NASEO

National Association of State Energy Officials

# NASEO BUILDINGS AND ENERGY AFFORDABILITY COMMITTEE

## Addressing the Rising Costs of Home Construction

November 23, 2026, 2:00 – 3:00 PM ET

# AGENDA

- Welcome and Committee Updates
- State Building Energy Policy Round-Up
- Presentations on Mitigating Costs of Construction
- Q&A and Discussion
- Adjourn

# NASEO AFFORDABILITY COMMITTEE UPDATES

**Upcoming Events**

- NASEO Energy-Based Economic Development Working Group Meeting
  - Topic: Data Centers and Community Benefit Frameworks
  - December 14, 2026, 3:00 – 4:00 p.m. ET (link to register)
- NASEO Energy Affordability Committee Meeting
  - Topic: Tools State Energy Offices are Utilizing to Target Programs
  - January 27, 2027, 3:00 – 4:00 p.m. ET (link to register)

**Resources**

- NASEO Energy Affordability Resource Library

# NASEO BUILDINGS COMMITTEE UPDATES

- Upcoming events
  - IRA 50131 Energy Codes Call (State and Territory Energy Offices Only)
    - January 12, 2027, 1:00 – 2:00 p.m. ET
    - Reach out to Liepa Braciulyte (lbraciulyte@naseo.org) to register
- Recent NASEO Policy Actions
  - NASEO Comments on USDA's REAP Proposed Final Rule (November 2026)
  - Multi-organization Letter in Support of FY'27 Appropriations for ENERGY STAR to the U.S. Department of Energy (October 2026)

# RECAP: 2026 NASEO ANNUAL MEETING

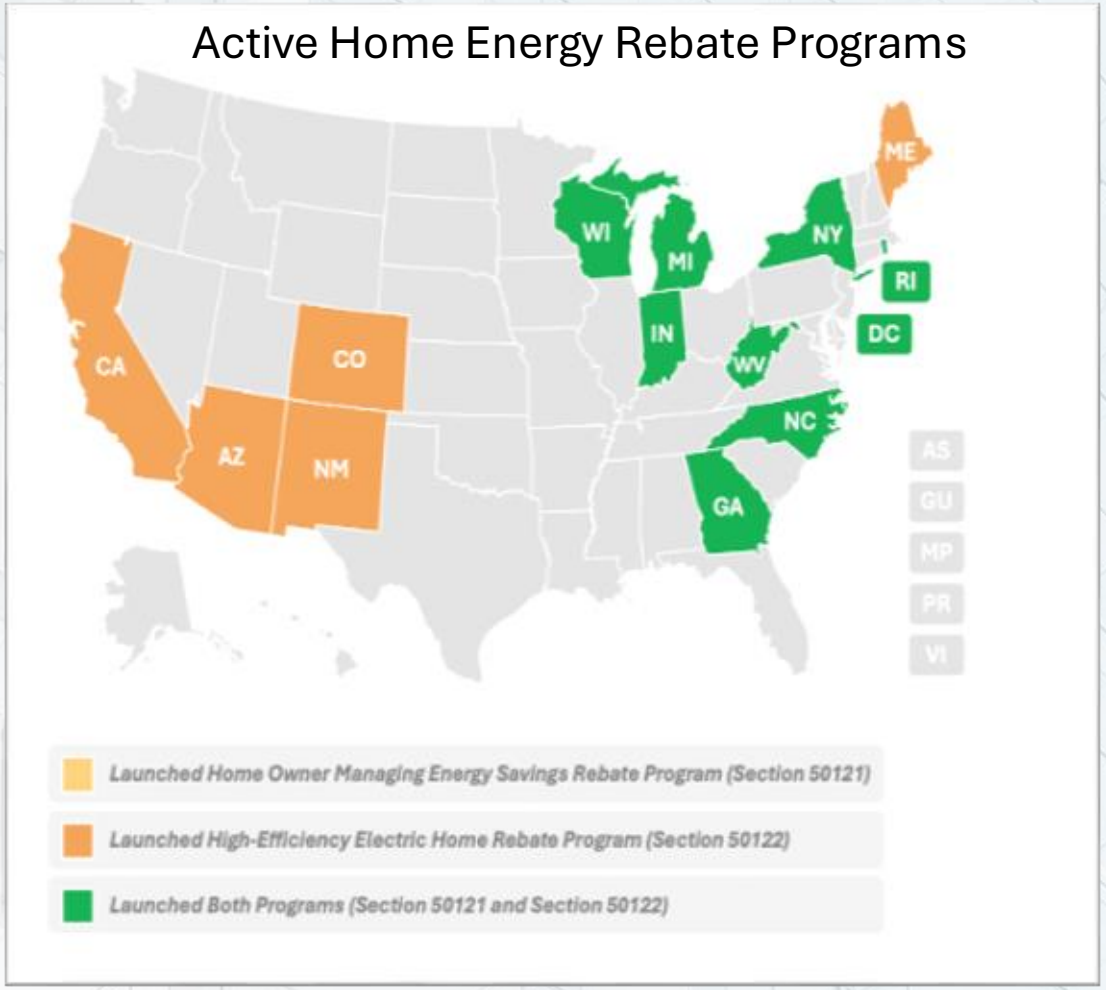
- *Plenary Session*: DOE's Critical Minerals and Energy Innovation Priorities
- *Breakout Session*: Building Better, Faster: The Offsite Construction Opportunity
- *Breakout Session*: Strengthening the Workforce for High-Performance Buildings
- *Breakout Session:* Geothermal Heating and Cooling: In the Loop on Affordability and Resilience
- *Breakout Session*: The Nexus of Transportation, Housing, and Land Use: How States are Pursuing Win-Wins for Affordability and Sustainability
- *Plenary Session*: Home Energy Rebates At Scale: How States are Bringing Down Energy Bills

Link to 2026 NASEO Annual Meeting Slides: *https://annualmeeting2026.naseo.org/agenda*

# OPPORTUNITIES AND ACCOUNCEMENTS

- DOE Announces Renew America's Schools: A+STEPS Regional Hubs Opportunity
  - $100M for a national network of regional hubs to help school districts cut operating costs
  - State Energy Offices are eligible to apply
  - Applications due January 21, 2027, 3:00 PM ET
- ICC Draft Data Center Guidelines
  - Public Comments are due December 2, 2026
- DOE Efficient New Homes
  - Updates take effect January 1, 2027
  - New DOE resource: National, Regional, and Affordable Housing Incentives
- Building America New Construction Support
  - Technical Assistance available to builders, questions can be submitted here

# HOME ENERGY REBATE PROGRAM LAUNCHES



# STATE UPDATES

- California SB 222 Heat Pump Access Act: heat pump permitting streamlining
- California Energy Commissions issues RFP for HOMES Pay for Performance implementer
- Delaware SHINES solar, storage, and energy efficiency program launched
- Florida budget includes $500 sales tax refund for impact-resistant windows and doors
- Idaho selects 15 rural school districts for energy efficiency updates
- Illinois announces $766,600 in State Energy Program funding for government building upgrades
- Oklahoma issues RFP for Home Energy Rebates design and implementation
- Pennsylvania Penn Heat Pump Pathways offers free in-person trainings

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# NYSERDA: Codes & New Construction

November 23, 2026

Chris Corcoran

Codes, Products, and Standards Team Lead
New York State Energy Research and Development Authority

NEW YORK STATE | NYSERDA

# Energy Efficiency and Building Decarbonization

## Overview

Improving our existing buildings and reimagining our new buildings to use energy more efficiently and incorporate modern, clean technology for the benefit of residents, building owners, and communities across New York State.

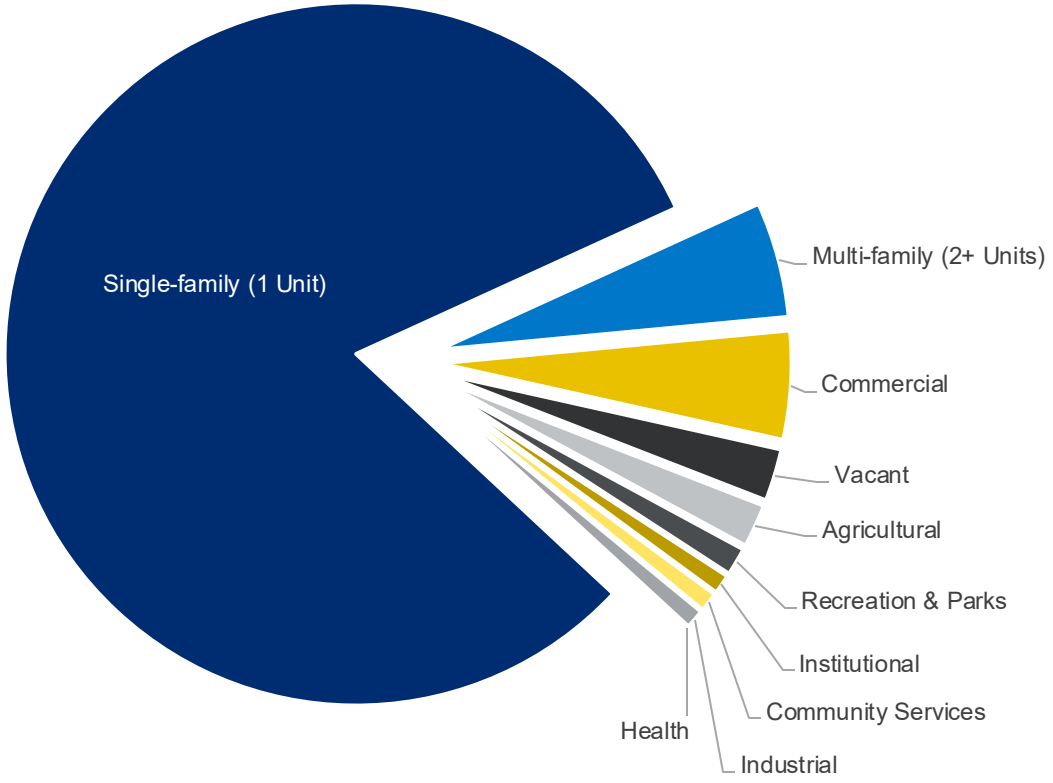
## Benefits

- Lower energy use
- Increased comfort
- Resiliency to extreme weather events
- Improved health outcomes
- Cleaner air and environment

# Statewide Building Statistics
## Overview

**7M**

**total buildings**




## Median Age & Construction Decade

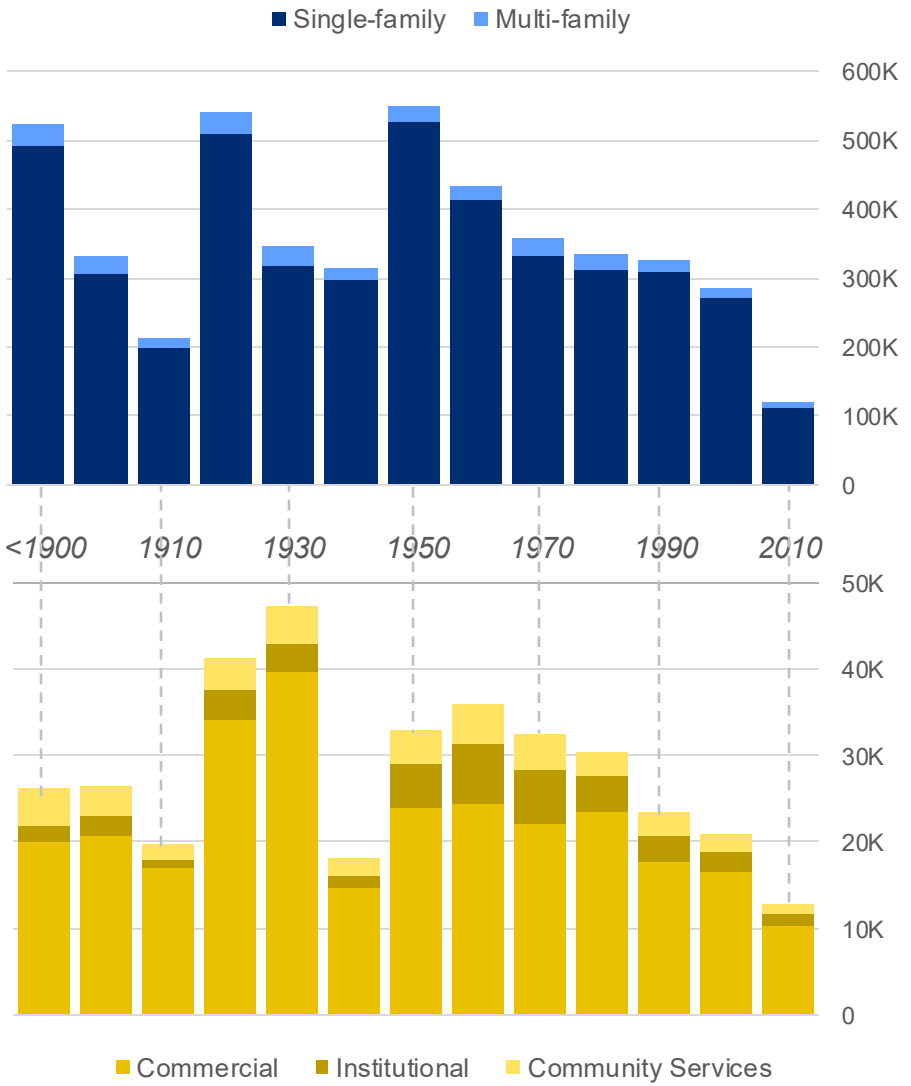
**75**
**Single-family**

**80**
**Multi-family**

**78**
**Commercial**

**61**
**Institutional**

**75**
**Community Services**




Statewide estimates sourced from DSHES BILD data, retrieved 9/2/2025 and internal data from BEEM study

# Program Overview

- Advances progress on building codes that improve energy efficiency, reduce greenhouse gas emissions, and promote health, safety, and resilience
- Establishes efficiency standards for products and appliances that reduce energy and/or water consumption
- Provides tools, training, and resources to help manufacturers and builders comply with NYS rules and requirements





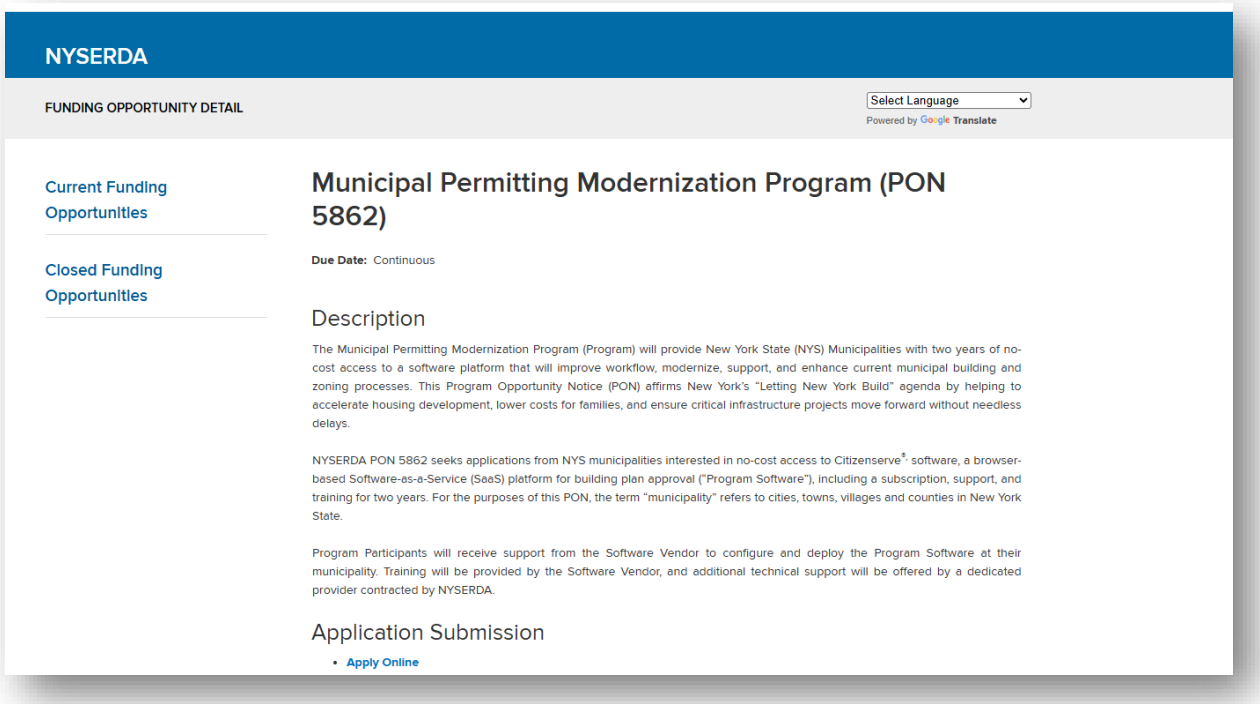
**Codes: https://www.nyserda.ny.gov/All-Programs/Clean-Resilient-Building-Codes/**

**Standards: https://www.nyserda.ny.gov/ All-Programs/New-York-State-Appliance-and-Equipment-Efficiency-Standards**

# Municipal Permitting Modernization Program

**Provide New York State Municipalities with two years of no-cost access to a software platform to improve workflow, while modernizing, supporting, and enhancing current municipal building and zoning processes**

- Program Participants will receive support from the Software Vendor to configure and deploy the Program Software at their municipality
- Training will be provided by the Software Vendor, and additional technical support will be offered by a dedicated provider contracted by NYSERDA




Municipal Permitting Modernization Program (PON 5862)

# Municipal Benefits

## Potential Benefits of the Municipal Permitting Modernization Program:



Streamlines municipal permit processes, automates tasks, reduces silos between departments, self-help for applicants



Regional consistency with permit application interface reduces barriers for customers across New York State



Enhanced customer service

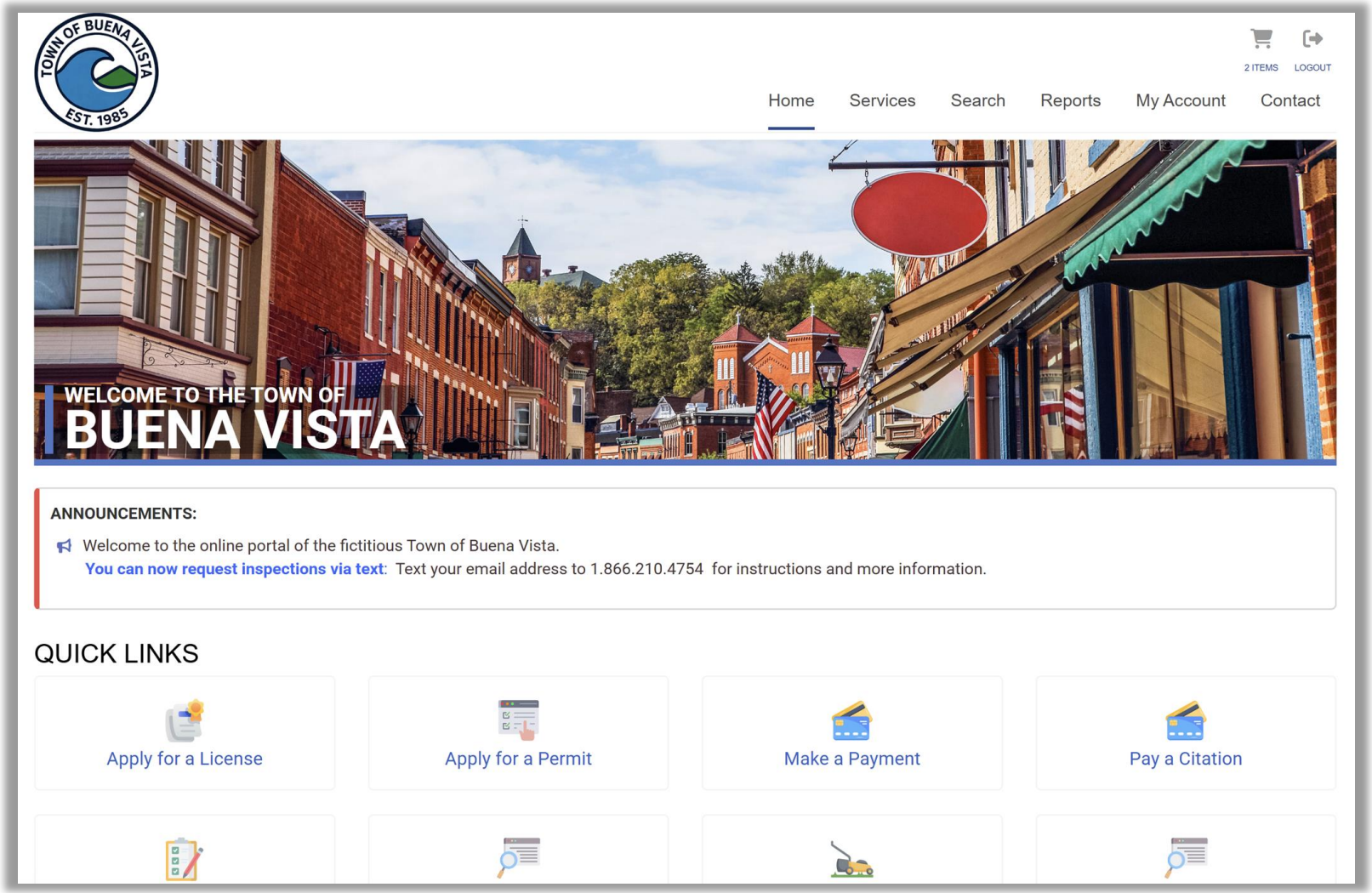


Improvements in response time



More efficient data reporting and customized metrics

# citizenserve | Customer Portal



# citizenserve | Staff Dashboards



# NEW EFFICIENT HOMES NEW YORK PROGRAM
## HEAT PUMP INCENTIVE

**$75M** Program Offering

### Between $6k-$15K per dwelling unit
For the purchase and install of cold climate air source heat pumps (ccASHP) and ground source heat pumps (GSHP).

### Location
Statewide (SBC and non-SBC territories)

### Applicant
Developers and home builders

### Building Eligibility
- New/gut rehab single-family and small homes
- New/gut rehab multifamily buildings <50K sf.

### Electrification Eligibility Requirement
- Cold Climate Air Source Heat Pump: full HVAC electrification
- Ground Source Heat Pump: fully electrified home



### Key Program Benefits

**Save on upfront costs**

**Get all-in-one heating and cooling**

**Reduce energy use**

Engine 16
Imagery Credit: Perspective Arts

# NEW EFFICIENT HOMES NEW YORK PROGRAM
# HEAT PUMP INCENTIVE

NEW YORK STATE | NYSERDA

## Declining Block Incentive Structure

| Program Year[1] | Air Source ($/Dwelling Unit) | Ground Source ($/Dwelling Unit) | Disadvantaged Community bonus ($/Dwelling Unit) |
|---|---|---|---|
| Year 1 | $6k | $15k | +$1k |
| Year 2 | $5k | $12k | +$1k |
| Year 3 | $4k | $9k | +$1k |

*Incentives must not exceed 35% of the installed cost of the equipment.
[1]The year the approvable application was submitted is defined as:
Year 1: September 25, 2026-December 31, 2027
Year 2: January 1, 2028-December 31, 2028
Year 3: January 1, 2029-December 31, 2029

## How to Participate

Applications will be accepted on an open enrollment basis until December 14, 2029, at 3:00 p.m. EST, or until funds are fully committed.

Visit Website



# NEW EFFICIENT HOMES NEW YORK PROGRAM
## ENHANCED DESIGN SUPPORT

**$25M** Program Offering

Up to **$250,000** per multifamily project and up to **$75,000** per applicant per year for single family projects is available to designer for early-stage clean, resilient, and high-performance design support for new construction and substantial renovation residential projects.

### How to Participate

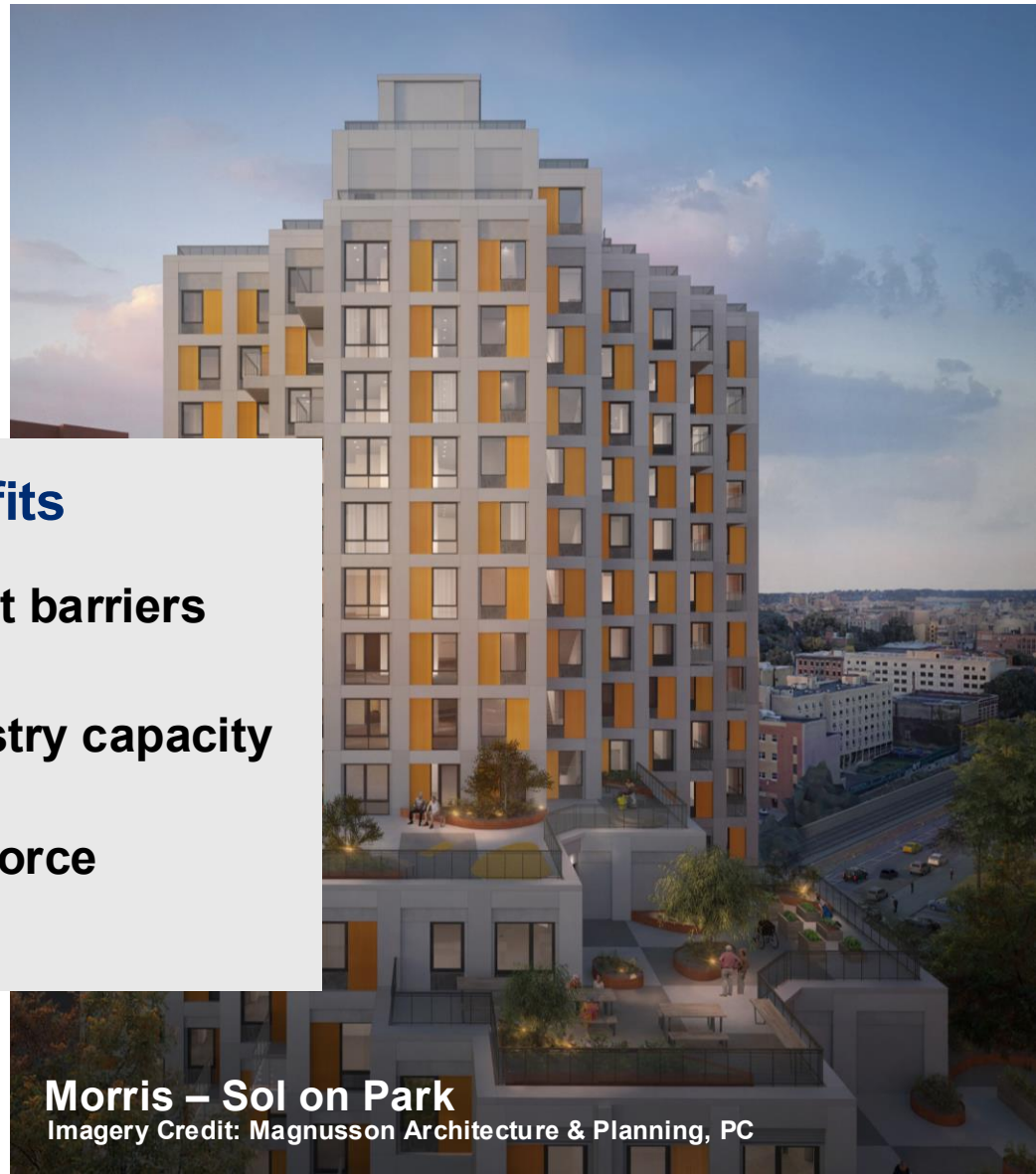
Application Link

Applications will be accepted on an open enrollment basis until December 14, 2029, at 3:00 p.m. EST
or until funds are fully committed.

<<< Visit Website

### Key Program Benefits

- **Reduce market barriers**
- **Increase industry capacity**
- **Support workforce development**



**Morris – Sol on Park**
Imagery Credit: Magnusson Architecture & Planning, PC

# BUILDINGS OF EXCELLENCE COMPETITION
## ROUND 7

NEW YORK STATE | NYSERDA

**$20M** Program Offering

Up to **$1.5 million per project** recognizes and rewards the design, construction, and operation of resilient, climate-friendly multifamily buildings that are healthier for residents and their communities.

### How to Participate

BOE is a competitive offering requiring a project proposal.

Application Link

Proposals will be accepted until **January 20, 2027, at 3:00 p.m. EST.**

<<< Visit Website

### Key Program Benefits

- **Demonstrate exceptional multifamily projects**
- **Reduced energy use and carbon emissions**
- **Provide resilient living spaces**



**Bergen Green**
**Imagery Credit:** DAMORE STUDIO and Rodney Leon Architect

# Questions?

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# RURAL NORTH DAKOTA

## ECONOMIC OPPORTUNITY WITHOUT HOUSING SUPPLY

YOU CAN'T *grow* A COMMUNITY
IF WORKERS HAVE NOWHERE TO LIVE

# ECONOMIC GROWTH

NEW JOBS
NEW WORKERS
NEW HOUSING

MET WITH NO CONSTRUCTION



## GROWTH STOPPED

- NO NEW CONSTRUCTION
- NO NEW COMPARABLE SALES
- STAGNANT VALUES
- APPRAISAL GAP

# HOUSING INCENTIVE FUND (HIF) SINGLE-FAMILY RURAL DEVELOPMENT

## WITHOUT HIF

~$411K CONSTRUCTION COST

~$341K APPRAISED VALUE

~$70K UNFINANCED APPRAISAL GAP

**NO BUILD**

## WITH HIF

~$411K CONSTRUCTION COST

~$341K APPRAISED VALUE

AVERAGE $70K HIF SUBSIDY

**HOME BUILT!**



# INVESTING IN THE *ability* OF RURAL COMMUNITIES TO *grow*



HIF INVESTMENT → HOME GETS BUILT

NEW COMPARABLE SALE → REVITALIZE MARKET

MORE CONSTRUCTION → MORE HOUSING

**COMMUNITIES CAN CAPTURE ADDITIONAL ECONOMIC GROWTH**

# HIF MAKES RURAL CONSTRUCTION *financially feasible*

- **14** RURAL COMMUNITIES
- **52** HOMES BUILT
- **$5 MILLION** IN HIF INVESTMENT = **$19.9 MILLION** IN DEVELOPMENT
- EVERY DOLLAR OF HIF LEVERAGED **$3.94** IN PRIVATE INVESTMENT





**AVERAGE SUBSIDY PER HOME**
**$70,000**

**ESTIMATED LOCAL ECONOMIC ACTIVITY PER HOME**
**$97,500**

**AVERAGE HOME SALE PRICE**
**$341,283**