

Mass Save Low-Rise¹ New Construction Offering:

- Core baseline offering for New Construction residential buildings that are 3 stories or less, both single family (1-4) and multifamily (5+ units)
- Incentives are calculated by your participating HERS rater in parallel with any code compliance work they may be doing for the project
 - Incentives are based on the modeled energy performance of the home over a baseline of minimum expected performance
 - Per project incentive max is \$10k; the full incentive structure overview is available [here](#)
- Your HERS rater handles enrolling the project and submitting for incentives which you receive after the project is complete and all inspections and testing have been done
 - Any program inquires or questions that your HERS rater cannot address can be sent to ICF
 - Derek Briggs, Senior QA/QC Inspector: Derek.Briggs@ICF.com
 - Keegan Ebbets, Program Manager: Keegan.Ebbets@ICF.com
- Additional information can be found [HERE](#)

Mass Save Renovations and Additions Offering:

- Incentives to encourage efficiency upgrades to Extensive Renovation and Addition projects of existing residential buildings that are 3 stories or less
 - Process and incentive structure are very similar to the Low-Rise New Construction Offering
- Incentives are calculated by your participating HERS rater (John Rodenhizer, Mark Price, etc.) in parallel with any code compliance work they may be doing for the project
 - Incentives are based on the modeled energy performance of the home over a hybrid baseline for the renovated and added onto portions of the home
 - Per project incentive max is \$10k; the full incentive structure overview is available [here](#)
- Your HERS rater handles enrolling the project and submitting for incentives which you receive after the project is complete and all inspections and testing have been done
 - Any program inquires or questions that your HERS rater cannot address can be sent to ICF
 - Derek Briggs, Senior QA/QC Inspector: Derek.Briggs@ICF.com
 - Keegan Ebbets, Program Manager: Keegan.Ebbets@ICF.com
- Additional information can be found [HERE](#)

Mass Save All-Electric 1-4 Unit New Homes Offering: NEW for 2022

- Anticipated roll out of this offering is Q1 of 2022 (requires MDPU approval of 2022-2024 Plan)
- Substantial, flat rate incentives to encourage the construction of high performance 1-4 unit all-electric homes
- Project Eligibility:

Component	Level 1	Level 2
Percent Savings or HERS index	≥30% savings or ≤ HERS 45 ²	≥50% savings or ≤ HERS 35* ³
Heat Pumps for Space Heating	required	required

¹ For High-Rise projects (4 stories or more) please contact the high-rise team at multifhr@icf.com or go to: <https://www.masssave.com/en/saving/residential-rebates/multi-family-high-rise-new-construction>.

Heat Pump Water Heater	optional	required
All-electric cooking	required	required
Infiltration rate	≤ 1.5 ACH50	≤ 1.0 ACH50
Balanced HRV/ERV ventilation	required	required
Continuous envelope Insulation	optional	required
EV-Ready Checklist	required	required

• Project Incentives:

Home Type	Level 1	Level 2
Single Family	\$15,000	\$25,000
2-Units	\$17,500	\$30,000
3-Units	\$20,000	\$35,000
4-Units	\$22,250	\$40,000

- Your HERS rater handles enrolling the project, performing necessary site inspections, and submitting for incentives which you receive after the project is complete. Enrollment must occur in the pre-construction phase.
 - As this is a new program, your HERS rater may not be able to answer questions on this offering at this time. Please direct any questions to:
 - Keegan Ebbets, Program Manager: Keegan.Ebbets@ICF.com
 - Derek Briggs, Senior QA/QC Inspector: Derek.Briggs@ICF.com

Mass Save Passive House Offering for Multi-Family New Construction:

- Residential New Construction of high-performance 5+ unit buildings, both Low-Rise and High-Rise
- Provides both design and construction incentives to encourage pursuit of Passive House certification

Passive House Incentive Structure for Multi-Family (5 units or more)			
Incentive Timing	Activity	Incentive Amount	Max. Incentive
Pre-Construction	Feasibility Study	100% Feasibility costs	\$5,000
	Energy Modeling	75% of Energy Modeling costs	\$500/Unit, max. \$20,000
	Pre-Certification	\$500/unit	N/A
Post-Construction	Certification	\$2,500/unit	
	Net Performance Bonus	\$0.75/kWh	
		\$7.50/therm	

The Net Performance Bonus is calculated by determining the final pay for savings incentives and subtracting the pre- and final certification incentives. The result is the Net Performance Bonus.

Projects that pre-certify but do not achieve certification are eligible for the pre-certification incentive and Net Performance Bonus.

Projects over 100 units must be pre-approved by the applicable Sponsors of Mass Save.

- Passive House eligibility requirements include:
 - Projects must be enrolled during early stages of design, prior to reaching 100% schematic design.
 - Participants must agree to monitor and provide data on whole building electric (and gas if applicable), as well as on on-site generation.
 - Participants must hire a certified Passive House consultant to conduct the feasibility study during schematic design and serve as design consultant throughout participation. An energy charrette is required to review the Feasibility study with the developer, design team, MEP engineer and Mass Save representative.
 - Buildings must be pre-certified to be eligible for post-construction incentives.
- Trainings on Passive House concepts are available for multiple channels and levels of depth, from hour-long lunch and learns to half-day building science workshops, to full Passive House Accreditations. See: <https://www.masssave.com/en/saving/residential-rebates/passive-house-training>.
- For enrollment inquiries, please contact the Passive House team at: multifhr@icf.com or Luke McKneally at luke.mckneally@icf.com
- Additional information can be found here: <https://www.masssave.com/en/saving/residential-rebates/passive-house-incentives>.

Cape Light Compact Enhanced Incentives for Low- and Moderate-Income Projects (Proposed for 2022-2024):

- Enhanced incentives to encourage construction of high-efficiency, all-electric affordable housing projects.
- Anticipated roll out Q1 2022; incentive offering valid for 3 years (**requires MDPU approval**).
- Eligible projects must have at least 51% of units deed-restricted to either low-income households (income maximum of 60% of State Median Income) or moderate-income households (income maximum of 80% of State Median Income)
 - High Efficiency HVAC – Low-income site heating system incentive up to 100% of cost; Moderate-income sites at up to 80% of cost, subject to pre-approval and Enhanced Incentive Budget availability
 - Envelope – CLC will pay 100% for weatherization measures above the baseline of the User Defined Reference Home (UDRH)
 - O&M costs - HVAC maintenance covered up to maximum of 3 years, depending on site specifics, and subject to approval
 - Engineering study - \$2000 per unit, up to \$60k based on 3 quotes
- Other Requirements/Stipulations
 - Project must participate in the Mass Save Residential New Construction Program.
 - Project must be deed-restricted at or below the eligible income levels for a minimum of 25 years.
 - Developers must agree to work with CLC evaluation, including possible monitoring.
 - Contractor(s) must be certified for multi-family building.
 - Detailed plans and cost proposal for covered measures must be made available to CLC for independent technical review and approval prior to any commitment from CLC.
 - A satisfactory post-installation inspection of HVAC and Envelope must be completed by CLC’s engineering vendor prior to the release of incentive funds.
 - The total of program incentives and other grant funds must not exceed 100% of project costs.
- Program Contact: Meredith Miller, Cape Light Compact, mmiller@capelightcompact.org