



Multifamily Funding Opportunities

The **Inflation Reduction Act (IRA)** and the **Infrastructure Investment and Jobs Act (IIJA)** offer multifamily properties the potential for federal funding. These federal programs do not impact receipt of [DTE Energy's Multifamily Program incentives](#). The DTE Multifamily Program provides this information as a reference only; for specific details, consult your tax professional.

The IRA and the IIJA “together represent historic investments in the modernization of the nation’s energy system, totaling more than \$430 billion. The specific provisions in these two laws will lower energy costs for consumers, enhance the nation’s energy security, improve human health, mitigate climate change, create high-quality jobs and new economic opportunities for communities, and address historical inequities in our energy system.”

[8.18 InflationReductionAct Factsheet Final.pdf \(energy.gov\)](#)

Inflation Reduction Act Provisions

Housing and Urban Development (HUD)

- Green and Resilient Retrofit Program (GRRP) provides grants to owners of HUD-assisted multifamily housing for indoor air quality, sustainability, zero-emissions generation, low-emissions building materials, energy storage, and building electrification. Enrollment is open now.
- For additional information, visit [Green and Resilient Retrofit Program \(GRRP\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

ENERGY STAR® Multifamily New Construction

- \$500 tax credit available for meeting the ENERGY STAR Multifamily New Construction National Program requirements (or the regional program requirements) applicable to the dwelling unit
- \$2,500 tax credit available for multifamily projects that meet [prevailing wage requirements](#)

- Multifamily units that go beyond ENERGY STAR and satisfy the DOE Net Zero Energy Ready standard qualify for \$1,000 per unit or \$5,000 per unit if prevailing wage requirements are satisfied
- For more details, visit [Residential New Construction Program Requirements | ENERGY STAR](#)

Energy Efficient Commercial Buildings Deduction

- Tax deduction of between \$0.50 and \$5 per square foot for construction of efficient new commercial buildings or an energy efficient retrofit of existing buildings
- The amount of the deduction depends on energy savings achieved and whether or not [prevailing wage](#) and [apprenticeship requirements](#) are satisfied during construction
- Multifamily apartment buildings with three or more stories may qualify
- For more details, visit [Home Energy Rebate Programs Guidance](#)

Other Funding Opportunities

Low-Income Housing Tax Credit (LIHTC)

- Gives [state and local LIHTC-allocating agencies](#) the equivalent of approximately \$9 billion in annual budget authority to issue tax credits for lower-income households
- For more details, visit [Low-Income Housing Tax Credit \(LIHTC\) | HUD USER](#)

USDA Rural Development

- Financially assists rural property owners through loans, loan guarantees, and grants that enable owners to develop and rehabilitate properties for low-income, elderly, and disabled individuals and families
- For more details, visit [Multifamily Housing Programs | Rural Development \(usda.gov\)](#)

HUD Section 8 (Affordable housing)

- Provides low-income families, the elderly, and the disabled access to affordable housing
- Housing subsidies are paid to the landlord directly by the Public Housing Agency (PHA) on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.
- For more details, visit [Housing Choice Voucher Program Section 8 | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

HUD Section 202 (Senior housing)

- Financially supports very low-income seniors with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc.
- For more details, visit [Multifamily Housing – Program Description: Section 202 Supportive Housing for the Elderly Program | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

HUD Section 811 (Persons with disabilities housing)

- Program subsidizes rental housing opportunities which provide access to appropriate supportive services
- For more details, visit [Section 811 Portal | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

Weatherization Assistance Program (WAP)

- The U.S. Department of Energy (DOE) WAP provides funding to low-income properties to implement energy efficiency upgrades and ensure health and safety
- Funding was recently expanded for multifamily housing. For more information, read DHHS's briefing, [“Michigan expanding weatherization program to help residents of multifamily affordable housing lower their utility bills.”](#)
- For more details on how to apply, visit the DOE's [Where to Apply for Weatherization Assistance page](#)

Energy Efficient Transformer Rebates

- Rebate for the replacement of a qualified energy inefficient transformer with a qualified energy efficient transformer
- For more details, visit [Energy Efficient Transformer Rebates | Department of Energy](#)

Extended Product Systems Rebates

- Rebate for qualified extended product systems (i.e., electric motor, electronic control, and driven load)
- For more details, visit [energy.gov/mesc/extended-product-system-rebates](#)

Additional Resources:

IRA – [Credits and Deductions Under the Inflation Reduction Act of 2022 | Internal Revenue Service \(irs.gov\)](#)

IIJA – [DOE Fact Sheet: The Bipartisan Infrastructure Deal Will Deliver For American Workers, Families and Usher in the Clean Energy Future | Department of Energy](#)