Green Funding and Resources For New York City Affordable Multifamily Housing

Improving the Resilience of NYC’s Multifamily Housing
FOREWORD

Implementing green building measures in affordable housing is an important strategy to reduce costs and improve building performance, as well as to safeguard buildings from a range of climate impacts, ultimately helping to preserve New York’s crucial affordable housing supply. Public agencies and utility companies in New York City offer a diverse array of programs to improve the energy efficiency of affordable housing properties. These programs provide grants, loans, tax credits, and other incentives to facilitate efficiency upgrades at no or low cost. Enterprise Community Partners, Inc. created this guide to inform affordable multifamily housing owners of available financing programs and to help them identify those that would be most appropriate for their properties.

Note: Enterprise Community Partners, Inc. does not administer these programs. All programs are subject to change. Information is current as of June 2020.

About Enterprise Community Partners, Inc.

Enterprise Community Partners creates opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. The New York branch of the national organization invests capital to create and preserve quality affordable homes for low- and moderate-income people, reinvests revenues to develop programmatic solutions in coordination with public and private partners, and scales these solutions through policy change. Over more than 30 years, Enterprise has helped create over 66,680 homes and invested over $3.6 billion in New York, touching thousands of lives. Enterprise has been a national leader in green housing since the launch of the Green Communities initiative in 2004.

The central element of the initiative is the Green Communities Criteria, which is the leading green building standard for affordable housing in the U.S. The Criteria have spurred the widespread adoption of efficient and healthy design and building practices across the affordable housing field and have been adopted by 26 states and 8 major cities, including New York, with projects underway in 43 states, the District of Columbia & Puerto Rico.
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Preservation Finance Programs

All HPD Preservation Finance programs – Participation Loan Program (PLP), Multifamily Housing Rehabilitation Program (HRP), HUD Multifamily Program, Low Income Housing Tax Credit Preservation Program (Year 15), and the Green Housing Preservation Program -- now require an Integrated Physical Needs Assessment or benchmarking to develop an energy scope and finance the cost of certain incremental energy efficiency and water conservation measures. Only programs specifically geared toward energy efficiency are described in detail here.

Green Housing Preservation Program (GHPP)

Provides forgivable, no-interest loans for energy efficiency and water conservation improvements, lead remediation, as well as low-interest loans for moderate rehabilitation of small- to mid-sized multifamily buildings (3 to 50 units).

Incentive

Loan

Incentive Details

- Buildings with Substantial Lead-Based Paint Hazards
  The first $18,500/$14,500 per residential unit (amount defined by building size of a project’s cost is structured as a 0% interest evaporating loan. Any project cost above the evaporating loan amount, with a maximum of $60,000 per residential unit, is repayable to HPD.

<table>
<thead>
<tr>
<th></th>
<th>Maximum Green Efficiency Funds (0% interest evaporating)</th>
<th>Maximum Lead Treatment Funds (0% interest evaporating)</th>
<th>Maximum Moderate Rehabilitation Funds (repayable, up to 3% interest)</th>
<th>Total Maximum HPD Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Buildings  (3-15 units)</td>
<td>$8,500</td>
<td>$10,000</td>
<td>$41,500</td>
<td>$60,000</td>
</tr>
<tr>
<td>Mid-size Buildings  (16-50 units)</td>
<td>$8,500</td>
<td>$10,000</td>
<td>$41,500</td>
<td>$60,000</td>
</tr>
</tbody>
</table>

- Buildings without Substantial Lead-Based Paint Hazards
  The first $8,500/$4,500 per residential unit (amount defined by building size of a project’s cost is structured as a 0% interest evaporating loan. Any project cost above the evaporating loan amount, with a maximum of $50,000 per residential unit, is repayable to HPD.

<table>
<thead>
<tr>
<th></th>
<th>Maximum Green Efficiency Funds (0% interest evaporating)</th>
<th>Maximum Moderate Rehabilitation Funds (repayable, up to 3% interest)</th>
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<td>Small Buildings  (3-15 units)</td>
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<td>$41,500</td>
<td>$50,000</td>
</tr>
<tr>
<td>Mid-size Buildings  (16-50 units)</td>
<td>$.500</td>
<td>$4,500</td>
<td>$50,000</td>
</tr>
</tbody>
</table>

- HPD also assists owners to leverage other funding sources, including private financing and utility incentives.
• HPD will reimburse the cost of the Integrated Physical Needs Assessment, up to $5,000 per project plus up to $250 per unit for the first 15 units in a project and up to $125 per unit for all remaining units
• Technical assistance services (scope of work development, bid process facilitation, owner’s representation services during construction, training for building staff and residents, and one-year follow up report, etc.) are also covered for up the greater of $2,500 per unit or 5% of the total project costs with a maximum of $100,000 for projects greater than 25 units.

Eligibility Requirements
• Multiple dwellings with at least 3 units and less than 50,000 square feet that require energy efficiency and water conservation improvements and that may have additional moderate rehabilitation needs
• Project scopes of work must achieve at least a 20% reduction in energy usage, as identified through the Integrated Physical Needs Assessment
• Certain financing options may entail household income restrictions
  Please note: Additional resources for the Green Housing Preservation Program can be found on page 23

For more information
https://www1.nyc.gov/site/hpd/services-and-information/green-housing-preservation-program-ghpp.page
Lead Hazard Reduction and Healthy Homes (Primary Prevention Program)

Offers forgivable loans for lead abatement as well as certain housing-related health hazards such as mold, vermin infestation, conditions that pose risk of fall or injury, fire and electrical hazards, and others.

**Incentive**
Grant

**Incentive Details**
- Funding is provided as a grant with a 3-year regulatory period
- The average loan amount is $8,000 - $10,000 per dwelling unit, but it is subject to increase or decrease depending on building need.
- Grants cover the cost of removal of lead paint hazards, through a combination of paint stabilization and abatement of high-friction components such as door frames, window sills and baseboards.
- Projects participating in the program may be eligible for additional funds to address certain other housing-related health hazards

**Eligibility Requirements**
- Properties built prior to 1960.
- Units within the building must contain lead-based paint that is not intact as determined by lead risk assessments performed by Program inspectors.
- At least one or more units occupied by a young child or children under 6 years of age, or a pregnant woman, or a young child visiting on a regular basis
- Income levels are limited to the following:
  - Rental properties:
    - Rental properties with 1-4 units:
      - At least 50% of units housing tenants at or below 50% AMI, with the remaining units housing tenants up to 80% AMI
    - Rental properties with five (5) units and up:
      - At least 50% of units housing tenants at or below 50% AMI; and
      - At least 30% of units housing tenants up to 80% AMI
      - 20% of the units are not limited to an income restriction
  - Owner occupied properties: income at or below 80% AMI

**For more information**
https://www1.nyc.gov/site/hpd/services-and-information/lead-hazard-reduction-and-healthy-homes-program.page
Multi-Family Conservation Program

The Multi-Family Conservation Program (MCP) provides qualified multiple-family housing of four or more dwelling units with billing based on a fixed charge per unit in lieu of billing based on metered charges. The program objective is to promote water conservation in multiple-family housing, while giving customers control over their water and wastewater costs.

**Incentive**
- Flat rate billing

**Incentive Details**
- The flat rate a participating owner pays $1,028.53 per dwelling unit, $846.77 per low-use commercial unit, and $291.65 for a boarder, roomer or lodger unit. These rates include both water and sewer charges.

**Eligibility Requirements**
- Metered Buildings of 4 units or more with an Automated Meter Reading (AMR) compatible contemporary meter and an AMR device installed
- Building owner must repair all substantial leaks
- High-efficiency water-using fixture installed in 70% of all units
- Must stay current on bills and/or payment agreement
- High-use commercial tenants must have their own separate water meter installed by owner
- Building must be current on water/sewer bills

**For more information**

DEP, continued....

Green Infrastructure Grant Program

A grant program for private property owners in New York City with the aim of reducing storm water runoff. DEP will provide funds for the design and construction of green roof retrofits.

Incentive
Grant (Reimbursement)

Incentive Details
Green Roof Projects
Funding for green roofs is determined by green roof area and soil depth. The schedule below outlines the maximum reimbursement rate for green roof projects. Projects below the minimum criteria of 1.5” soil depth and 5,000 SF are not eligible for grant funding.

<table>
<thead>
<tr>
<th>Soil Depth (in.)</th>
<th>5,000-20,000 (SF)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5–1.99</td>
<td>$10</td>
</tr>
<tr>
<td>2.0–2.99</td>
<td>$15</td>
</tr>
<tr>
<td>3.0–3.99</td>
<td>$25</td>
</tr>
<tr>
<td>4.0+</td>
<td>$30</td>
</tr>
</tbody>
</table>

* The reimbursement rate for SF of planted area over 20,000 SF is calculated using 50% of the rate shown above

For more Information
http://www.nyc.gov/dep/girprogram

Private Property Incentive Retrofit Program

In 2020 DEP is launching a new incentive program to install green infrastructure assets on large private properties in New York City. The program will prioritize properties at least 50,000 square feet and located within the City’s combined sewer area. A third-party administrator will implement the program with the aid of strategic outreach from DEP.

For more information
https://www1.nyc.gov/site/dep/water/private-property-retrofit-incentive-program.page
DEP, continued....

**Water and Sewer Service Line Protection Program**

>*Protects residents from the unexpected costs of service line repairs. Homeowners pay a monthly fee to remove the responsibility of paying for service repairs to their building’s water and sewer lines.*

**Incentive**
Fee-based coverage

**Incentive Details**
Removes responsibility for certain maintenance costs on service line

**Eligibility Requirements**
- Residential properties or mixed-use properties with single or multi-family dwellings
- Payment of $4.49 per month is required for water line protection and $8.47 per month for sewer line protection
- Water meter must be connected to an Automated Meter Reading (AMR) device
- Applicants cannot be in arrears with their water or sewer bills without a valid payment agreement
- Building must be equipped with a single service line that is 2” or less in diameter

**For more information**
Low-rise Residential New Construction Program (LR NCP)

Offers technical assistance and incentives to support the construction of single-family and townhomes, as well as low-rise multifamily buildings (up to 3 stories) that are designed to achieve above code energy performance. ENERGY STAR Certified Homes requirements serve as the minimum performance threshold. Increased energy performance is rewarded with tiered financial incentives, up to and inclusive of net zero energy performance. Certain mid-rise multifamily new construction and gut-rehabilitated buildings will also be considered for eligibility on a case-by-case basis.

**Incentive:**
Grant

**Award Amounts**
- Varies depending on energy performance achieved and building type. Low to moderate-income (LMI) households are eligible for substantially higher awards in comparison to market-rate projects.
- For single-family homes or townhomes:
  - Technical Support (Tier 1)
  - $1,700 per unit; up to 10 units (Tier 2) – additional, lower incentives offered for the balance of units when total count exceeds 10 units
  - $5,200 per unit; up to 10 units (Tier 3) – additional, lower incentives offered for the balance of units when total count exceeds 10 units
- For multifamily buildings
  - Technical Support (Tier 1)
  - $200-$1,000 – per unit (Tier 2)
  - $1,400 -$4,400 per unit (Tier 3)
- For all projects
  - Additional support for provision of monitoring services, support for the design and installation of smart buildings solutions, which are predicted to enhance the building’s energy and operational performance, and support for the design and installation of innovative technologies and solutions are also available to project applicants.

**Eligibility Requirements**
- Low-rise new construction is defined as up to 3 stories. New construction buildings of more than 3 stories will be considered on a case-by-case basis
- A project applicant must be, or be capable and intend to be, a New York State electricity distribution customer of a participating utility company who pays into the System Benefit Charge (SBC).
- LMI incentive eligibility may be established by providing documentation of participation in City, State, or Federal LMI housing programs; or through rent roll or household income verification, (households must be at or below 80% of Area Median Income or State Median Income, whichever is higher).
- Gut rehabbed buildings will also be considered on a case-by-case basis
- Supportive Housing, single room occupancy (SRO) facilities, and senior living residents may also be considered on a case-by-case basis.

**For more information:**
[https://portal.nyserda.ny.gov/CORE_Solicitation_Detail_Page?SolicitationId=a0rt000000BnM92AAF](https://portal.nyserda.ny.gov/CORE_Solicitation_Detail_Page?SolicitationId=a0rt000000BnM92AAF)
Multifamily New Construction Program (MF NCP)

Offers technical assistance and incentives to support the construction of mid- and high-rise multifamily buildings that are designed to achieve above code energy performance. The requirements associated with the EPA’s ENERGY STAR® Multifamily High-rise program (MFHR) serves as the minimum performance threshold. As an alternative, projects may elect to follow the PHIUS+ Multifamily Certification Standard or the Passive House Institute (PHI) certification process. Increased energy performance may be rewarded with tiered financial incentives, up to and inclusive of net zero energy performance. Gut rehabilitation projects will be considered for eligibility on a case-by-case basis.

Incentive:
Grant

Incentive Details
- Technical support (Tier I)
- $450-$1,000 per unit, capped at $200,000 (Tier 2)
- $1,400-$3,500 per unit, capped at $600,000 (Tier 3)

Eligibility Requirements
- Building must be four stories or higher
- A project applicant must be, or be capable and intend to be, a New York State electricity distribution customer of a participating utility company who pays into the System Benefits Charge (SBC).
- LMI incentive eligibility may be established by providing documentation of participation in City, State, or
  - Federal LMI housing programs; or through rent roll or household income verification.
- Applicant must engage a Primary Energy Consultant qualified through RFP 3771 to serve as its primary resource for MF NCP participation.
- 4 Compliance Path options projects can follow:
  - Performance Path with ENERGY STAR®,
  - Passive House Institute US (PHIUS+)
  - Passive House Institute (PHI)
  - Modified Prescriptive Path detailed in MF NCP Guidelines.

Please refer to PON 3716 for more details on the incentive and eligibility requirements

For more information:
https://www.nyserda.ny.gov/All-Programs/Programs/Low-Rise-Residential/Mid-and-High-Rise-Multifamily-Buildings
Multifamily Performance Program (MPP) Existing Buildings

MPP provides incentives for owners to incorporate energy efficiency into affordable buildings. A Multifamily Building Solutions Provider will work with the owner to evaluate the building’s systems holistically, creating a customized plan aimed at generating a minimum of 15% site energy savings along with reduced energy bills. The High-Performance Component targets a minimum of 40% site energy savings with a maximum post-construction site energy use intensity (EUI)¹ of 100 kBtu/sq ft./yr. To help reach the EUI score, building owners are encouraged to tap into additional incentives available to integrate on-site generation upgrades, including solar. These additional renewable incentives can be combined with the MPP incentives.

Award Type:
Grant

Award Amounts:
- Base incentive is typically paid out at 100% construction completion. Projects that use a construction manager to oversee the project, however, may qualify for a payment of one-half of the base incentive at 50% completion.
- Incentive will not exceed 50% of the total cost of eligible measures.
- Performance incentive is paid one year following installation of building improvements after performance of the projected energy savings target is verified.
- Projects 50 units or less and not subject to Local Law 87 in New York City are eligible to receive a pre-payment of 100 per unit from the construction incentive payment once the building analysis is approved by NYSERDA.

<table>
<thead>
<tr>
<th>Projected Energy Savings Target</th>
<th>Total Incentive (per unit)</th>
<th>Modeling Incentive (per unit)</th>
<th>50% Construction Incentive (per unit)</th>
<th>Construction Completion (per unit)</th>
<th>Performance Incentive (per unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15–24%</td>
<td>$700</td>
<td>*</td>
<td>**</td>
<td>$600</td>
<td>$100</td>
</tr>
<tr>
<td>25–29%</td>
<td>$800</td>
<td>*</td>
<td>**</td>
<td>$700</td>
<td>$100</td>
</tr>
<tr>
<td>30–34%</td>
<td>$1,000</td>
<td>*</td>
<td>**</td>
<td>$800</td>
<td>$200</td>
</tr>
<tr>
<td>35%+</td>
<td>$1,500</td>
<td>*</td>
<td>**</td>
<td>$1,000</td>
<td>$500</td>
</tr>
<tr>
<td>High-Performance Component</td>
<td>$3,500</td>
<td>$100</td>
<td>$1,400</td>
<td>$1,500</td>
<td>$500</td>
</tr>
<tr>
<td>40%+ and EUI ≤ 100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Eligibility Requirements
- Affordable buildings with 25% of units at or below 80% of the Area Median Income or State Median Income, whichever is higher
- Buildings containing 5+ units
- Buildings in which at least 50% of the building’s gross heated footage is residential space
- Must pay into System Benefits Charge or NYSERDA Clean Energy Fund on their electric utility bill

For more information:
nyserda.ny.gov/MPP

¹ The EUI expresses a building’s energy use as a function of its size or other characteristics.
Real Time Energy Management (RTEM)

*RTEM incentive provides funds owners to integrate a building monitoring system to measure the energy efficiency of the building.*

*Real Time Energy Management (RTEM) collects real-time data about a building and uses that data to understand the building equipment’s energy usage. Cloud-based computational resources analyze the data from sensors, meters, and weather stations to show how the building’s systems can be optimized at any point in time. This data is used to fine-tune the operation of the building’s energy systems and to identify energy-saving capital projects*

**Incentive:**

Grant

**Incentive Details**

Customers who participate in the program have two options when integrating RTEM solutions into their multifamily properties. Up to $155,000 is available for each individual RTEM project site.

Option A: Available for when customers pay upfront costs for RTEM system installations.

<table>
<thead>
<tr>
<th>Incentive Type</th>
<th>NYSERDA Cost-Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>RTEM System Installation</td>
<td>40%</td>
</tr>
<tr>
<td>RTEM Service Years 1-3</td>
<td>40%</td>
</tr>
<tr>
<td>RTEM Service Years 4-5</td>
<td>20%</td>
</tr>
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Option B: Available when the RTEM system costs are embedded in the RTEM services costs. By choosing this option, the customer pays little to no upfront costs, allowing both the system and service costs-sharing structure to be stretched over a five-year period.

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<tr>
<th>Incentive Type</th>
<th>NYSERDA Cost-Share</th>
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<tr>
<td>RTEM System/Service Years 1-3</td>
<td>40%</td>
</tr>
<tr>
<td>RTEM System/Service Years 4-5</td>
<td>20%</td>
</tr>
</tbody>
</table>

**Eligibility Requirements**

A building owner must work with a NYSERDA RTEM Qualified Vendor.

For more information:

[https://www.nyserda.ny.gov/All-Programs/Programs/Real-Time-Energy-Management](https://www.nyserda.ny.gov/All-Programs/Programs/Real-Time-Energy-Management)
NY-Sun Incentive and Multifamily Affordable Housing Adder

Financial incentives for the installation of new grid-connected solar photovoltaic (solar electric) systems that offset the use of grid-supplied electricity. Multifamily affordable housing properties are supported by the Nonresidential incentive and the Multifamily Affordable Housing Adder.

Incentive:
Grant

Incentive Details:
- Solar incentives are available on a first-come, first-served basis and are based on direct current (DC) module wattage ratings at standard test conditions (nameplate rating)\(^2\)
- The NY-Sun incentive program is divided into the following regions:
  - The region served by Con Edison (Con Ed)
  - The balance of the State (Upstate)
- The Multifamily Affordable Housing Adder applies to the first 200kW of a project calculated on a per DC Watt of nameplate capacity. Capacity above 200kW will receive the applicable Nonresidential Incentive.
- The Multifamily Affordable Housing Adder will be set and adjusted over time to provide a total incentive (Nonresidential incentive plus Multifamily Affordable Housing Adder) of $1.00 per Watt DC.
- Community Distributed Generation projects on eligible properties will receive an additional adder, initially set at $0.15 per Watt DC (total NY-Sun incentive of $1.15 per Watt DC), subject to certain conditions, including:
  - The eligible property is owned by a public housing authority or nonprofit organization;
  - No less than 60% of project capacity must be dedicated to low-to-moderate income subscribers

<table>
<thead>
<tr>
<th>Region</th>
<th>Nonresidential Incentive(^3) (Project Size)</th>
<th>Multifamily Affordable Housing Adder</th>
</tr>
</thead>
<tbody>
<tr>
<td>Con Edison Region</td>
<td>$.40/W (25kW – 7.5MW)</td>
<td>Adjustable (Total NY-Sun incentive of $1.00/W DC up to 200kW)</td>
</tr>
<tr>
<td>Upstate Region</td>
<td>$.45/W (25kW – 750kW)</td>
<td>Adjustable (Total NY-Sun incentive of $1.00/W DC up to 200kW)</td>
</tr>
<tr>
<td>Long Island Region</td>
<td></td>
<td>No Incentives Available</td>
</tr>
</tbody>
</table>

Eligibility Requirements:
- Installation of new grid-connected solar photovoltaic systems
- Projects must use a NY-Sun Participating Contractor
- Multifamily Affordable Housing Adder projects must be sited on regulated affordable housing\(^4\)
  - Community solar projects with offsite customers must meet additional criteria

For more information:
https://www.nyserda.ny.gov/All-Programs/Programs/NY-Sun

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\(^2\) For full details of the guidelines and rules, please review the Con Edison Program Manual and the Upstate and Long Island Program Manual in the Resources for Contractors webpage of the NY-Sun website.

\(^3\) Nonresidential incentive as of June 4, 2020. Please review the Con Ed Dashboard and the Upstate Dashboard on the NY-Sun website for current Nonresidential incentive levels.

\(^4\) Multifamily Affordable Housing Adder Eligibility Criteria is available in the Project Application Guidance section of the Resources for Contractors webpage.
Flexible Technical Assistance (FlexTech) for Multifamily Buildings

The FlexTech program shares the cost to produce an objective, site-specific, and targeted energy study on how best to implement clean energy and/or energy efficiency technologies. A NYSERDA FlexTech Consultant or an independent service provider can complete the energy study. FlexTech is also available to commercial and industrial facilities.

By sharing the costs of a FlexTech study, the FlexTech Program can help building owners make better investment decisions on their energy projects.

Eligible study areas can include:

- Energy efficiency technical analyses
- Investigation of an advanced technology or system
- Creation of a long-term energy plan
- Investigation of deep energy savings
- Investigation of distributed energy resources

**Award Type:**
Grant

**Award Amounts:**
Cost share is 50% to 75% of the total project costs, depending on the technical service provided.

**Eligibility Requirements**
- Buildings containing 5+ units
- Buildings in which at least 50% of the building’s gross heated footage is residential space
- Must pay into System Benefits Charge on their electric utility bill

**For more information:**
nysrda.ny.gov/FlexTech
Weatherization Assistance Program (WAP)

WAP providers conduct an energy audit of a residence and install specific measures to increase energy efficiency, including insulation, heating systems, energy efficient lighting and refrigerators, and, as needed, undertake window and door replacement, minor repairs, and mitigation of indoor air quality issues.

**Incentive**
Subsidized upgrade

**Incentive Details**
Direct install or services provided by qualified professionals valued at an average cost of $7,000 per dwelling unit.

**Eligibility Requirements**
- Single family homes occupied by a household with income at or below 60% of New York State’s Area Median Income.
- Multifamily buildings can get excepted to qualify down at the 50% eligibility level by bringing extra money of their own or from other sources, and/or by having unusually large opportunities to reduce energy consumption in the building.
- Priority is given to households with senior citizens, families with children, and persons with disabilities
- Households with a member who receives Home Energy Assistance Program (HEAP) benefits or other forms of public assistance will be automatically eligible for WAP services.
- Applications directly to weatherization providers are accepted from renters, homeowners, and rental property owners.

**For more Information:**
[https://hcr.ny.gov/weatherization-providers](https://hcr.ny.gov/weatherization-providers)
Multifamily Energy Efficiency Program (MEEP)

Provides both free, direct-install measures such as lightbulbs and low flow devices for units, and rebates for common-area upgrades. Rebates for common-area equipment upgrades include (but are not limited to) measures such as LEDs, lighting controls, HVAC upgrades, 1-pipe steam retro commissioning, building management systems, and electric and gas custom measures.

**Incentive**
Reimbursement (via rebate) and direct installation

**Incentive Details**
- Rebates for gas and electric prescriptive measures as well as custom measures
- Financial incentives for approved equipment upgrades in common areas and eligible building systems, with greater incentive levels for affordable housing.

**Eligibility Requirements**
- Available to all residential buildings with 5 or more units which pay into the System Benefit Charge (SBC) for both gas and electric
- Affordable housing with 25% of units at or below 80% of the Area Median Income (enhanced incentives)
- Projects must be for replacement and upgrades to existing operational equipment (new construction is not eligible for this program)
- Applicants must receive Con Edison gas and/or electric delivery services, be in good standing and contribute to energy efficiency tacker charge (EE Tracker)
- Applicants could not have received an incentive from Con Edison, NYSERDA or other utility for the same measure(s)

For more information
[www.coned.com/multifamily](http://www.coned.com/multifamily)
National Grid Multifamily Program

National Grid offers an array of energy efficiency programs for multifamily buildings. The direct-install program offers free in-unit measures such as faucet aerators and low-flow showerheads. Prescriptive and custom incentives are also available for larger measures such as new, efficient boilers, controls and other qualifying energy efficiency measures.

Incentive
Rebate

Incentive Details

- **Prescriptive Incentive Measures**

<table>
<thead>
<tr>
<th>Furnaces</th>
<th>Hydronic boilers</th>
<th>Boiler reset controls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condensing unit heaters</td>
<td>Condensing boilers</td>
<td>Insulation measures</td>
</tr>
<tr>
<td>Combination water heater and boiler</td>
<td>Indirect water heaters</td>
<td>Steam traps</td>
</tr>
<tr>
<td>Steam boilers</td>
<td>Wi-Fi Thermostats</td>
<td>Thermostatic radiator valves (TRVs)</td>
</tr>
</tbody>
</table>

*Incentive amounts are included on the website*

- **National Grid Direct Install Program**

Offers multifamily buildings no-cost installation of high-efficiency water and energy saving measures

<table>
<thead>
<tr>
<th>No-cost measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>High-efficiency shower head: 1.5 gpm</td>
</tr>
<tr>
<td>High-efficiency kitchen faucet aerator: 1.5 gpm</td>
</tr>
<tr>
<td>Steam traps, where installation is feasible</td>
</tr>
<tr>
<td>High-efficiency bathroom faucet aerator: 1 gpm</td>
</tr>
</tbody>
</table>

- **Custom Incentive Measures**

Pre-approved projects receive a one-time incentive based on estimated first-year savings up to 50% of project costs to a maximum of $100,000.

<table>
<thead>
<tr>
<th>Types of custom projects eligible for incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy monitoring systems</td>
</tr>
<tr>
<td>Condensing water or other custom water heating projects</td>
</tr>
<tr>
<td>Heat Recovery Units</td>
</tr>
<tr>
<td>Other natural gas uses and applications</td>
</tr>
<tr>
<td>Heating equipment sizes larger than our common incentive program</td>
</tr>
</tbody>
</table>

Eligibility Requirements

- Buildings with 5 or more units in New York City and Long Island service areas on firm multifamily gas heating rates

For More Information

One Pipe Steam Retro-Commissioning Pilot Program

This incentive upgrades the existing one-pipe steam distribution systems in multifamily buildings to make the system more efficient and to save on operation cost.

Incentive Grant

Incentive Details
- National Grid’s program partners with Wildan, an energy services company, to provide low-cost energy efficiency upgrades to existing one-pipe steam distribution systems in multifamily buildings in order to boost the systems capabilities and bring savings. The incentive provides a top-to-bottom review of the building to outline potential opportunities for savings. Click here for the application.

Eligibility Requirements
- Multifamily residences with five or more dwelling units
- Customers must be firm tariff gas customers on a qualifying firm rate code that pays the System Benefits Charge (SBC)
- Property owner must be directly responsible for the payment of energy bills, and have a facility in National Grid’s service territory on Long Island, in the Far Rockaway peninsula or New York City.

For More Information
https://www.nationalgridus.com/NY-Business/Energy-Saving-Programs/Multifamily
NYC Brownfield Incentive Grant Program

OER offers pre-development grants and a broad range of technical assistance to community-based organizations (CBOs) that seek to develop vacant, underutilized land in their neighborhoods. When a project approaches the construction phase, OER has a wide range of Brownfield Incentive Grants to reduce the cost of site investigation and cleanup. Development projects may be able to reduce construction costs by using OER’s Clean Soil Bank program to export surplus clean soil or import clean backfill.

Incentive Grant

Incentive Details
- Predevelopment: $10,000 - $25,000
- Environmental clean-up: $35,000 - $50,000; $10,000 bonus for projects in coastal flood zone or achieving unrestricted soil cleanup
- Affordable Housing projects: up to $250,000

Eligibility Requirements
- A CBO that seeks to redevelop a vacant or underutilized site is eligible for Community Brownfield Planning Grants. Funds can be used for a wide range of activities to move a site forward, including design and construction of community space.
- Grants are available for investigation and cleanup at an affordable housing project and other community-supported facilities.
- Any residential project recognized by the city Department of Housing Preservation and Development as affordable housing is eligible for a Brownfield Incentive Grant.
- There is a bonus cleanup grant for sites designated by a Community Brownfield Planning organization.
- City-supported affordable housing projects that seek to enroll in the state Brownfield Cleanup Program are eligible for up to $250,000 in city funds for investigation and remediation.

For More Information
https://www1.nyc.gov/site/oer/grants/big-grants.page
NYCEEC Financing Solutions

NYCEEC finances projects that save energy and reduce greenhouse gases, including energy efficiency, cogeneration (or combined heat & power), demand management, energy storage, fuel conversions, Passive House, and solar PV.

**Incentive Loans**

**Incentive Details**

- Current interest rates and terms found online at [https://www.nyceec.com/rates/](https://www.nyceec.com/rates/)
  - Rate discounts available for affordable multifamily projects.
- Loan to cost: up to 100% of project costs for qualifying LMI properties
- Loan size: $100,000-$2,500,000
  - Larger projects considered on a case-by-case basis.
- Term: 3 to 10 years (longer projects considered on a case-by-case basis)

**Eligibility Requirements**

NYCEEC provides loans for buildings located in New York, Connecticut, Delaware, the District of Columbia, Maryland, Massachusetts, New Jersey, Pennsylvania and Rhode Island. Eligible building types include:

- Multifamily buildings (5+ units; both affordable and market-rate)
- Commercial and industrial
- Institutional (such as educational facilities, hospitals and healthcare facilities, non-profits, and religious facilities)

**For more information**

[www.nyceec.com](http://www.nyceec.com)
NYCEEC, continued....

**Green Predevelopment Loan Fund for NYC HPD Borrower**

*In partnership with NYC HPD, NYCEEC offers attractive financing for predevelopment expenses associated with participating in GHPP (see page 4 for program details).*

**Incentive**

NYCEEC green predevelopment loans

**Incentive Details**

- NYCEEC green predevelopment loans can finance capital needs assessments and other soft costs prior to construction loan closing, allowing building owners to pursue HPD financing for rehabilitation projects with no money down.
- Simple application process
- Loan size: up to $40,000
- Term: up to 18 months

<table>
<thead>
<tr>
<th>Loan Amount</th>
<th>Fees and Interest Rates</th>
<th>Eligible Predevelopment Activities</th>
<th>Integrated Physical Needs Assessment (IPNA)</th>
<th>Other HPD Program Requirements (e.g. property survey, lead and asbestos mitigation, engineering work)</th>
<th>Private Lender Requirements (e.g. phase 1 and phase 2 environmental assessments, appraisal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to $8,000</td>
<td>$0 Fee 0% Interest</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Up to $15,000</td>
<td>$250 Fee 0% Interest</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Up to $40,000</td>
<td>$500 Fee 5% Interest</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

**Eligibility Requirements**

Eligible expenses include integrated physical needs assessments (IPNAs), property appraisals and surveys, lead and asbestos testing and engineering studies.

**For more information**

[https://www.nyceec.com/nyc-hpd-borrowers/](https://www.nyceec.com/nyc-hpd-borrowers/)

[https://www1.nyc.gov/site/hpd/services-and-information/green-housing-preservation-program-ghpp.page](https://www1.nyc.gov/site/hpd/services-and-information/green-housing-preservation-program-ghpp.page)
Additional Resources

ENERGY STAR Rebate Finder
Visit the website below and enter your ZIP code to see a list of rebates and offers in your area
https://www.energystar.gov/rebate-finder

Enterprise Community Partners’ Ready to Respond Tools for Resilience
Enterprise has tools to help multifamily housing owners improve their building and operational resilience. The Staffing Toolkit is a ready-made solution for organizations to create an emergency plan and the Strategies for Multifamily Building Resilience is a collection of 19 strategies that owners can implement to protect their properties from climate hazards.

Enterprise Green Communities, 2020 Criteria
Enterprise’s Green Communities program is the only national, green building criteria designed specifically for affordable, multi-family housing. Green Communities is a self-certification program, and Enterprise offers free technical support to help developers comply with the criteria. In New York City, all programs that receive HPD funding for new construction or substantial rehabilitation must comply with Enterprise Green Communities.
https://www.greencommunitiesonline.org/

LISC’s Two Shades of Green
The Local Initiatives Support Corporation (LISC), in partnership with the New York City Department of Health and Mental Hygiene, The Coalition for Smoke-Free City, and Bedford Stuyvesant Restoration Corporation, designed an innovative training program for property managers and owners to learn ways to save money and improve the health and sustainability of their properties.
https://www.lisc.org/nyc/what-we-do/healthy-neighborhoods/two-shades-green/

New York City Retrofit Accelerator
Provides a dedicated team of efficiency advisors free of charge to assist building owners and operators, including selecting cost-saving retrofit projects for their buildings, completing the necessary permitting, acquiring financing and incentives to help cover the costs, training building staff, and completing measurement and verification of the completed measures.
https://retrofitaccelerator.cityofnewyork.us/

NYSERDA Community Energy Resource
Twelve constituency-based organization (CBOs) across New York State that can help homeowners, small businesses, not-for-profit organizations, and multifamily building owners to cut energy waste, save money, and live or work more comfortably. NYSERDA’s CBO partners are dedicated to helping New Yorkers save money and live or work more comfortably. Your CBO can help you find a participating contractor to perform an energy assessment.
https://www.nysrda.ny.gov/Contractors/Find-a-Contractor/Community-Energy-Resource

NY Green Bank
Provides flexible capital for financing over $1 million to develop and implement clean energy and energy efficiency improvements throughout the State of New York.
https://greenbank.ny.gov/investments/Product-Offerings