

MULTIFAMILY PERFORMANCE PROGRAM



NEW CONSTRUCTION COMPONENT

ENTERPRISE/NYSERDA COLLABORATION

STEP-BY-STEP PROCESS

SEPT 29, 2008

Summary

In April of 2008, NYSEDA and Enterprise entered into a Memorandum of Understanding that outlined a partnership that will provide additional grant funding to New Construction projects that are participating in NYSEDA's Multifamily Performance Program and that comply with Enterprise's Green Communities Criteria. Now, through this collaboration, 20 New Construction projects in New York State can access a grant of up to \$25,000 from Enterprise on a rolling basis if they are participating in the Multifamily Performance Program and pursuing compliance with the Green Communities Criteria. These grants are in addition to the standard incentives available through the Multifamily Performance Program.

These \$25,000 grants are perfect for projects that sought competitive points through either DHCR's or HPD's tax credit allocation rounds in 2008.

Details

- Grant Amount: \$500 per affordable unit, up to \$25,000 per project
- Income eligibility:
 - Ownership: Minimum of 15 units at 80% AMI or less
 - Rentals: Minimum of 25 units at 60% AMI or less
- Grant Disbursement: Reimbursement of design-related costs, based on invoices or receipts
- Grant Uses: Grant money must be used for design soft costs
- Cannot be accessed in conjunction with the Green Affordable Housing component
- Only New Construction (including gut-rehabs) projects eligible for this grant
- 10 of the 20 grants are only available to non-profit developers
- For these collaboration projects, Criteria 5-5 (Additional Reductions in Energy) awards additional points for each 1 percent change in energy efficiency over 20%. This is an increase over the national grants that award additional points for each percent over 15%.

Step-by-Step Process

1. Submit Application and Participation Agreement to Multifamily Performance Program – New Construction component, as normal.
2. Hold green charrette to establish green goals, including energy-efficiency.
 - Grants of up to \$5,000 are available from Enterprise if charrette is led by a Green Communities Facilitator. This grant is separate from the \$25,000 grant that is the focus of the memo. Contact Bomee Jung for more information.

- Submit Charrette Grant Application prior to holding charrette if interested in this funding.
3. Work with design team to develop green, energy-efficient building design.
 - Keep in mind both NYSERDA requirements (for energy portion) and Green Communities criteria (for green portion).
 4. Submit draft proposed Energy Reduction Plan (1st incentive submittal) to NYSERDA/TRC for review, as normal.
 5. Submit Application to Enterprise for Green Communities Grant (up to \$25,000)
 - Include Enterprise's Exhibit B describing proposed green and energy measures
 - Attach NYSERDA-approved draft proposed Energy Reduction Plan listing energy-efficiency scope of work
 6. Inform NYSERDA that this project is participating in collaboration with Enterprise
 - Include Enterprise's Exhibit B as attachment to final proposed Energy Reduction Plan (2nd incentive submittal)
 - Include reference to Green Communities scope-of-work in NYSERDA's Exhibit C
 7. Additional inspections of green scope of work, listed in Green Communities Exhibit B, is required
 - On par with NYSERDA's System Performance Testing Protocols, NOT on par with LEED documentation, requiring verification such as photographs or copy of receipts
 - Specifics to be released soon
 8. Include results of green inspections in As-Built Energy Reduction Plan (3rd incentive submittal)

Contact information

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