Advancing Energy Affordability through Housing Finance & Energy Efficiency

October 2026

THE OPPORTUNITY

Small for-profit and nonprofit residential real estate developers and community lenders often want to integrate energy efficiency into acquisition and rehabilitation projects but lack the needed technical expertise, financing strategies, and underwriting tools. **NEEP, in partnership with CEDAC and National Grid, is working to close this gap** by developing predevelopment strategies, practical resources, and hands on technical assistance to standardize energy affordability in early-stage project planning. Drawing on emerging acquisition-and-preservation financing strategies, this project aims to advance energy efficiency and preserve affordable housing while ensuring energy affordability and long-term housing stability for tenants and property owners.

PROJECT GOALS AT A GLANCE

10	3+	25+	4+	160+
Community lending institutions & CDFIs engaged	Housing rehab projects supported	Developer points of connection	Workshops & capacity-building events	Individuals impacted (incl. 60 low-income/energy-burdened)

Target Communities: Lowell, Worcester, Methuen & Fall River, MA

PROJECT TIMELINE

Phase I Sept-Jan 2026	Phase II Feb-May 2027	Phase III Jun-Aug 2027
Research & program design	**Training & technical assistance**	**Results & resource sharing**

WHO WE'RE LOOKING TO CONNECT WITH

- Small for-profit and nonprofit residential real estate developers planning multifamily rehabilitation, acquisition, or preservation projects
- Community lenders, CDFIs, and mission-driven capital providers interested in energy efficiency
- Developer support organizations, TA providers, and housing intermediaries active in Massachusetts
- Practitioners / researchers focused on housing finance, energy affordability, tenant protections, and related topics

HOW YOU CAN GET INVOLVED

Reach out if you are interested in participating in a focus group or interview, are a lender interested in piloting energy-literacy resources, are a small for-profit or nonprofit residential real estate developer with a project that could benefit from financing tied to energy efficiency, or if you want to share lessons from a similar initiative.

Michael Anderson, Project Manager (NEEP) | manderson@neep.org | 781-860-9177 x122