



POWERED BY



A GREENER FUTURE STARTS WITH HOMES

JANUARY 2026



Treehouse
at Easthampton



MassHousing's mission is to confront the housing challenges facing the Commonwealth to improve the lives of its people. At the heart of this work is a focus on strengthening communities, helping people build economic prosperity, and expanding homeownership. Energy efficiency and climate resilience are important pieces of the puzzle—and of housing affordability.

Massachusetts is grappling with both rising energy costs and an affordable housing crisis. The state's aging, energy-inefficient housing stock only exacerbates these issues, as low- and moderate-income residents take on additional financial strain in the form of higher utility bills. As the nation's first green bank focused specifically on the link between affordable housing and clean energy, the Massachusetts Community Climate Bank (MCCB) is uniquely positioned to address these challenges.

The MCCB Energy Saver Home Loan Program provides low-cost financing to help homeowners improve the efficiency of their homes and adopt clean energy technologies. To date, program customers have significantly exceeded the program requirement of reducing energy consumption by 20 percent. Nearly one-third of Energy Saver Home Loan customers have achieved modeled home energy savings of at least 70 percent.

In January 2026, MCCB announced funding for two deep energy retrofit projects in existing affordable rental housing that incorporate energy efficiency, electrification, clean energy and climate resilience. Through this demonstration program, MCCB is accelerating investment in affordable rental homes and collecting crucial data that will help scale up our investments in large-scale deep energy retrofits.

We want to get the whole building sector moving to a place where greenhouse gas emissions are lowered and residents are better protected from extreme heat, flooding and power outages.

We are honored to work with our partners across the Commonwealth to help homeowners and renters address the state's ambitious climate goals. Only working together will we reach net zero by 2050.



Chrystal Kornegay
MassHousing
*Chief Executive
Officer*



Maggie Super Church
MCCB
*Director of
Policies & Programs*



Melissa Hoffer
**Commonwealth
of Massachusetts**
Climate Chief

ABOUT MCCB

MISSION & PURPOSE

MCCB facilitates investment in projects that will reduce greenhouse gas (GHG) emissions in key sectors of the Massachusetts economy. MCCB invests public and private resources in financing products and services that advance the Commonwealth’s 2050 climate goals.

FOCUS ON AFFORDABLE HOUSING

MCCB is the first climate bank in the U.S. to focus on making affordable housing more energy-efficient. Residential and commercial buildings in Massachusetts create about 30% of the state’s emissions. By helping to upgrade these buildings, especially in low- and moderate-income communities, MCCB is tackling climate change and housing needs at the same time.

HOW IT WORKS

MCCB brings together funding from the state, federal government, private investors, and foundations. It uses this money to offer financing options that make it easier for people and organizations to improve buildings with clean energy and energy-saving technologies.

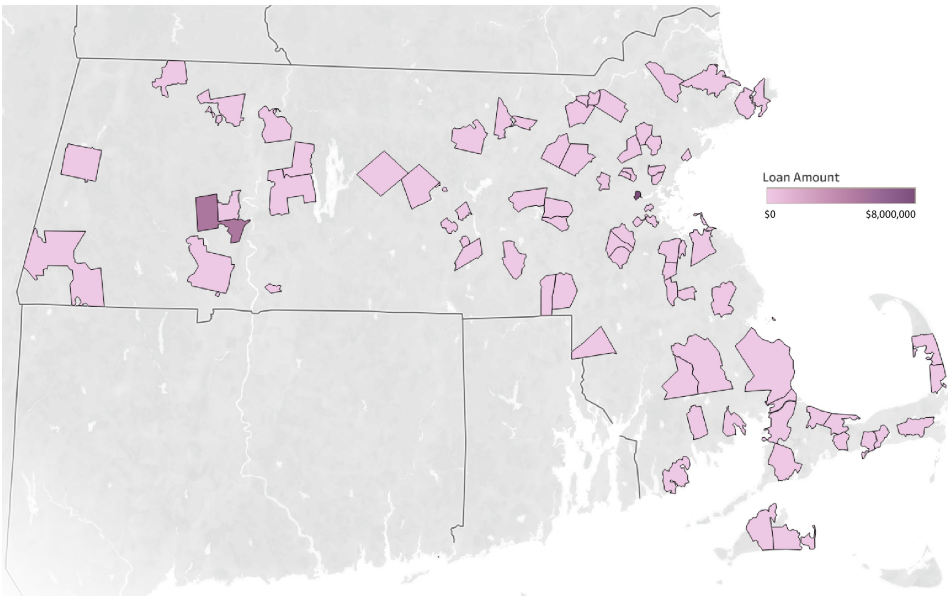
LOOKING AHEAD

MCCB has already received \$50M in seed funding, but it will need much more to meet its goals over the coming years and scale up work on decarbonization of the residential sector. To continue growing its programs and impact, MCCB will need \$50 million per year in recurring revenues that can be leveraged with other sources of public and private funding. MCCB will continue to recycle loan proceeds into new loans, creating an evergreen pool of capital.

MCCB BY THE NUMBERS

MCCB Loan Amounts by Municipality

Through the Energy Saver Home Loan Program and the Multifamily Deep Energy Retrofit Demonstration Loans, MCCB has deployed funds across the Commonwealth.



Avg. Modeled Energy Savings

56%
ESHLP

54%
Multifamily Retrofit

New Clean Energy Generation

718kW
ESHLP

93kW
Multifamily Retrofit

OVERVIEW

ESHLP provides eligible homeowners with the following benefits:



Low interest rate, second mortgage loans ranging from \$10,000 - \$100,000 that support a variety of energy-related home improvements



Free end-to-end support through all aspects of the home improvement process, loan closing and post-construction



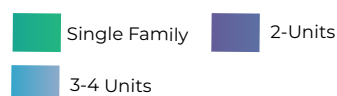
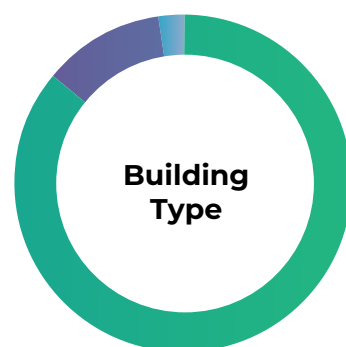
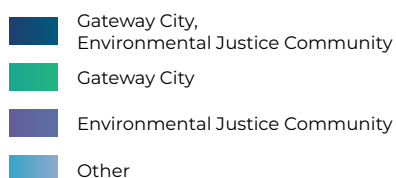
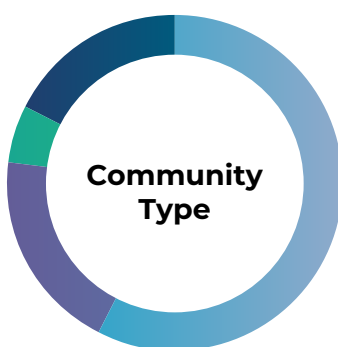
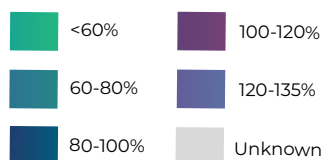
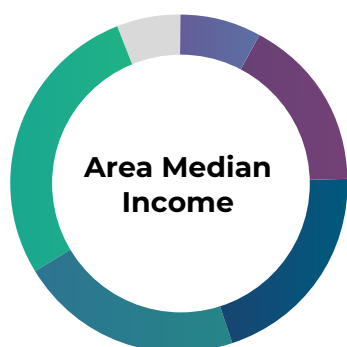
Financing at your project's start.
No cash down, no waiting for rebates or incentive payments



Identification and coordination of all available incentives, rebates and other credits

ESHLP Customers Qualified to Date

410 Customers Total



Who Is Eligible For The ESHLP?

The program is open to income-eligible 1-4 family homeowners with a primary residence in the home. Borrowers must earn up to 135% of median income.

Eligible Home Improvements

ESHLP loans provide flexible financing for a wide range of residential clean energy projects that support emissions reduction and healthier homes. Eligible homeowners may use Energy Saver loans to finance health and safety improvements such as roof replacement and oil tank removal, home weatherization, electrical system upgrades, heat pumps, new efficient appliances and fixtures, and installation of rooftop solar panels, battery storage and EV charging stations. To receive financing through the program, home improvements must reduce total energy usage by at least 20 percent.

ENERGY SAVER HOME LOAN PROGRAM

PROGRAM HIGHLIGHTS

ESHLP has demonstrated measurable progress through a range of key performance indicators. These metrics provide insight into the program's scale, reach, and environmental impact.

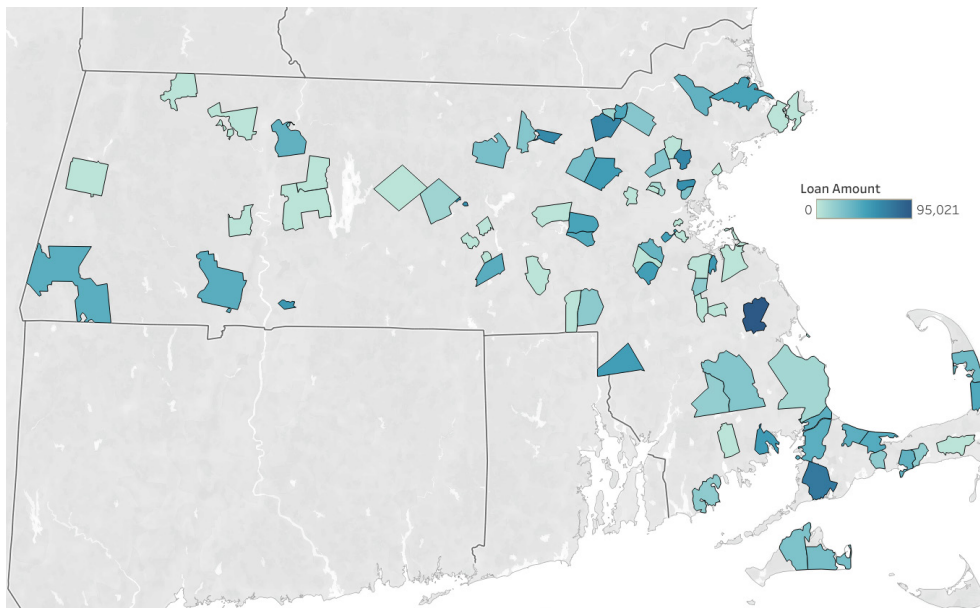
Program Performance Metrics as of December 31, 2025

 **374**
home decarbonization plans and energy models completed

 **\$6.4M**
loans closed/under review

 **218**
contractors enrolled in the network

 **100**
loans closed/under review



ESHLP Loan Amounts by Municipality

2024-2025

Distribution of loans across the state demonstrates the benefits and appeal of energy improvements in diverse communities across the Commonwealth.

Key Takeaway

Situating the Massachusetts Community Climate Bank inside of MassHousing has enabled MCCB to launch quickly and begin delivering measurable impact across the state. Continued investment in MCCB will amplify its reach and effectiveness, allowing it to support more communities with low-carbon, climate resilient and affordable housing solutions.

ENERGY SAVER HOME LOAN PROGRAM

SUCCESS STORIES

ESHLP has enabled homeowners to make meaningful energy-efficient upgrades, reducing their environmental impact. While there are many inspiring stories from across the state, this section highlights just three standout success stories that showcase the program's impact. Each of these homeowners are a testament to the program's potential to drive sustainable change at the household level.



Laura | West Tisbury, MA

Home type	Single Family
Year built	1998
Improvements	Heat Pumps, Solar Panels
Modeled Energy Savings	89%

"What we are paying monthly for the loan is half of what we would have paid for energy costs over the next 20 years. The program financing allowed us to do more to reduce our energy consumption now, which really saves us a lot of money in the long term."



Jason | Brockton, MA

Home type	Triple Decker
Year built	1905
Improvements	Solar Panels
Modeled Energy Savings	36%

"It's a great program...I care about the environment and want to make sure I'm moving in the right direction."



Rebecca | Chelmsford, MA

Home type	Single Family
Year built	1882
Improvements	Heat pumps, Solar Panels, Roof Replacement, Insulation/Air Sealing
Modeled Energy Savings	74%

"The thing that really sold me on the ESHLP loan was the amount we could borrow with just two-percent interest. This let us future-proof the house. We will never have to do this again."

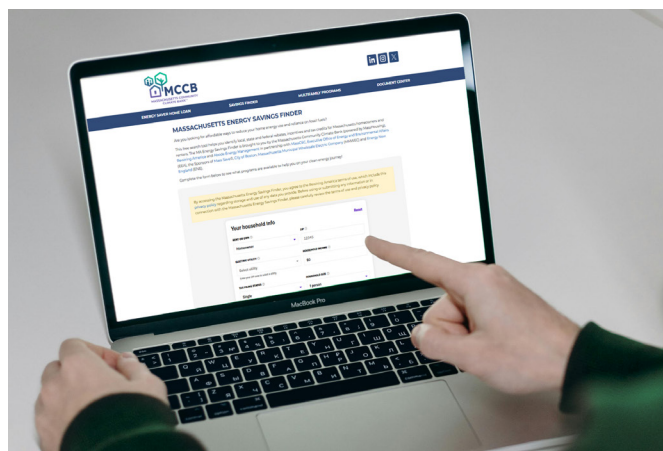
ENERGY SAVINGS FINDER

A free search tool that helps homeowners and renters identify local, state and federal rebates, incentives and tax credits for Massachusetts homeowners and renters.

Launched April 10, 2025, the Massachusetts Energy Savings Finder allows residents to identify all available clean energy incentives, rebates and tax credit options across programs offered by energy efficiency program sponsors, municipal light plants, and state and federal agencies. The comprehensive, consumer-facing digital tool easily provides residents with incentive and tax credit options across a broad range of clean energy improvement categories, including weatherization and energy efficiency, heating and cooling electrification, electrical upgrades associated with solar panels and electric vehicles, and efficient appliances.

Current clean energy incentives and rebates vary across Massachusetts, depending not only on income, but also on where a resident lives, who supplies their energy, and whether they rent or own their home. For instance, two residents of neighboring communities who own their homes and earn similar incomes will have different clean energy incentives available to them, if one community is supplied by a municipal light plant and another is served by a Mass Save sponsor.

The Massachusetts Energy Savings Finder takes these variables into account and details the energy incentives available to residents of every Massachusetts community — empowering residents to increase the efficiency of their homes, reduce reliance on fossil fuels and lower utility costs.



11,439

savings finder queries made



16%

of searches from Gateway Cities



11%

of searches from Boston

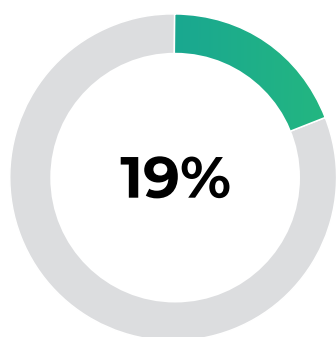
The Massachusetts Energy Savings Finder was created in partnership with:



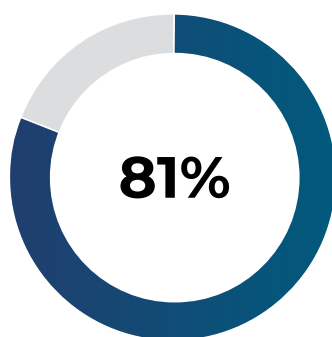
OVERVIEW

As part of its commitment to decarbonizing affordable housing, the Climate Bank is supporting several deep energy retrofit projects aimed at preserving existing affordable housing. These demonstration projects integrate energy efficiency, electrification, clean energy, and climate resilience measures. Through this initiative, the Climate Bank is showcasing how strategic investments in energy efficiency and clean energy can enhance housing quality and protect long-term affordability.

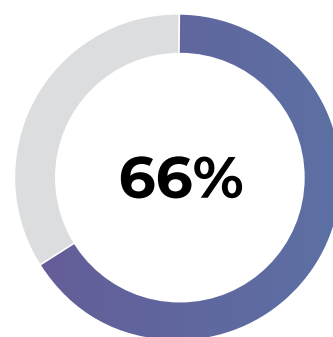
Preservation and Retrofit is Key to Climate Goals



19% of emissions
are generated by
residential buildings



81% of the expected
building stock in 2050
has already been built



66% of residential
buildings were built
before 1980 and have
inefficient building
envelopes and systems

MassHousing's Track Record & Pipeline

MassHousing has nearly 60 years of expertise and has done nearly \$7 billion in residential lending in the last decade alone. This expertise enables MCCB to accelerate investments in both new construction and preservation of affordable housing. MassHousing has already provided more than \$408 million in financing for more than 1,600 residential homes built to Passive House standards. As MCCB ramps up financing for deep energy retrofits of existing affordable housing, it is demonstrating how clean energy, electrification, and climate-resilient upgrades can work together to deliver long-term energy affordability, lower fossil fuel consumption, and improve comfort for low-income residents while collecting critical data to scale these solutions statewide.

DEEP ENERGY RETROFIT DEMONSTRATION LOANS

SUCCESS STORY

A multifamily decarbonization demonstration loan from MCCB is preserving affordable housing and financing a deep energy retrofit that will cut greenhouse gas emissions while significantly improving thermal comfort and indoor air quality for the community's 50 low-income households. Combining low-cost financing from MCCB with tax credit equity and other targeted sources from the Massachusetts Department of Energy Resources, Executive Office of Housing and Livable Communities and Mass Save has enabled this high-impact project to move forward.

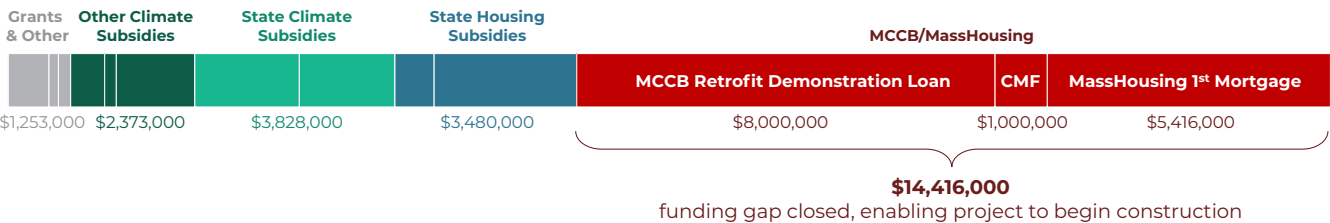
Brian J. Honan Apartments



-  Indoor Air Filtration
-  Electrified Heating & Cooling
-  Electrified Hot Water Systems
-  New Insulation
-  Rooftop Solar

Project Financing

MCCB and MassHousing solved the funding gap for Brian J. Honan Apartments by combining a MassHousing first mortgage with a loan from the Climate Bank and a federal subsidy program, which allowed the project to move into construction after waiting for several years.



Energy Outcomes


47%
modeled energy cost savings


51%
modeled reduction in carbon emissions


62%
Modeled reduction in energy consumption

PARTNERSHIP RECOGNITION

MCCB, powered by MassHousing, has established itself as an efficient and effective partner in delivering real results for people and communities. This progress would not have been possible without the vision, collaboration, and commitment of our partners. We extend our sincere gratitude to these partners for helping transform our ambitious programs into tangible progress toward the Commonwealth's climate goals.



Massachusetts Department of Energy Resources

MassHousing is pleased to be partnering with DOER to administer the DOER Affordable Housing Decarbonization Program, which will provide \$80 million in funding for 30 multifamily affordable housing developments. This program will help preserve or create 2,000 rental homes with modern heating and cooling, better insulation, improved air quality, and reduced emissions—making homes more comfortable, lowering utility bills, and cutting long-term maintenance costs.



Massachusetts Department of Environmental Protection

MCCB's initial \$50 million in seed capital was provided by the Commonwealth Climate Mitigation Trust at the Massachusetts Department of Environmental Protection.

Green Bank 50

The Green Bank 50 (GB 50) is a membership organization founded and led by state, local, and regional Green Banks to accelerate clean energy investment in American communities. The GB 50 empowers member Green Banks to drive economic, health, and environmental benefits for people across the country.

MCCB is proud to represent Massachusetts as part of this national coalition.



Lender Partners

MCCB, powered by MassHousing, partners with local lenders to provide accessible financing options that make energy-efficient home improvements attainable for homeowners. These lending partners originate and close Energy Saver Home Loans on behalf of MCCB, providing services to customers at branch offices across Massachusetts. Participating lenders are critical to the success of the program.



“... the Energy Saver Home Loan Program has helped homeowners improve their old homes while significantly reducing their energy consumption. We’ve seen this program truly make a difference in people’s lives.”

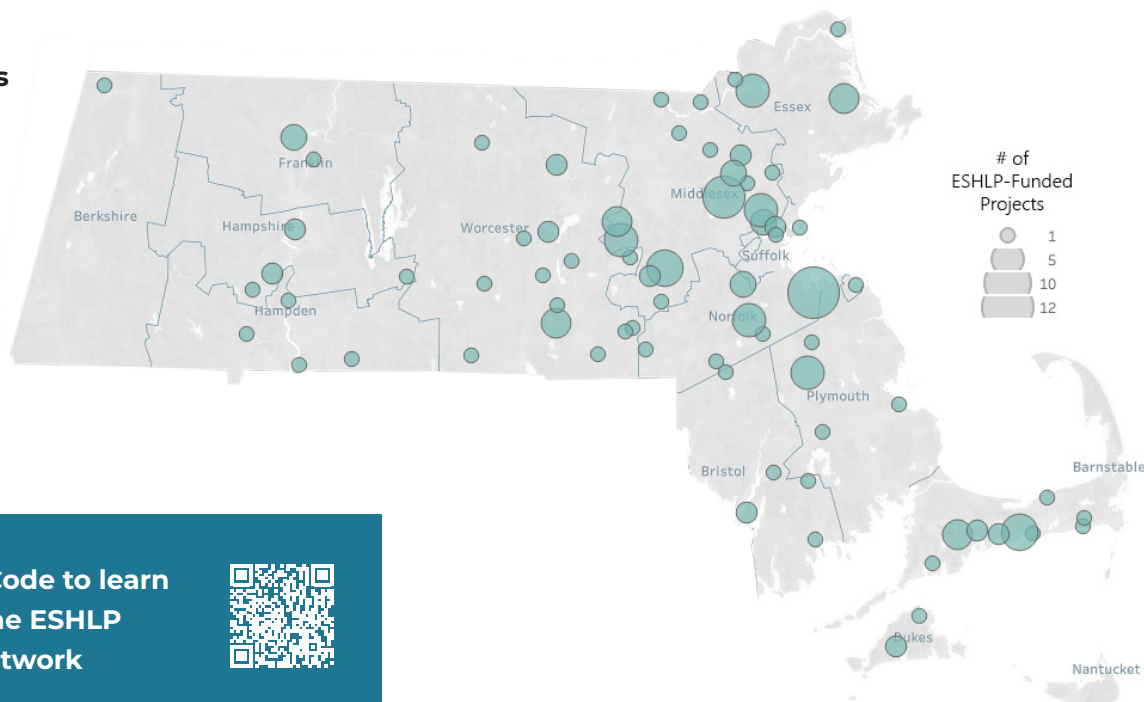
Lisette Paukert

Nectar Community Investments

Jobs and Economic Development

MCCB is supporting the clean energy transition and boosting local businesses with the Energy Saver Home Loan Program. Through our partnership with Abode Energy Management, local contractors in a variety of trades are vetted and approved to join the ESHLP Contractor Network. This includes companies of all sizes, from HVAC and plumbers to electricians, roofers, landscapers and more. To date more than 100 companies have participated in ESHLP-funded projects, supporting local workers and jobs in communities across Massachusetts.

Local Businesses Supported by ESHLP



Scan the QR Code to learn
more about the ESHLP
Contractor Network



