



MULTIFAMILY PERFORMANCE PROGRAM



Make your building work for you.

The New York Energy \$martSM Multifamily Performance Program will improve the value of your building, provide residents with a comfortable and affordable living environment, and most importantly, save thousands on annual energy costs. The Program harnesses the latest in building science technology and applies it specifically to your building's design and daily operation. Using a partner network made up of engineers, energy consultants, and other industry professionals, the Multifamily Performance Program uses a customized approach to address the specific energy and operational needs of your building. Consisting of two components, New Construction and the Existing Buildings, the Program can improve the energy efficiency, health, safety, and security of residential buildings with five (5) or more units. Using a simple, hassle-free approach, a Multifamily Performance Partner will guide you through every step of the process and provide you with comprehensive support to help you make the necessary improvements in your building.



NEW YORK ENERGY \$MARTSM programs are designed to lower electricity costs by encouraging energy efficiency as the State's electric utilities move to competition. The programs are available only to electric distribution customers who pay the System Benefits Charge (SBC) in the Central Hudson, Con Edison, NYSEG, National Grid Company, Orange and Rockland, and Rochester Gas and Electric territories. For more information, visit www.GetEnergySmart.org, or call **1-877-NY-SMART**.



NEW CONSTRUCTION

Make your new high-rise residential building more valuable—before construction begins. A New York ENERGY STAR® Multifamily Building uses at least 20 percent less energy than a building constructed to ASHRAE code. With energy prices rising, developers, architects, engineers, property owners, and others in the multifamily building industry now recognize the importance of high-performance construction, where new buildings incorporate the latest energy-saving measures and designs.

The program addresses the following:

- New construction and gut rehabilitation
- Four (4) stories or more with five (5) or more units
- Must achieve an energy-efficiency performance target
- NYSERDA incentives
- ENERGY STAR label from the U.S. Environmental Protection Agency
- Improved energy efficiency, health, and safety requirements

EXISTING BUILDINGS

With more than 3.3 million multifamily units in New York State, the Existing Buildings Component addresses the needs of existing structures and works to improve their energy efficiency, health, safety, and security. This Component addresses all existing buildings of five (5) or more units regardless of the number of stories. Buildings are required to benchmark their energy performance compared to a set of similar buildings. Depending on their relative ranking, they are assigned a performance target to achieve and must implement an Energy Reduction Plan that confirms the achievement of the target.

The program addresses the following:

- Five (5) or more units and any number of stories
- NYSERDA incentives
- Lower energy bills and better quality of life for residents

The Program, through both the New Construction and Existing Building Components, addresses all combinations of market-rate and low- to moderate-income projects through a common process and a varying schedule of incentives.



ENERGY MANAGEMENT

New and existing multifamily buildings have the opportunity to install advanced submetering. With electrical submetering, the building is on its way to becoming a smart building, offering residents, shareholders, and owners important benefits such as saving money and conserving energy. It provides better control, as each apartment of a master-metered building has a submeter so residents can monitor the electric usage. Studies show that a submetered building can reduce their energy consumption by up to 20 percent in the first year alone.

LOW- TO MODERATE-INCOME ASSISTANCE

To have comfortable, affordable housing, energy costs must be affordable. In order to qualify, the residents or the building owner must pay the System Benefits Charge on their utility, and 25 percent of resident income must be no more than 80% of the State median.

Benefits

- Reduces energy bills for residents and building owners
- Improves safety and air quality for occupants
- Includes complete energy assessments
- Provides financial and construction planning

Incentives

- New York Energy \$martSM Loan Fund, which uses a statewide network of lending partners and buys down a standard loan by up to 4.0% for energy efficient measures (6.5% for projects located in Con Edison's utility territory)
- Local utility or regulatory agency programs
- Manufacturer's programs
- Financial incentives and/or grants through local, county, state, and federal government programs

TRAINING AND CERTIFICATION

Multifamily building operators can become certified through NYSERDA and the Building Performance Institute (BPI) as experts at operating buildings with energy-efficiency as a priority. The BPI certification helps professionals stand out from their competition and gain business, and it helps building owners identify individuals who are experts at incorporating energy-efficiency with their trade. Two approved organizations, Association for Energy Affordability (AEA) and Steven Winter Associates (SWA), offer training for the BPI certification exams, and some professionals may be eligible for incentives such as scholarships or grants to help pay for the training and certification process.

TYPES OF IMPROVEMENTS

- Electric-Resistance Heat Replacement
- Energy Management Systems (including advanced metering)
- Boiler and Water-Heater Replacement
- ENERGY STAR® products and appliance installation/replacement
- Insulation, Duct Sealing and Weather Stripping
- Heating, Air Conditioning and Ventilation
- High-Efficiency Lighting
- Energy-Efficient Windows Installation
- Health and Safety Measures
- And much more, including renewable technologies



For more information, visit www.GetEnergySmart.org, or call 1-877-NY-SMART.