


Financing Sources for Energy Efficiency Improvements of Affordable Multifamily Buildings (over 5 units) in NYC



Multifamily Performance Program – New York State Energy and Research Development Authority (NYSERDA) www.getenergysmart.org				
		Potential savings for an 8-unit building	Potential savings for a 40-unit building	Potential savings for a 120-unit building
Incentives paid upfront See Notes for additional incentives available with the MFPP.	\$5,000 /project for buildings up to 30 units \$10,000 /project for up to 100 units Additional \$20/unit for buildings over 100 units. This incentive can be used to help pay for expenses associated with the development of the project's Energy Reduction Plan.	\$5,000	\$10,000	\$12,000
Incentives paid during construction	\$1200/unit for existing buildings (\$800 payable at 50% construction completion; \$400 payable at substantial completion)	\$9,600	\$48,000	\$144,000
Incentives paid post construction/during operations	0 or \$325- \$400 for existing buildings: This payment is only made if the building achieves 20% energy reduction target between 12 and 18 months after construction completion. The amount of the payment is based on the initial benchmarking rating for the building. For those that meet the target, the least efficient buildings at baseline are eligible for up to \$400 per unit while the highest performing buildings at baseline are eligible for up to \$325 per unit. In addition, for every	Not meeting target: \$0 Meeting Performance target of 20%: Range of \$2,600 - \$3,200 + \$40/du for every 1% above target.	Not meeting performance targets: \$0 Meeting Performance targets of 20%: Range of \$13,000 - \$16,000 + \$40 for every 1% above target.	Not meeting performance targets: \$0 Meeting Performance targets of 20%: Range of \$39,000 - \$48,000 + \$40 for every 1% above target.

	1% exceeding the performance target, the building is eligible for \$40 additional/unit.			
Eligible Items	Cost effective energy improvements as determined by an Energy Reduction Plan and Energy Model of the building generated by a NYSERDA-approved Multifamily Performance Partner. Examples of improvements that can be cost effective include: low flow fixtures, ENERGY STAR® Appliances, Insulation, Duct sealing, Weather stripping, Boiler and Water-heater replacement, Lighting and sensors, Windows, Electric-resistance heat replacement, thermostatic controls.	Assuming \$375/du for final payment Total Incentive = \$17,600 (\$2,200/du)	Assuming \$375/du for final payment Total Incentive = \$73,000 (\$1,825/du)	Assuming \$375/du for final payment Total Incentive = \$201,000 (\$1,675/du)
Eligibility requirements and program restrictions See here for more information about Area Median Income (AMI).	Buildings must pay the Systems Benefits Charge (all Con Ed customers) and contain 5 units or more. Incentives are available for both market rate and affordable housing. Properties are eligible for the affordable housing incentive levels if 25% of tenants receive public assistance or earn 80% below State or Area Median Income. Proxies, i.e., government subsidies, substitute for income verification. Proxies are listed at: http://www.getenergysmart.org/Files/Multifamily/NewConstruction/EligibilityProxies.pdf One year of electric and heating fuel bills are needed in order to benchmark building. Overall scope must reduce building's energy use by at least 20%. Must work with a Multifamily Performance Partner to develop a building-specific Energy	Notes: Additional incentives available through MFPP: -The New York Energy Smart SM Loan Fund uses a statewide network of lending partners and buys down a standard loan by up to 6.5% in Con Edison's utility territory. -Firm Con Ed Gas customers are eligible for additional incentives of \$2.50 times the estimated annual gas savings (therms). -Projects that include the following measures may qualify for additional incentive(s) detailed at: http://www.getenergysmart.org/Files/Multifamily/ExistingBuildings/AdvancedMeasuresIncentive.pdf • Advanced Meters installed as part of a master-/sub-metered configuration • Combined Heat & Power (CHP) Systems that conform to the requirements in the Program's CHP Systems Manual • Building Operator Training & Certification (see www.prattcenter.net/events)		

	<p>Reduction Plan. The Performance Partner must inspect and verify installation of energy saving features and evaluate realized savings 12 to 18 months after completion to receive final payment.</p>	<ul style="list-style-type: none"> • Photovoltaic (PV) Systems connected to a non-residential utility meter and purchased through an Eligible PV Installer (see www.PowerNaturally.org)
Owner's Required Financial Contribution	<p>NYSERDA incentive can not exceed full cost of the work scope identified in the Energy Reduction Plan.</p>	
Can combine with	<p>DHCR's Weatherization Assistance Program, National Grid Low Income Residential Efficiency Program, Enterprise Green Communities</p>	