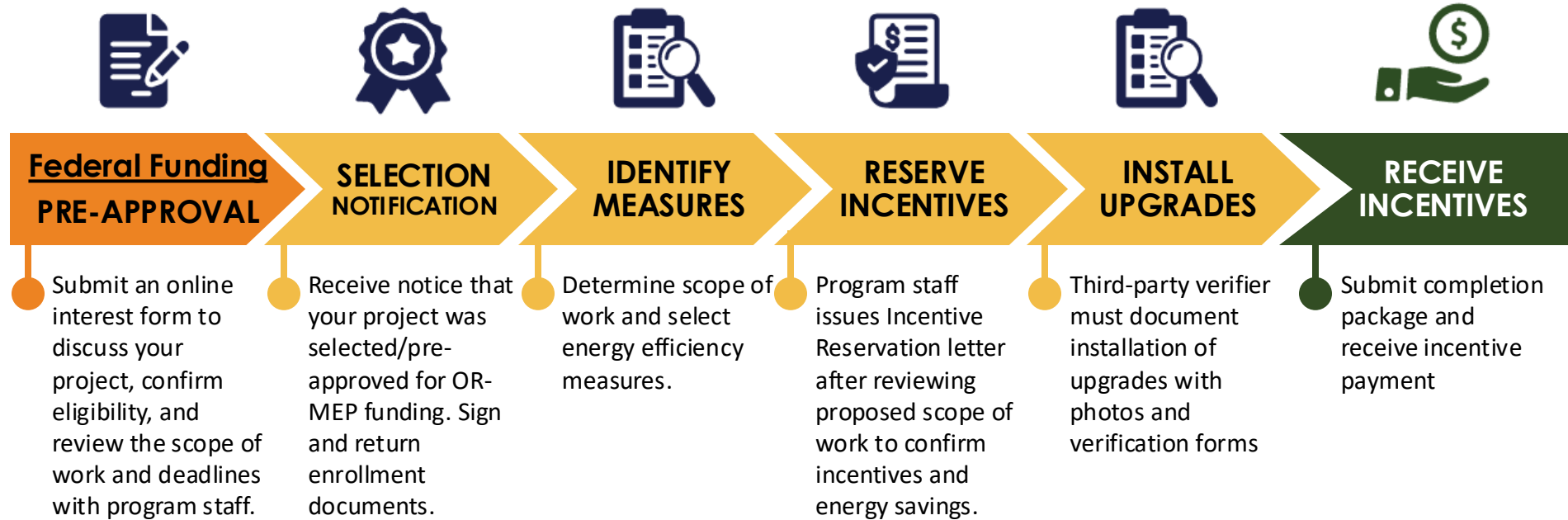
Note: There are no Davis-Bacon Wage Reporting requirements with these federal funds.

OR-MEP Federal Funds Participation Process

- ◆ Steps to Receiving Incentives



Steps to Receiving Incentives



Project Team Responsibilities

- Submit Interest Form
- Meet with program staff

- Submit:**
- Application Form
 - Proof of affordability
 - W-9

- Submit:**
- Energy Efficiency Plan
 - Supporting Documentation
 - Energy Models (Whole Building Path only)

- Submit:**
- Incentive Reservation Letter
 - Participant Support Cost (PCS) agreement

- Update Energy Advisor of significant changes
- Submit:**
- Measure Verification Form
 - Completion photos

- Promptly work with OHCS Production Analyst



Federal Funding
PRE-APPROVAL

Step 1: Pre-Approval

- Submit an **online interest form** to begin the process
- Meet with a program staff member to discuss your project
 - ✓ **Confirm eligibility** to participate in OR-MEP
 - ✓ Discuss the proposed **scope of work**
 - ✓ Aligns with program offering
 - ✓ Expected to achieve **10% energy savings**
 - ✓ Confirm the project can meet the required **completion deadline of March 1, 2029**

Home - Oregon Multifamily Energy Program

oregonmultifamilyenergy.com

OREGON HOUSING & COMMUNITY SERVICES
Multifamily Energy Program

Home Learn How to Participate Support for Renters Resources DEI Coalition News

Submit an Interest Form

NEW

OR-MEP has expanded statewide with new federal funding to support new construction affordable multifamily rental properties. Projects outside of Pacific Power and Portland General Electric service area are now eligible!

Learn More

www.oregonmultifamilyenergy.com/interest-form/



SELECTION
NOTIFICATION

Step 2: Selection Notification

Upon successful pre-approval, Applicant submits complete enrollment package, which includes:

- **Signed Application Form** (*pre-approval required prior to submitting*)
- **Proof of Affordability** (*if not applying for other OHCS funding*)
- **Form W-9** (*may be submitted later if entity to receive incentives is not yet established*)

OREGON HOUSING & COMMUNITY SERVICES
Multifamily Energy Program

OR-MEP Federal Funding Application

OR-MEP has expanded statewide, supported by the \$197 million in EPA Climate Pollution Reduction Grant funded through the 2022 Inflation Reduction Act.

The federal funding available through this application has requirements that differ from our long-standing state funded program. Some differences include that federal funds may be used only for **new construction**, and projects must be completed no later than **March 1, 2029**. The federal funded program is available to properties served by any electric utility in Oregon.

Before completing this application, projects **must first receive program pre-approval**. If you have not yet secured pre-approval, please submit an Interest Form and meet with a program representative before proceeding.

Applicants selected for federal funding will be required to enter into the Participant Support Cost (PSC) Agreement. Please review the PSC agreement and our Program Manual to ensure you understand all participation requirements.

APPLICANT INFORMATION
(Please enter information for applicant entity that will receive program incentives.)

Authorized Signatory First and Last Name	Applicant Company Name
Applicant Phone	Applicant Email
Mailing Address (must match W-9 tax form)	City State Zip

PRIMARY CONTACT
(Please provide the primary contact for the OR-MEP team to coordinate with regarding this application)

Primary Contact First and Last Name	Primary Contact Company Name
Primary Contact Phone	Primary Contact Email

PROJECT INFORMATION

Project Name	Number of Units:	Total	Affordable
Address	City	State	Zip
Service Provider: Gas Electricity	Construction Dates (est.):	Start	Stop

Indicate new construction project or existing property:
 New construction Existing Property

By initialing each line below, I acknowledge and agree to the following:

___ I have read, understand and agree to abide by Program rules in the Multifamily Energy Program Manual.

___ To receive incentive payments, I will execute a 10-year affordability agreement and record an affordability covenant for the property. (see sample grant agreement here: [OR-MEP Grant Agreement Template](#))

___ To reserve incentives, I will execute the Participant Support Cost (PSC) Agreement. (see sample PSC agreement here: LINK)

___ I understand funding is first come, first served and this application does not guarantee funding.

___ I understand that my project's energy-efficiency scope must achieve at least a 10% improvement above the applicable energy code.

___ I understand OHCS will suspend incentive reservations and payments if federal funds become unavailable.

___ I will complete construction and all energy upgrades, and submit completion verification, by March 1, 2029.

___ I understand that projects receiving over \$250,000 in total federal funding may be subject to Buy America Build America Act (BABA) requirements.

___ I certify that neither the applicant organization is not excluded, disqualified, or debarred from receiving federal assistance and is not on the Federal Suspension and Debarment list.

___ I have the legal authority to bind the party on whose behalf I am signing this Agreement.

Electronic Signature <small>(Please type your first and last name)</small>	Date	Title
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I understand checking this box constitutes a legal signature confirming my acknowledgment and agreement to the above terms.

* Please send completed applications to OHCSMultifamilyEnergy@tc-companies.com*



IDENTIFY
MEASURES

Step 3: Identify Measures

Determine scope of work and select energy efficiency measures.



Path 1: Menu

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

Select measures from a menu.

Incentive Range (per unit):
\$100 – \$3,500



Path 2: Bundled

Are you planning to improve multiple elements of your property?

Choose a bundle of measures for additional savings.

Incentive Range (per unit):
\$200 – \$4,500



Path 3: Whole Building

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

Increase savings through a customized whole building approach.

Incentive Range (per unit):
\$500 – \$4,500

Incentive ranges are estimates only based on current program activity.

Our **Incentives at a Glance** booklet outlines the participation pathways and includes OR-MEP's preset menu of measures for the menu and bundled pathways. View the booklet to see detailed incentive information for all three pathways.



IDENTIFY MEASURES

Step 3: Identify Measures

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	\$1,700/ton	\$1,900/ton	Minimum HSPF of 9 (HSPF2 8.1).
	Ductless Heat Pump (DHP) HSPF ≥11	\$1,900/ton	\$2,100/ton	Minimum HSPF of 11 (HSPF2 10).
	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)	\$1,000/ton	\$1,100/ton	Minimum 3.0 COP/9.8 EER.
	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	\$65/ea	\$75/ea	ENERGY STAR rated bathroom exhaust or 2.8 CFM/W or greater.
	Spot or In-unit ERV/HRV	\$300/ea	\$330/ea	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	\$11.00 /CFM	\$12.00 /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	\$8.00/sf	\$9.00/sf	Minimum Efficiency: U value 0.3 - 0.28.
	Windows U-0.27 - 0.25	\$9.00/sf	\$10.00/sf	Minimum Efficiency: U value 0.28 - 0.25.

New Construction Measure Incentives (cont.)



TYPE	MEASURE	MENU INCENTIVE	BUNDLED INCENTIVE	MEASURE REQUIREMENTS ¹
	Attic/Ceiling Insulation 10% Better Than Code (OEESC 2021)	\$0.60/sf	\$0.70/sf	Insulation Entirely Above Deck - maximum U-0.028. Metal Building - maximum U-0.033. Attic - maximum U-0.019.
	Attic/Ceiling Insulation 20% Better Than Code (OEESC 2021)	\$0.90/sf	\$1.00/sf	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 polyiso 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	\$0.55/sf	\$0.65/sf	Minimum R-23 Cavity Insulation (cannot be combined with Wall Cavity and Continuous Insulation measure)
	Wall Cavity and Continuous Insulation	\$1.25/sf	\$1.50/sf	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	\$1,350/ea	\$1,500/ea	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	\$1,800/ea	\$2,000/ea	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	\$2,000/ea	\$2,300/ea	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	\$1,350/DU	\$2,300/DU	Central HPWH EF 2.0 or greater.
	ENERGY STAR Refrigerators	\$125/ea	\$140/ea	Installation of ENERGY STAR certified refrigerator.



RESERVE INCENTIVES

Step 4: Reserve Incentives

- ◆ **Participant submits complete scope of work package including:**
 - **Energy Efficiency Plan (EEP) Workbook:** The EEP is a program-specific Excel spreadsheet that summarizes measures, savings, and eligible incentives for projects.
 - **Specification Sheets:** For all applicable measures, manufacturer specification sheets must be submitted. Menu and Bundled Path projects must meet minimum efficiency requirements.
 - **Construction Drawings / Work Scope Specifications:** For all applicable envelope measures, (attic / ceiling insulation) construction drawings or work scope specifications detailing the proposed measure work scope must be submitted.
 - **Energy Model (Whole Building Path Only):** The Participant must submit the modeling files used to calculate savings summarized in the Energy Efficiency Plan.
- ◆ **OR-MEP Energy Advisor will review and confirm specifications are eligible for the requested incentives.**
- ◆ **Program staff issues Incentive Reservation letter, along with Participant Support Cost (PSC) agreement, after reviewing proposed scope of work to confirm incentives and energy savings.**

Enrollment is complete once the signed incentive reservation letter and PSC agreement are received, reserving your spot on a first-come, first-served basis.



INSTALL
UPGRADES

Step 5: Install Upgrades

- ◆ **Notify OR-MEP of any project changes, including:**
 - Energy efficiency scope changes
 - Any modifications affecting building energy use
 - May impact program eligibility and final incentive amount
 - Construction schedule changes or delays
 - OR-MEP will update project start and completion dates accordingly
- ◆ **All projects must:**
 - Complete construction and energy upgrades
 - Submit final completion verification documents
 - **No later than March 1, 2029**
- ◆ **If your projected completion date extends beyond this deadline:**
 - Contact OR-MEP staff immediately



INSTALL
UPGRADES

Step 5: Install Upgrades

- ◆ **A third-party verifier (e.g. energy consultant, architect) must document installation of upgrades with photos and verification forms.**
 - **Photos (post-install conditions):** Photos of all installed measures must be submitted. Photos should clearly show equipment name plates, make/model number, levels of insulation, etc.
 - **Measure Verification Form:** An independent third party must complete this program form to certify energy measures have been installed according to program specifications to request eligible incentives. The independent third party shall complete verification in accordance with the Sampling Protocols summarized in Program Manual.



RECEIVE
INCENTIVES

Step 6: Receive Incentives

- ◆ OR-MEP issues Completion Letter to entire project team
- ◆ OHSC staff (Production Analyst) will outline all required final steps, including but not limited to:
 - Grant agreement
 - Payment information
 - Other project-specific requirements as needed
 - ***Please respond promptly to Production Analyst requests***
- ◆ OHCS issues incentive payment

Example Project Scopes & Incentives



Project Highlight: Oro Vista Village

Location: Talent, OR

Owner/Developer: AGE+ & Silver Dollar Legacy, LLC

Project Type: New construction, 26 units

OR-MEP Funded Measures:

- Ductless heat pumps (plus *Rural DHP Bonus* - \$500 per unit)
- Efficient windows
- ENERGY STAR bathroom exhaust fans
- ENERGY STAR dishwashers

Incentive award: \$82,290 (\$3,165 per unit)



Project Highlight: Carson Commons

Location: Dallas, OR

Owner/Developer: Polk Community Development Corporation

Project Type: New construction, 20 units

OR-MEP Funded Measures:

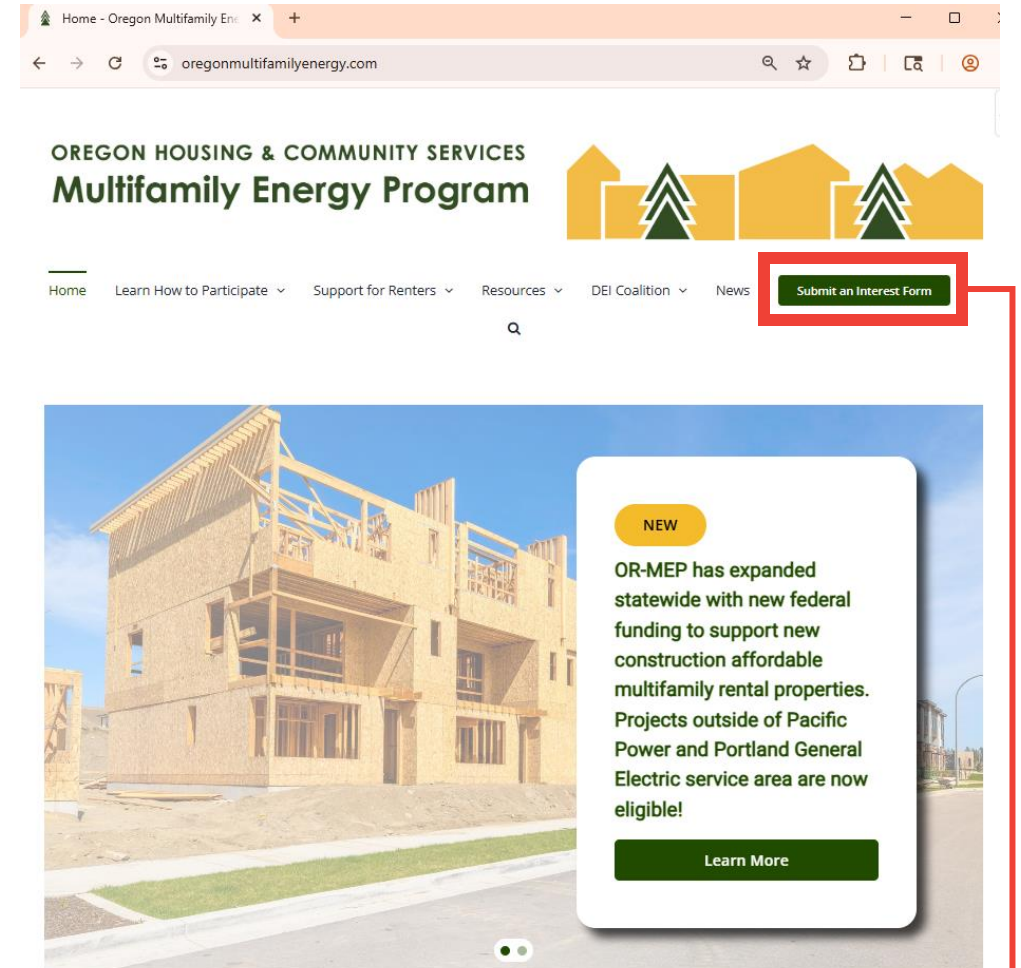
- Ductless heat pumps (plus *Rural DHP Bonus* - \$500 per unit)
- Efficient windows
- ENERGY STAR dishwashers & refrigerators

Incentive award: \$81,320
(\$4,066 per unit)



Submit an Interest Form to Get Started!

Submit an **online interest form** to meet with a program staff member to discuss your project and confirm your eligibility to participate in OR-MEP, proposed scope of work, and project's ability to meet completion deadline.



www.oregonmultifamilyenergy.com/interest-form/



AUDIENCE POLL QUESTIONS!





Q&A

◆ Please type questions
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THANK YOU!

Oregon Multifamily Energy Program



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