



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

Overview




	<i>NYSERDA Multifamily Performance Program</i>	<i>DHCR- Weatherization Assistance Program</i>	<i>National Grid Low Income Energy Conservation Program</i>	<i>NYSERDA EmPower Program</i>	<i>Enterprise Green Communities</i>
<i>Financial Incentives</i>	<p>Upfront: \$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.</p> <p>During construction: Up to \$1200/unit for construction;</p> <p>Post construction: Up to \$400/unit for meeting energy reduction projections</p>	<p>Approximately \$2,000/unit paid directly to the weatherization provider.</p>	<p>Average incentive is \$1,800. Maximum allowable is \$4,500 Paid to contractor, or, if used with WAP, paid to weatherization provider.</p>	<p>\$1000 to \$1200 per unit paid to Weatherization Assistance Program (WAP) provider.</p>	<p>Up to \$1000 per unit to a maximum of \$50,000 per project for winners of semi-annual RFP process. Planning and charrette grants up to \$5000 are considered on a rolling basis.</p>
<i>Eligibility Requirements</i>	<p>Buildings over 5 units Must pay the Systems Benefits Charge (all Con Ed customers) Eligible for the affordable housing incentive levels if 25% of tenants receive public assistance or earn 80% below State or Area Median Income. Must work with a Multifamily Performance Partner to develop a building-specific Energy Reduction Plan. Must project at least 20% energy use reduction.</p>	<p>50% of residents must be at or less than 60% AMI;</p> <p>Owner must make a contribution of 25% - 50% of costs.</p>	<p>50% of residents must be at or less than 60% AMI;</p> <p>Must be a "firm" National Grid (KeySpan) Gas customer.</p>	<p>Building must be 100 units or less. Must be used in conjunction with WAP for building-wide retrofits. In NYC, tenant must be a Con Ed Customer</p> <p>This program is also available to homeowners and individual tenants with incomes at or below 60% AMI</p>	<p>Projects must comply with ALL of the mandatory provisions of Enterprises Green Communities Criteria AND receive points for optional criteria.</p> <p>Projects should include at least 25 units at or below 60% AMI.</p>



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Multifamily Performance Program – New York State Energy and Research Development Authority (NYSERDA)				
www.getenergysmart.org				
 NYSERDA		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 1% exceeding the performance target, the building is eligible for \$40 additional/unit.	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.
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	Assuming \$375/du for final payment Total Incentive = \$17,600	Assuming \$375/du for final payment Total Incentive = \$73,000	Assuming \$375/du for final payment Total Incentive = \$201,000

	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.	(\$2,200/du)	(\$1,825/du)	(\$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 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.	Notes: Additional incentives available through MFPP: -The New York Energy \$mart 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) • 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	NYSERDA incentive can not exceed full cost of the work scope identified in the Energy Reduction Plan.			
Can combine with	DHCR's Weatherization Assistance Program, National Grid Low Income Residential Efficiency Program, Enterprise Green Communities			



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Weatherization Assistance Program (WAP) – NYS Division for Housing & Community Renewal (DHCR)				
Contact your neighborhood weatherization service provider for more information. To identify your provider, go to http://www.dhcr.state.ny.us/ahd/frames.htm In Step 1, choose CBO and weatherization assistance providers.				
DHCR		Potential savings for an 8-unit building	Potential savings for a 40-unit building	Potential savings for a 120-unit building
Incentives paid during construction	Depends on assigned contractor allocation; about \$2,000 per unit. Payments are made to the local Weatherization Assistance Provider.			
Eligible Items	Heating efficiency measures, i.e., cleaning/tuning the furnace or boiler, repairs, modifications and replacement of the heating system; Insulation, weather-stripping; Repairs needed to preserve weatherization materials; health and safety measures.	\$16,000 (Maximum WAP Contribution)	\$80,000 (Maximum WAP contribution)	\$240,000 (Maximum WAP contribution)
Eligibility Requirements See here for more information about Area Median Income (AMI).	50% of residents must be at or less than 60% AMI; Find 2007-2008 income guidelines here .	Owners must work with and negotiate with the weatherization service provider assigned to your area.		
Owner's Required Financial Contribution	Owner must make a contribution of at least 25% in buildings with less than 50 units and 35% in buildings with more than 50 units; this can be negotiated with the weatherization assistance provider and will vary when combined with other programs.			
Can combine with	NYSERDA's Multifamily Performance Program or EmPower, National Grid Low-Income Residential Efficiency Program, Enterprise Green Communities			



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National Grid (formerly KeySpan) Low Income Residential Energy Conservation Program Administered by Association for Energy Affordability (AEA) www.aeanyc.org For other National Grid energy efficiency programs see www.thinksmarthinkgreen.com					
		Potential savings for an 8-unit building	Potential savings for a 40-unit building	Potential savings for a 120-unit building	
Incentives paid during construction*	Average incentive is \$1,800. Maximum allowable is \$4,500.				
Eligible Items	Roof, wall or crawl space insulation; air sealing; Low-e Argon filled windows; heating pipe insulation; heating system upgrade; energy-related repairs to heating systems; heating controls; energy management systems	Average: \$14,400 Max: \$36,000	Average: \$72,000 Max: \$180,000	Average: \$216,000 Max: \$540,000	
Eligibility Requirements See here for more information about Area Median Income (AMI).	Must be a "firm" National Grid (KeySpan) Gas customer (not switch between oil and gas) Must be income eligible – 50% of tenants at less than 60% AMI (the same as the Weatherization Assistance Program (WAP) guidelines); WAP eligibility indicates eligibility for this program. WAP guidelines for 2007-2008 can be found here: http://otda.state.ny.us/main/workingfamilies/wap.asp	*Note: Incentives are not paid to owner. In projects that combine this program with Weatherization Assistance Program (WAP), National Grid funds are paid directly to the WAP provider. In projects that use this program alone, incentives are paid directly to the contractor.			
Owner's Required Financial Contribution	When used as a stand-alone program, National Grid will pay 2/3 of total costs; owner will pay 1/3. When these funds are combined with WAP, the owner may be required to pay 1/4 of total costs. When combined with EmPower, owners must contribute 25% of EmPower costs.				
Can combine with	DHCR's Weatherization Assistance Program and NYSERDA's EmPower NY work most easily with this program May also be combined with NYSERDA's Multifamily Performance Program.				



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EmPower New YorkSM – NYSERDA www.getenergysmart.org Administered by Honeywell International: 1-800-263-0960.					
		Potential savings for an 8-unit building	Potential savings for a 40-unit building	Potential savings for a 120-unit building	
Incentives paid during construction	\$1000 to \$1200 per unit paid to Weatherization Assistance Program (WAP) provider.				
Eligible Items	Replacement of light bulbs; installation of high-efficiency lighting; old refrigerators; insulation; on-site tenant energy use education.	Maximum EmPower Contribution: \$9,600	Maximum EmPower Contribution: \$48,000	Buildings over 100 units are not eligible	
Eligibility Requirements See here for more information about Area Median Income (AMI).	Building must be 100 units or less. For improvements to entire multifamily buildings, this program must be used in conjunction with Weatherization Assistance Program (WAP). In NYC, tenant must be a ConEd Customer This program is also available at no cost to homeowners and individual tenants who are 60% below State Median Income (SMI).				
Owner's Required Financial Contribution	Owner required to pay 25% of costs for appliances and other items owned by the building owner. Weatherization Assistance Program (WAP) provider installs the measures.				
Can combine with	NY EmPower can only be used for multifamily building retrofits when used in conjunction with Weatherization Assistance Program (WAP). When used in conjunction with WAP, it may also be combined with National Grid and Enterprise Green Communities for eligible buildings.				



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Enterprise Green Communities www.greencommunitiesonline.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	Through a national, semi-annual RFP Enterprise Community Partners awards grants of up to \$1000 per unit to a maximum of \$50,000 per project that seek to comply with the Green Communities Criteria. Up to \$25,000 may be used for planning. Planning and charrette grant proposals of up to \$5000 are considered on a rolling basis.			
Incentives paid during construction	Grant disbursement schedule varies per project.			
Incentives paid post construction/during operations	Grant disbursement schedule varies per project.			
Eligible Items		Max: \$8,000	Max: \$40,000	Max: \$50,000
Eligibility Requirements See here for more information about Area Median Income (AMI).	Projects must comply with ALL of the mandatory provisions of Enterprises Green Communities Criteria AND certain amounts of points from the optional criteria depending on whether project is New Construction or an Existing Building. Projects should include at least 25 units at or below 60% Area Median Income (AMI) .	<p>NYSERDA and Enterprise have an agreement that facilitates the ease of combining Enterprise Green Communities with NYSERDA funds under the Multifamily Performance Program.</p> <p>The Green Communities criteria cover topics beyond energy savings, e.g., integrated design process, water conservation, using recycled materials, minimizing residents' exposure to toxic materials, promoting indoor air quality, and sustainable building operations and management practices.</p>		
Owner's Required	Competitive applications demonstrate that Enterprise grant funds leverage other sources of funds.			

Financial Contribution	
Can combine with	DHCR's Weatherization Assistance Program, NYSERDA's Multifamily Performance or EmPower Program, National Grid Low Income Residential Conservation Program.

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