



**Green Funding and Resources for
New York State Affordable Multifamily
Housing**

March 2026

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. Because multifamily housing plays a key role in mitigating the effects of climate change, public agencies and utility companies in New York offer a diverse array of programs to improve the climate resilience of affordable housing properties. These programs provide grants, loans, tax credits, and other incentives to facilitate efficiency and decarbonization 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 that this guide focuses on programs that are primarily focused on energy efficiency and decarbonization measures; owners may also fund green upgrades through broader housing finance programs that are not described in this guide.

Note: Enterprise Community Partners, Inc. does not administer these programs.

**All programs are subject to change.
Information is current as of March 2026.**

About Enterprise Community Partners

Enterprise Community Partners is a national nonprofit that creates opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. Enterprise supports community development organizations on the ground, aggregates and invests capital for impact, reinvests revenues to develop programmatic solutions in coordination with public and private partners, and scales these solutions through policy change. Since the New York office opened over 30 years ago, Enterprise New York has committed more than \$5.3 billion in equity, loans and grants to create or preserve over 84,000 affordable homes across the state. Enterprise has been a national leader in greening affordable 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 30 states and 8 major cities, including New York, with projects underway in 44 states, the District of Columbia, and Puerto Rico.

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Grant Programs

Affordable Solar and Storage Predevelopment Technical Assistance (PON 3414) – NYSERDA

Description: Provides funding to address barriers to solar installations serving low-to-moderate income (LMI) households living in rental housing, multifamily buildings, or other households not served by traditional onsite residential solar. Enhancing resilience by supporting predevelopment and technical assistance activities related to back-up systems for critical power loads.

Eligibility Requirements:

- Owners, providers, or managers of regulated multifamily affordable housing, community land trusts, land banks, or portfolios of single-family affordable housing, and technical service providers (such as in energy, legal, or finance) working in partnership with any of these entities.
- Local government agencies.
- Community Development Corporations (CDC), Community Development Financial Institutions (CDFI), or other community organizations providing services to Low-to-moderate income (LMI) households and/or demonstrating an LMI constituency.
- LMI is defined by participation of a property in pre-determined programs (full list on website).
- Regulated affordable housing.

Incentive Type: Grant.

Incentive Details: Up to \$200,000 is available per grant application, based on scope of benefits.

- Proposed projects should promote the development of solar or storage installations that benefit LMI households and/or providers of affordable housing for LMI households.
- Funding will offset costs for predevelopment and technical assistance work needed to implement solar and/or storage installations that benefit LMI households.
- Eligible proposed activities may include the development and implementation of any of the following:
 - Aggregated purchasing of solar and/or storage for LMI households;
 - Models for the promotion of cooperatives and other community ownership structures to provide LMI community ownership opportunities of solar and/or storage projects;
 - Financial analysis of solar and/or storage project viability including business analysis, savings estimate, and intended use for the project; evaluation, and selection of solar and/or storage construction firm;
 - Outreach including development of materials, workshops, trainings, and technical assistance;
 - Pre-predevelopment activities, including but not limited to early-stage planning, concept development, team organization, and community engagement;
 - Site assessment and the establishment of site control;
 - Securing of project financing or credit enhancement for project
- Payments by NYSERDA on approved projects will be made on a fixed fee milestone structure.

Date: Applications accepted through December 31, 2029.

For More Information: <https://www.nysERDA.ny.gov/aspta>

Climate Friendly Homes Fund – HCR

Description: Provides two program opportunities for multifamily properties to replace older and less energy-efficient systems with all-electric, high-performance heating, cooling, and hot water heating systems.

1. All Electric Multifamily Program (AMP), accessible through two Community action agencies based on region, Finger Lakes Community Action for the western NYC region, and Association for Energy Affordability (AEA) for the downstate and capital district regions.
2. Stand-alone Clean Energy Initiative Funding (SCEI) available directly through HCR

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Eligibility Requirements:

Please refer to each program area for specific requirements. Multifamily buildings must either:

- Have a current regulatory agreement with a City, State or Federal housing agency to provide affordable housing; or
- Be located in a Low-Moderate Income Qualified Census Tract as defined by the U.S. Department of Housing and Urban Development Disadvantaged Communities and/or as defined in the New York State Climate Leadership and Community Protection Act.
- Have received Weatherization Assistance Program funding in the last year, or be eligible to receive funds

Incentive Type: Grant; forgivable loan (where applicable).

Incentive Details: Up to \$37,000 per unit for multifamily projects able to successfully electrify their heating systems, domestic hot water, and/or make upgrades to their existing building envelope and ventilation systems. Funds may be used for approved retrofit work scope items, as well as certain soft costs, including:

- Electrical service upgrades.
- HVAC systems replacement with high-efficiency heat pumps.
- Domestic Hot Water (DHW) replacement with high efficiency heat pumps.
- Additional energy conservation measures to optimize new system performance.
- Systems commissioning.

Date: February 2023 – March 2027, or until all funds are committed

For More Information:

<https://hcr.ny.gov/climate-friendly-homes-fund>

EmPower+ Program – NYSERDA

Description: The EmPower+ program provides low- and moderate-income households in New York State with financial support and resources for energy efficiency improvements in their primary residences. Through no-cost energy assessments, households receive customized plans and access to a range of energy-saving upgrades, including air sealing, insulation, and heat pumps, to help reduce energy costs and improve home comfort. *The funds are provided directly to the contractor to cover eligible expenses.*

Eligibility Requirements: Income-eligible owners and renters of one- to four-family homes.

Incentive Type: Grant.

Incentive Details: For two to four-family rental units, project funding caps are based upon \$10,000 for the initial unit and \$5,000 for each additional income eligible unit. Homes can receive:

- No-cost home energy assessment.
- No-cost measures installed at the time of the home energy assessment.
- Funding toward the cost of energy efficiency improvements, including air sealing, insulation, heat pumps, heat pump water heaters, and electrical service and wiring upgrades.
- Incentive amounts are based on income eligibility, the types of energy efficiency improvements, and the number of units in a building.
 - Low-Income Units – project funding caps are based upon \$10,000 for the initial unit and \$5,000 for each additional income eligible unit.
 - Moderate-Income Units – project funding caps are based upon \$5,000 for the initial unit and \$2,500 for each additional income qualified unit.
- The Home Electrification Appliance Rebate (HEAR) incentives through the Inflation Reduction ACT (IRA) provides additional funding, capped per improvement type.

Date: Ongoing.

For More Information: <https://www.nyserda.ny.gov/All-Programs/EmPower-New-York-Program/EmPower-Renters>

Standalone Clean Energy Initiative Program - HCR

Description: Funding for properties that replace existing inefficient space heating and/or domestic hot water heating systems with all-electric high efficiency equipment aligned with New York State's Climate Leadership and Community Protection Act of 2019..

Eligibility Requirements:

- Multifamily buildings with an existing regulatory agreement with a state or a federal agency with priority for a remaining affordability term of 6 years or more at the time of construction completion for Clean Energy Initiative related work.
- Eligibility will be screened based on:
 - The existing property conditions use either fossil fuel oil, propane or electric resistance for the primary space heating;
 - Existing building envelope performance; either via an existing I/PNA or a Property Condition Assessment completed by a consulting engineer engaged by the Agency;
 - Existing energy efficiency based on average annual energy usage of the past two years;
 - Existing owner and tenant meter structure; and
 - Date and scope of last major renovation and/or refinance.

Incentive: Grant.

Incentive Details:

The total program funding cannot exceed the cost of the eligible scope items defined below.

- **Electrification Funding:** Up to \$25,000 per unit for electrification of systems and other baseline efficiency measures including administrative and soft costs.
- **Solar Photovoltaic (PV) Adder:** Up to \$5,000 per unit for on-site solar photovoltaic (PV) system. The Solar PV Adder funding may only be claimed in tandem with the required Heating and Cooling electrification scope of work.
- **Additional Electrification Enabling Upgrades:** Up to \$7,000 per unit for additional electrical service upgrades, electrical capacity upgrades, backup generation or other baseline efficiency measures including administrative and soft costs, or as otherwise approved by Housing Trust Fund Corporation ("HTFC") staff. This can only be added when pursuing Electrification Funding.
- **Eligible Soft Cost Program Delivery Expenses:** Delivery costs may include, but are not limited to, contractor fees, building permit filing fees, elevation certificates and other architecture and engineering services, home/building energy audits, loan closing fees, and legal fees. Eligibility to be determined by the Agency.

For More Information: https://hcr.ny.gov/system/files/documents/2025/10/standalone_cei-term-sheet-wcfhf_final.pdf

Weatherization Assistance Program (WAP) – HCR

Description: The WAP network of providers directly install specific measures to increase energy efficiency based on cost effectiveness specific to each property. Typical scopes of work include insulation, heating system repair and replacement, energy efficient lighting and refrigerators, and, as needed, window and door replacement, minor health and safety repairs, and mitigation of indoor air quality issues. The aim is to reduce energy consumption and energy cost burden of low-income families.

Eligibility Requirements:

- Multifamily properties in which more than 66% of the units (at least 50% for 2–4-unit buildings) are occupied by families earning at or below 60% of New York State's Area Median Income are considered categorically eligible.
- Single family homes occupied by a household with income at or below 60% of New York State's Area Median Income.
- Applications directly to weatherization providers are accepted from renters, homeowners, and rental property owners.

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- Priority is given to households with senior citizens, families with children, and persons with disabilities.
- Funded measures must exceed a savings to investment ratio of more than 1.0, using the WAP approved auditing tool. The audit is performed by the WAP provider.

Incentive Type: Grant (Subsidized upgrade).

Incentive Details: Direct installation or services provided by qualified professionals valued at an average cost of \$8,547 per dwelling unit. Services are delivered directly by the WAP provider.

How To Apply: Contact a local provider.

For More Information: <https://hcr.ny.gov/weatherization-applicants>

Loan Programs

Clean Energy Initiative Program: Existing Buildings - Substantial Rehabilitation and SHPO Adaptive Reuse - HCR

Description: This permanent loan program provides gap financing and technical assistance for decarbonization work, including design, certification, or measurement and verification, and eligible construction costs related to reaching one of the performance standards listed in Section One (1) of the Existing Buildings Sustainability Guidelines (<https://hcr.ny.gov/sustainability-guidelines>).

Eligibility Requirements:

- For-profit and not-for-profit corporations or charitable organizations, or a wholly owned subsidiary of such corporations or organizations, cooperative boards, or limited partnerships/limited liability corporations.
- Must first meet eligibility of Section 1 Stretch Goals in the Sustainability Guidelines.
- Must have applied for and ultimately awarded HTFC/DHCR 9% LIHTC RFP, HFA 4% LHTC Tax-exempt Bond Financing, or HCR Subsidy Financing.

Incentive Type: Construction and permanent Loan (funds do not have to be repaid if all program terms are met).

Incentive Details:

- This program does not take standalone applications; funding is instead allocated in conjunction with the programs cited above.
- Projects shall be eligible for up to \$35,000 per unit for a maximum total project award of \$10,500,000. In addition, up to \$1,000/unit of the awarded funding can be used for eligible soft costs. Eligible award amounts based on work scope are listed in the [term sheet](#).
- All projects must meet a 30-year minimum and a 50-year maximum loan term.
- In addition to receiving funding, awarded CEI projects will receive support from a designated Technical Assistance Provider (“TAP”) to assist with the enhanced design efforts, guide the project’s development team and energy efficiency consultant through finalizing the construction documents, and through to construction completion.

For More Information: <https://hcr.ny.gov/clean-energy-initiative>

Clean Energy Initiative Program: Existing Buildings - Moderate Rehabilitation - HCR

Description: The program provides gap funding and technical assistance for decarbonization work for existing building projects undertaking substantial rehabilitation or moderate rehabilitation.

Eligibility Requirements: Projects must first be able to complete at least one of the prescriptive measures listed in the HCR Existing Building term sheet. Projects may pursue some or all measures to be eligible for

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funding appropriate to their chosen measures. Projects must have applied for and ultimately awarded HTFC/DHCR 9% LIHTC RFP, HFA 4% LHTC Tax-exempt Bond Financing, or HCR Subsidy Financing.

Incentive Type: Permanent Loan (funds do not have to be repaid if all program terms are met).

Incentive Details:

- This program does not take standalone applications; funding is instead allocated in conjunction with the programs cited above.
- Qualifying projects are eligible to receive up to \$26,500 per unit with a maximum award per project of \$2.25 or \$7.95 million. See [term sheet](#) for more details.
- Projects can receive up to \$1,000/unit of the total award in soft costs for design, certification, or measurement and verification.
- All projects must meet a 30-year minimum and a 50-year maximum affordability term, and select one or more of the following goals:
 - Goal 1: Partial Electrification of heating – \$13,500/unit maximum
 - Goal 2: Partial Electrification of domestic hot water – \$4,000/unit maximum
 - Optional Adder for Goal 1 or 2: Enabling upgrades – up to \$4,000/unit
 - Goal 3: Additional Decarbonization Support- \$5,000/unit
 - Goal 4: Stretch Energy Goal – \$15,000/unit max (can **NOT** be combined with goals 1, 2 and/or 3)

For More Information: <https://hcr.ny.gov/clean-energy-initiative>

Clean Energy Initiative Program – Small Building Participation Loan Program – HCR

Description: The program provides gap funding and technical assistance for decarbonization work for eligible existing buildings and who are eligible projects ultimately awarded HCR's Small Building Participation Loan Program ("PLP") funding projects undertaking substantial rehabilitation or moderate rehabilitation.

Eligibility Requirements: Existing Building projects applying for the Small Building PLP and meet all program requirements in the Existing Buildings ("EB") Sustainability Guidelines by construction type (defined in the EB Sustainability Guidelines).

Incentive Type: Permanent Loan (funds do not have to be repaid if all program terms are met).

Incentive Details:

- This program does not take standalone applications; funding is instead allocated in conjunction with the Small Building PLP.
- Qualifying projects are eligible to receive up to \$25,000 per unit with a maximum award per project of \$3.75 million. Eligible award amounts based on work scope are listed in the [term sheet](#).
- Projects can receive up to \$1,000/unit of the total award in soft costs for design, certification, or measurement and verification, and should include eligible hard costs related to reaching the selected CEI Goals outlined below:
 - Goal 1: Electrification of Heating – \$8,500/unit maximum
 - Goal 2: Electrification of Domestic Hot Water – \$4,000/unit maximum
 - Optional Adder for Goal 1 or 2: Enabling upgrades – up to \$4,000/unit
 - Goal 3: Advanced Envelope and Ventilation – \$12,500/unit maximum

For More Information: <https://hcr.ny.gov/clean-energy-initiative>

NYC Accelerator Property Assessed Clean Energy (PACE) – NYC Accelerator

Description: The NYC Accelerator PACE Financing is a program offered by the New York City's Mayor's Office of Climate & Environmental Justice, in partnership with the New York City Energy Efficiency Corporation (NYCEEC). The PACE program provides loans for property owners to improve their new or existing properties to reduce utility costs, energy consumption, and greenhouse gas emissions.

Eligibility Requirements:

- The property must be located in one of the five boroughs of New York City
- Property types include:

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- Commercial, industrial, and office properties;
- Properties owned by tax-exempt organizations including religious institutions;
- Multifamily residential properties (three units or more); and
- Residential condominium units currently owned in common by an entity, unless and until such time as such unit is sold.

Incentive Type: Loan.

Incentive Details: Offers long-term, fixed-rate financing to commercial and multifamily building owners covering up to 100% of project costs with no cash upfront from the owner. Loans provided through the PACE Financing Program are repaid in installments through a charge on the property's tax bill. NYC Accelerator PACE Financing loans may only be originated by qualified PACE lenders. NYCEEC oversees PACE applications and approves PACE lenders.

For More Information: <https://accelerator.nyc/resources/finance/PACE>

Resilient & Equitable Decarbonization Initiative: Existing Buildings (REDi EB) – HPD and NYSERDA

Description: REDi: Existing Buildings (REDi: EB) is a joint HPD-NYSERDA program with the goal of scaling up the electrification of buildings within HPD's multifamily preservation pipeline. The program helps fund construction costs to electrify domestic hot water heating (DHW) and/or space heating & cooling systems and/or improve envelope performance.

Eligibility Requirements:

- HPD multifamily (5+ units) preservation projects in HPD's pipeline receiving city subsidy through an HPD multifamily program and complying with HPD's Design Guidelines.
- Projects that have already applied to the HPD Retrofit Electrification Pilot will not be eligible.
- Buildings receiving REDi: EB funding may not also receive incentives from the following programs (or successor programs) in conjunction with program funding:
 - NYSERDA Multifamily Performance Program (MPP).
 - Low Carbon Pathways (LCP).
 - Other implementation incentive programs administered by NYSERDA without written approval from HPD and NYSERDA.
 - Con Ed Affordable Multifamily Energy Efficiency Program (AMEEP).
 - Con Ed Clean Heat.
 - HCR's Clean Energy Initiative (CEI).
 - Climate Friendly Homes Fund.

Incentive Type: Loan.

Incentive Details:

- Funding is limited to \$2.5 million per building, and \$5 million for multi-building projects. A maximum award of up to \$8 million may be offered for Mitchell Lama projects depending on funding availability. Funding is provided on a first come first serve basis and is treated as an HPD subsidy during construction.
- The borrower's project team will work closely with the program's dedicated NYSERDA Technical Assistance Provider to design and scope the project and estimate project costs and energy savings. Funding levels for all scopes are pro-rated based on dwelling unit size (number of rooms/ unit).
- Projects will implement one, two or all three of the pre-defined REDi: EB scopes below. In addition, all projects are required to install energy efficient measures.
 - Scope 1 – Electrification of Domestic Hot Water Heating.
 - Scope 2 – Electrification of Space Heating.
 - Boost: Electric Wiring and Service Upgrades (in conjunction with scope 2).
 - Scope 3 – Advanced Envelope and Advanced Ventilation.

Date: This program is open until funds are exhausted.

For More Information: <https://www.nyc.gov/site/hpd/services-and-information/redi.page>

Resilient and Equitable Decarbonization Initiative: Deep Energy Retrofits (REDi:DEEP) – HPD and NYSERDA

Description: The Redi:DEEP program provides federal Inflation Reduction Act (IRA) funding to projects in HPD’s existing building pipeline to support HPD Sub or Gut Rehab projects pursuing deep energy retrofits and/or designing to Passive House performance standards.

Eligibility Requirements:

- HPD multi-family (5+ units) retrofit projects receiving city subsidy through an HPD Multifamily Program, pipeline receiving City subsidy through an HPD Multifamily Program, where >50% of households have incomes <80% Area Median Income (AMI).
- Buildings receiving this funding may not also receive incentives from the following programs (or successor programs) in conjunction with program funding: utility program funding (such as NYS Clean Heat), Climate Friendly Homes, other HPD REDi initiatives, or other federal grant and rebate programs.
- The Program will prioritize HPD Sub or Gut Rehab projects designing to Passive House standards, particularly:
- Large, single building Deep Energy Retrofit projects where REDi: DEEP funding limits are more favorable than REDi: EB
- Buildings that do not pay into the System Benefit Charge that cannot be served by REDi: EB.

Incentive Type: Permanent Loan (may be forgiven if program terms are met).

Incentive Details: Funding for RediDEEP is categorized as follows:

- Program Funding – Construction: Up to \$20,000/unit and up to \$2.5 million per project for projects that will reduce energy use by at least 35% and that include significant envelope work.
- Program Funding – Soft Costs: Additionally, 75% of the eligible soft costs up to \$25,000 is available to cover soft costs and will be available upon project closing once the scope of work and modeled energy savings have been approved by NYSERDA.
- REDi funds will be provided on a first-come, first served basis until funds are exhausted.

For More Information: <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/REDi-deep-term-sheet.pdf>

Multifamily Solar Program – HCR

Description: The MFS program provides funding in partnership with NYSERDA, for on-site photovoltaic (PV) systems to multifamily buildings. MFS provides financing directly through application to HCR for rooftop, pole-mounted, and ground-mounted solar photovoltaic (PV) power-producing facilities.

Eligibility Requirements:

Projects receiving MFS funds must have applied for and ultimately be awarded HTFC/DHCR 9% LIHTC RFP, HFA 4% LIHTC Tax-exempt Bond Financing, or HCR Subsidy Financing.

Incentive Type: Loan.

Incentive Details:

- Awards will be sized using the Solar Evaluation Tool (SET) to fill funding gaps after accounting for other available incentives.
- The maximum MFS award per project will not exceed \$300,000.
- The loan terms are 0% during construction (only available for both HFA 4% LIHTC tax-exempt bond financing and subsidy-only) and permanent.
- MFS recipients are required to share 50% of the net financial value of the solar with the property's tenants through increased operating or replacement reserves for the property. This requirement applies to master metered and tenant metered buildings.

Date: Available until funds are committed.

For More Information: <https://hcr.ny.gov/solar-programs>

Small Business Financing Program – NYSERDA

Description: The Green Jobs- Green New York (GJGNY) Small Commercial Financing program offers small business, including multifamily building owners and not-for-profit organizations, up to \$50,000 for energy efficiency and renewable energy upgrades that improve energy efficiency and lower energy bills.

Eligibility Requirements: Small businesses, including multifamily building owners and not-for-profits.

Incentive Type: Loan.

Incentive Details:

- The program requires an energy audit.
 - *On-Bill Recovery Loan* - The borrower works with Slipstream Inc., competitively selected by NYSERDA, to secure a NYSERDA loan of up to \$50,000. Borrower must be on the utility account as the loan is paid through the borrower's utility bill.
- The following projects are eligible to receive financing:
 - Renewable energy projects
 - PV projects
 - Air source or ground source projects
 - Energy efficiency projects (e.g., HVAC, building envelope, lighting, domestic or service hot water, controls, business processes)

For More Information: <https://www.nyserdera.ny.gov/All-Programs/Small-Business-Financing-Program/Applicants>

Reimbursement Programs

Affordable Multifamily Energy Efficiency Program (AMEEP) – NY Utilities

Description: The New York State Affordable Multifamily Energy Efficiency Program (AMEEP) supports a wide variety of projects from prescriptive upgrades, weatherization, and resilience enhancements, to building electrification, and comprehensive deep energy retrofits. Con Edison and National Grid jointly administer AMEEP within their Downstate New York service territories and coordinate with NYSERDA on technical assistance offerings such as FlexTech.

Eligibility Requirements:

- Existing affordable multifamily housing, defined as properties with five (5) or more residential units.
- Affordable housing is defined as projects in which at least 25% of the units are, or are expected to be, occupied by households earning not more than 80% of the area or State median income, whichever is higher.
- Multifamily dwelling must be located in New York City or Westchester County, receiving electric and/or gas service from Con Edison and National Grid.

Incentive Type: Reimbursement (rebate).

Incentive Details:

- The incentive structure may be \$/unit, or \$/energy savings depending on program pathway.
 - *The Non-Comprehensive Pathway:* Targets projects with one or a few specific measure upgrades.
 - Ideal for smaller upgrades or projects that do not meet the point minimum for the Comprehensive Pathway.
 - No minimum points threshold per project.
 - Incentives are determined by the equipment installed and/or energy savings achieved.
 - *The Comprehensive Pathway* - Suited for large-scale retrofits and uses a points-based incentive structure. This pathway also:
 - Allows for significantly improved energy efficiency.

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- Ideal for large multi-measure projects or whole building retrofits.
- Provides incentives on a dollar-per-dwelling-unit basis.
- **Measures available for AMEEP Incentives include but are not limited to:**
 - Boiler replacement
 - Domestic hot water heater replacement
 - Energy Management Systems (EMS)
 - Pipe insulation
 - Air sealing
 - Tank Insulation
 - Window replacement
 - Building envelope (roof/wall insulation)
 - Unitary controls (Wi-Fi thermostats, thermostatic radiator valves, building management system, ventilation controls)
 - HVAC (Booster pumps, variable frequency drives, EC motors, elevator modernization, rooftop exhaust fans)

Date: Please refer to the program website for the most up-to-date information on application deadlines.

For More Information: <https://www.coned.com/en/save-money/rebates-incentives-tax-credits/rebates-incentives-for-multifamily-customers/affordable-buildings>

Affordable Multifamily Program Upstate - NYSERDA

Description: The program supports a wide variety of projects from prescriptive upgrades, weatherization, and resilience enhancements, to building electrification, and comprehensive deep energy retrofits.

Eligibility Requirements:

- Buildings must be located north of the Con Ed service territory.
- Projects must consist of existing buildings with 5+ units. Multiple buildings are acceptable for a project.
- Mixed use buildings are acceptable provided that at least 50% of the building's gross heated square footage is residential space.
- Income qualified multifamily building(s) are defined as buildings where at least 25% of units are, or are expected to be, occupied by households earning not more than 80% of the Area Median Income or State Median Income, whichever is higher.

Incentive Type: Reimbursement.

Incentive Details: The program offers funding for upgrades using a flexible incentive structure. Incentives can be accessed for each upgrade type:

- **Appliance:** Refrigerator replacements
- **Prescriptive:** Direct install upgrades, such as low flow aerators and appliances.
- **Weatherization:** Insulation and air-sealing upgrades, such as roof and wall insulation and air sealing.
- **Electrification:** High-efficiency building electrification upgrades for space heating and cooling and domestic hot water, such as mini-split systems and heat pump water heaters.
- **Deep Retrofit:** Upgrades that could support transition to net zero, such as heat recovery ventilation and envelope overclad.
- **Resilience Enhancement:** Applicable for sites with identified climate hazard exposure, as defined by NYSERDA. Enhancements are tied to base measures, such as heat pump floodproofing and hurricane resistant windows.
- Work with a NYSERDA-approved contractor or opt for more comprehensive project support through a concierge service.

Date: Expected to launch by in early 2026 and available until December 31, 2030, or when funds are fully committed, whichever comes first.

For More Information: <https://www.nyserdera.ny.gov/All-Programs/Affordable-Multifamily-Program-Upstate>

Note, program details are subject to change prior to launch. Please refer to program page for current program details.

Clean Heat Program – Multifamily – Con Edison

Description: The NYS Clean Heat Program offers incentives to support the adoption of heat pumps for space and water heating and cooling, including air source heat pump (“ASHP”), air-to-water heat pump (“AWHP”), heat pump water heater (“HPWH”), and ground source heat pump (“GSHP”) systems for residential customers.

Eligibility Requirements:

- Existing 1-4 unit residential buildings
- Apartment buildings larger than five units - a project serving 1-4 dwelling units in a building with split unit ownership that has five or more dwelling units (i.e., typically defined as a “multifamily” building) is eligible for the NYS Clean Heat Program.
- Each participating residential dwelling unit at eligible sites must be owned or controlled (including through rental agreements) by an electric customer with an active Utility account number that contributes to the System Benefits Charge (“SBC”).
- New construction buildings are eligible to receive incentives for GSHP for space heating, GSHP paired with other custom water solutions, heat pump-based solutions for domestic hot water usage, or HPWH.
- Gut renovations are eligible to receive incentives for ASHP, AWHP, GSHP, and HPWH.
- Only systems that are sized to meet the full heating load of the project scope at the end of the project are eligible for NYS Clean Heat incentives:
 - In the case of a single-family home, the project scope shall be the full building.
 - In the case of a building with 2-4 dwelling units, the project scope shall include only complete apartments, and may include the whole building.
 - In buildings with five or more dwelling units, eligible project scopes include one, two, three or four complete apartments.
- For availability of utility incentives for heat pump projects in buildings of 5 or more dwelling units in other circumstances, please refer to utility specific energy efficiency/building efficiency (EE/BE) Program implementation plans.

Incentive Type: Rebate (\$/building, or \$/unit, depending on incentive category).

Incentive Details:

- Incentives are limited to 70% of project costs; projects located in a Disadvantaged Community (“DAC”) and receive DAC-specific incentives are eligible for incentives up to 85% of project costs.
- Decommissioning projects require the legacy heating system to be removed, disabled, or disconnected and documented in order to receive the incentive.
- Incentives are provided under the following categories:
 - Space Heating (and Cooling) Categories
 - Category 2 – ccASHP: Residential Full Load Heating
 - Category 2a – ccASHP: Residential Full Load Heating with Integrated Controls
 - Category 2b – ccASHP: Residential Full Load Heating with Decommissioning
 - Category 3 – GSHP: Residential Full Load Heating
 - Category 4 – Partial to Full Load
 - Water Heating Categories
 - Category 5 – Downstream Domestic Water Heating
 - Category 5a – Midstream HPWH
 - Category 5b – GSHP Desuperheater
- Weatherized Tier: Beginning March 1, 2026, certain buildings will be eligible for the Weatherized Tier bonus incentive.

For More Information: <https://cleanheat.ny.gov/>

Multifamily Building Neighborhood Program - Con Edison

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Description: This program offers market-rate and affordable housing building owners in select neighborhoods in Southeast Queens additional incentives for energy-efficient HVAC electric upgrades and elevator modernization. The combined incentives (MFEEP/AMEEP + Neighborhood program adder) can cover the majority, if not all, of the installation costs to make multifamily buildings more energy efficient and reduce monthly bills.

Eligibility Requirements: This incentive is available to those who own or manage a multifamily building with five or more units in select neighborhoods in Southeast Queens, and is receiving electric service from Con Edison.

Incentive Type: Rebate

Incentive Details: Incentives are still following 2025 given rates of \$3,000 per kW saved.

For more information: <https://www.coned.com/en/save-money/rebates-incentives-tax-credits/rebates-incentives-for-multifamily-customers/multifamily-neighborhood-program>

Multifamily Conservation Program (MCP) – DEP

Description: The program is a flat-rate billing program per unit that promotes water conservation through a set of water efficiency measures.

Eligibility Requirements:

- HPD or HDC-assisted affordable multifamily housing projects.
- Properties must have an Automated Meter Reading (AMR) compatible contemporary meter and an AMR device installed, and high-efficiency water-using fixtures installed in 70% of all units.
- Qualified buildings currently billed on metered charges can apply to enroll in the program.

Incentive Type: Reimbursement.

Incentive Details:

- Participants must implement certain conservation measures in order to remain on annual flat rate billing.
- Properties must have installed water-saving toilets (1.6 gallon) and showerheads/faucets (2.5 gpm) in 70% of all units by 2012 or 1.28 gpf and 2 gpm if installed after July 1, 2012 and due by December 31, 2018. Toilets installed as a part of DEP's original 1994 to 1997 Toilet Rebate Program counts toward this requirement.

For More Information: <https://www.nyc.gov/site/dep/pay-my-bills/multi-family-water-assistance-program.page>

Solar for Multifamily Affordable Housing Incentive – NYSERDA

Description: A program for multifamily building owners and managers to access incentives for solar installations by working with a NYSERDA-approved participating contractor. The program is also available for nonresidential solar installation sited on regulated multifamily affordable housing in the Con Edison, Upstate, and Long Island regions.

Eligibility Requirements: A solar electric project must:

- Be sited at an affordable housing property that has documented eligibility via a regulatory agreement with an oversight authority and offset the usage of the affordable housing property (behind-the-meter) or its residents (Community Distributed Generation from system located on property).
- Community Distributed Generation project on eligible properties with offsite satellite accounts must demonstrate that no less than 60% of the project capacity will be dedicated to low-to-moderate income satellite accounts.
- Remote Crediting projects must demonstrate that all project capacity will be dedicated to an affordable housing property with documented eligibility.

Incentive Type: Reimbursement.

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Incentive Details: Incentive amount and project metering method depend on the region in the State and are provided directly to the selected contractor.

- Upstate and Long Island - \$1.00/Watt
- Con Edison (non-CDG projects) - \$1.60/Watt
- Con Edison (CDG projects without Community Credit) - \$2.00/Watt

For More Information: <https://www.nyserda.ny.gov/All-Programs/NY-Sun/On-site-Solar/Multifamily-Properties>

Tax Credits

This section provides an overview of clean energy tax credits relevant for affordable housing development as of March 2026. It does not constitute professional tax advice or other professional financial guidance and may change based on additional guidance from the Treasury Department. The information listed below should not be used as the only source of information when making purchasing decisions, investment decisions, tax decisions, or when executing other binding agreements.

Clean Electricity Low Income Communities Bonus Credit Program

Description: The Clean Electricity Low-Income Communities Bonus Credit Amount Program provides an increase of 10 percentage points to the Section 48 investment tax credit (ITC) for qualifying facilities located in low-income communities or on Indian Land, and an increase of 20 percentage points for facilities that are built as part of a Qualified Low-Income Residential Building Project, or as part of a Qualified Low-Income Economic Benefit Project. Low-Income Communities Bonus Credit Program is still applicable for the life of the 48E Investment Tax Credit (See additional information under Section 48E Clean Energy Investment Tax Credit).

Eligibility Requirements: This program is technology neutral. Eligible facilities under 48E(h) must categorically be non-combustion or non-gasification with a GHG emissions rate not greater than zero, as defined in the 48E Clean Electricity Investment Tax Credit.

Incentive Type: Tax Credit.

Incentive Details: Each energy facility category has additional application options that are further specified in the application portal. Applications will require information such as the applicable category, ownership, location, facility size/capacity, whether the applicant or facility meets additional selection criteria, and other information. Applicants must also submit information for each facility for which they are seeking an allocation.

- For the 2026 Program Year, the total annual Capacity Limitation of 1.8 gigawatts (GW).
 - Category 1 - Located in a Low-Income Community
 - Category 2 - Located on Indian Land
 - Category 3 - Qualified Low-Income Residential Building Project. Eligible buildings must participate in one of the federal programs found on the covered housing list on the website.
 - Category 4 - Qualified Low-Income Economic Benefit Project.
- A 10% increase is available to applicable facilities that are located in low-income communities or on Indian land.
- A 20% increase is available to applicable facilities that are part of a qualified low-income residential building project or a qualified low-income economic benefit project.

Date: The application period opened at 9:00 a.m. ET on February 2, 2026. There is an initial 30-day application window, ending at 11:59 p.m. ET on March 3, 2026, during which all applications are treated as if submitted on the same date and at the same time. Applications submitted after this 30-day period will be considered on a rolling basis and only after the review of applications submitted during the 30-day period have been completed and only if capacity is available.

For More Information: <https://eco.energy.gov/licbonus/s/>

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<https://www.irs.gov/credits-deductions/clean-electricity-low-income-communities-bonus-credit-amount-program>

Energy Efficient Home (45L) Tax Credit

Description: The 45L Tax Credit is a federal tax credit for the eligible contractor or developer of homes and dwelling units. The program provides eligible contractors with a tax credit for eligible new or substantially reconstructed homes that meet applicable ENERGY STAR home program or DOE Energy Efficient New Homes program requirements.

Eligibility Requirements:

The amended 45L tax credit applies to qualified new energy efficient homes acquired after December 31, 2022, and before July 1, 2026.

Incentive Type: Tax Credit.

Incentive Details: Incentives are available in the following amounts based on certification, property type, and prevailing wages.

- ENERGY STAR: Single Family – \$2500, Manufactured - \$2500, Multifamily (no prevailing wages) - \$500 per unit, Multifamily (prevailing wage met) - \$2500 per unit
- DOE Efficient New Homes: Single Family - \$5000, Manufactured - \$5000, Multifamily (no prevailing wages) - \$1000 per unit, Multifamily (prevailing wages met) - \$5000

Date: The program terminates after June 30, 2026. Buildings will have to be sold/leased and Energy Star-certified by this date.

For More Information:

- <https://www.energy.gov/cmei/buildings/section-45l-tax-credits-doe-efficient-new-homes>
- <https://www.energystar.gov/partner-resources/residential-new/multifamily-national-page>
- <https://www.energy.gov/eere/buildings/doe-zero-energy-ready-home-zerh-program-requirements>
- To claim this tax credit, the eligible contractor/developer can complete Form 9808: <https://www.irs.gov/forms-pubs/about-form-8908>

Section 179D Tax Deduction

Description: Building owners who place in service energy efficient commercial building property (EECBP), or energy efficient commercial building retrofit property (EEBRP) may be able to claim a tax deduction.

Eligibility Requirements: Commercial building owners, as well as designers of EEP installed on or in buildings owned by specified tax-exempt entities are eligible. Specified tax-exempt entities include government entities, Indian tribal governments (section 30D(g)(9)), Alaska Native corporations (section 3 of the Alaska Native Claims Settlement Act), and organizations exempt from tax.

Incentive Type: Tax Deduction.

Incentive Details:

There are two components to the 179D Tax Deduction:

1. **Energy Efficient Commercial Building Property (EECBP)** must be installed on or in a building that is located in the U.S. and within the scope of a specified Reference Standard 90.1 of the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) and the Illuminating Engineering Society of North America. It must be property for which depreciation or amortization is allowable, and installed as part of the interior lighting systems, the heating, cooling, ventilation, and hot water systems, or the building envelope. It must be certified as being installed as part of a plan to reduce the total annual energy and power costs for the above systems by 25% or more in comparison to a reference building meeting the minimum requirements of Reference Standard 90.1.

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2. **Energy Efficient Building Retrofit Property (EEBRP)** must be installed on or in a qualified building as part of the interior lighting systems, the heating, cooling, ventilation, and hot water systems; or the building envelope. A qualified building is a building located in the U.S. and originally placed in service not less than 5 years before the establishment of a qualified retrofit plan for the building. EEBRP must be property for which depreciation or amortization is allowable, and it must be certified as meeting certain energy saving requirements.
 - For tax years beginning in 2025, the maximum deduction is \$0.58 per square foot at 25% energy saving increasing at a rate of 2 cents per percentage point increased to \$1.16 per square foot at 54% energy savings (indexed for inflation).
 - <https://www.irs.gov/newsroom/irs-provides-tax-inflation-adjustments-for-tax-year-2024> Tax inflation adjustments for tax year 2025:
<https://www.irs.gov/newsroom/irs-releases-tax-inflation-adjustments-for-tax-year-2025>
 - There is a prevailing wage and apprenticeship bonus for projects meeting local prevailing wage and apprenticeship requirements, the applicable dollar values used in determining the maximum deduction amount are multiplied by 5 (before inflation adjustments).

Date: The program terminates after June 30, 2026. Eligible projects will have to commence construction before this date. The IRS recognizes construction through the physical work test (“starting physical work of a significant nature) or the safe harbor test (5% total cost of project incurred).

For More Information: <https://www.irs.gov/instructions/i7205>

Section 30C Alternative Fuel Vehicle Refueling Property Credit

Description: The Alternative Fuel Vehicle Refueling Property Tax Credit is available for qualified vehicle refueling or electric vehicle recharging property in single family, multi-family or business, you may be eligible for. The credit was extended and modified by the Inflation Reduction Act (IRA). The property must be installed in a qualifying location and the credit allowed is based on the placed-in-service date for the qualifying property.

Eligibility Requirements: The credit is available to businesses and individuals that place qualified refueling property into service during the tax year. Eligible tax-exempt and governmental entities can also claim the credit through elective pay.

Incentive Type: Tax Credit.

Incentive Details:

- Businesses are eligible for a tax credit of: 6% of the depreciable costs, up to \$100,000 per item; or, 30% of the depreciable costs, up to \$100,000 per item, if the installation meets U.S. Department of Labor prevailing wage and apprenticeship requirements.
- Consumers who purchase qualified alternative fueling equipment for installation at their principal residence in qualified locations on or after January 1, 2023, and through June 30, 2026, may receive a tax credit of up to 30% of the cost, up to \$1,000.

Date: The program terminates after June 30, 2026

For More Information:

- <https://www.irs.gov/credits-deductions/frequently-asked-questions-regarding-eligible-census-tracts-for-purposes-of-the-alternative-fuel-vehicle-refueling-property-credit-under-section-30c>
- <https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>
- <https://www.irs.gov/credits-deductions/alternative-fuel-vehicle-refueling-property-credit>
- <https://afdc.energy.gov/laws/10513>

Section 48E Clean Electricity Investment Tax Credit

Description: The Investment Tax Credit (ITC) allow taxpayers to deduct a percentage of the cost of renewable energy systems from their federal taxes. These credits are available to taxable businesses

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entities and certain tax-exempt entities eligible for direct payment of tax credits (see Tax Credit Monetization below).

Eligibility Requirements:

- Wind and Solar: Projects that begin construction before December 31, 2025 are granted a four-year window to be placed in service under existing “commence construction” guidance from the IRS. These projects are not required to comply with new “Foreign Entity of Concern” (FEOC) restrictions. Under current guidance, commence construction refers to expending 5% of a project’s cost or beginning physical work of a significant nature.
- For projects beginning construction between January 1, 2026 and July 4, 2026, the same four-year placed-in-service deadline applies. However, unlike earlier projects, these must comply with FEOC restrictions.
- Projects that begin construction after July 4, 2026 must be placed in service no later than December 31, 2027. These projects are also subject to FEOC compliance.
- Credits for third-party rented or leased solar projects are allowed. However, credit for solar water heaters and small wind projects are disallowed.
- Full credit remains available for zero-emission technologies other than solar and wind, including energy storage and geothermal projects, that commence construction before the end of 2033. Thereafter, 75% credit for projects in 2034, 50% in 2035, 0% starting in 2036. As with solar and wind projects, FEOC restrictions apply to projects that commence construction after December 31, 2025. Energy storage is subject to escalating thresholds to get the domestic content bonus for 48E.

Incentive Type: Tax Credit.

Incentive Details: Taxpayers will need to complete Form 3468, Investment Credit and file it with the taxpayer’s annual return submitted to the IRS for the first taxable year in which the taxpayer reports a clean energy investment credit.

Date: Program termination dates are dependent on technology and phase of work. Please reference eligibility requirements section.

For More Information: <https://www.irs.gov/pub/irs-drop/n-25-42.pdf>

Tax Credit Monetization

Description: The direct pay option allows certain non-taxable entities to directly monetize certain tax credits for entities such as state, local, and tribal governments, rural electric cooperatives, the Tennessee Valley Authority, and others to [directly monetize specific tax credits](#) including many renewable energy credits such as the ITC and the PTC.

Eligibility Requirements: Section 48E also allows eligible taxpayers that are not tax-exempt entities to transfer all or a portion of certain tax credits, including the ITC, to an unrelated party. Direct pay and transferability provisions will only be usable during the lifespan of the underlying credit.

Incentive Details: Applicable entities may elect to treat these tax credits as refundable payments of tax. Such entities are eligible to receive a direct payment from the IRS for any amount paid in excess of their tax liability for credits.

For More Information:

- <https://www.epa.gov/green-power-markets/summary-inflation-reduction-act-provisions-related-renewable-energy>
- <https://www.energy.gov/eere/solar/solar-energy-technologies-office>
- <https://www.irs.gov/pub/irs-pdf/i3468.pdf>
- <https://www.irs.gov/credits-deductions/elective-pay-and-transferability>
- <https://www.irs.gov/pub/irs-pdf/i8962.pdf>

Technical Assistance Programs

Flexible Technical Assistance (FlexTech) PON 4192 – NYSERDA

Description: FlexTech provides funding for comprehensive and targeted energy studies by offering owners of multifamily buildings a cost-share for technical studies focused on energy efficiency and carbon reduction. Studies encompass a range of information to help owners to prioritize energy efficiency into future capital planning projects, including electrification or electrification-readiness, and will uncover information used to evaluate and develop a roadmap over time for the implementation of low-carbon energy-saving upgrades.

Eligibility Requirements:

New York State Commercial, Industrial, and Multifamily facilities that are New York State electricity customers who pay into the System Benefits Charge (SBC) through their electric utility company. Limited funding is available for affordable projects that do not pay into the SBC.

Projects must display potential for energy savings, carbon savings, or process improvements, as well as opportunities to consider energy efficiency given known energy use increases. A third-party technical assistance service provider is required for all projects.

Incentive Type: Reimbursement; technical assistance.

Incentive Details:

NYSERDA will share the cost of most eligible FlexTech studies for select technical services, up to \$500,000 or 20% annual energy expenditure, whichever is less. An approved FlexTech consultant or independent service provider must be used.

The program is categorized as the following

- Primary Service: Targeted or Comprehensive Energy Study; Targeted or Comprehensive RCx Study; Climate Action Plan or Sustainability Plan; Clean Heating and Cooling Study Thermal Energy Network Study; Energy Master Planning; Energy Advisor Services; School Bus Fleet Electrification Plans.
- Secondary Service: Investigation of renewable energy technologies; Complete greenhouse gas emission inventory; Installation of permanent meters or permanent sub-meters; Grant Writing.

Date: Applications accepted on a first-come, first-serve basis dependent on funding availability until December 31, 2030 by 3:00 PM Eastern Time.

For More Information: <https://www.nyserdera.ny.gov/All-Programs/FlexTech-Program>

On-site Energy Manager (PON 3701) – NYSERDA

Description: This program offers a cost-share for industrial, commercial, and multifamily facilities or buildings to hire a dedicated full-time or part-time on-site energy manager. Projects may include operations and maintenance improvements, energy efficiency upgrades, water saving improvements, and more. Support may also be sought for a new permanent hire or a hybrid of supplementing permanent staff with a consultant.

Eligibility Requirements: Eligible customers include Commercial, Multifamily, and Industrial facilities located in New York State. Most eligible participants must also pay into the electric System Benefits Charge (SBC). A limited amount of funding is available to certain Affordable Multifamily non-SBC paying Customers. In addition, participants must not have an existing dedicated full-time energy manager on-site and show a desire to continue the energy manager role beyond the pilot engagement period.

Incentive Type: Technical Assistance.

Incentive Details:

- NYSERDA will contribute its share of the eligible On-Site Energy Manager (OsEM) costs, not to exceed the amount agreed upon in the Purchase Order, directly to the Applicant per the approved

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Scope of Work. Customers shall pay the remaining balance of the OsEM fees directly to their OsEM, as applicable, under the terms and conditions to be negotiated by the Customer and OsEM.

- NYSERDA will contribute up to 75% towards the allowable OsEM fees for most engagements per task and budget detail in the approved scope of work.
 - For Affordable Multifamily buildings, NYSERDA will contribute up to 100% of the allowable OsEM fees within the cap structure above. Buildings must meet the affordability criteria detailed in the Affordable Multifamily Building Verification document, available at <https://www.nyserdera.ny.gov/All-Programs/On-Site-Energy-Manager/Resources>.
- For OsEM engagements with facilities who have annual energy costs greater than \$1 million (all fuels), the maximum OsEM cost-share excluding bonus payments is \$200,000.
- For OsEM engagements with facilities who have annual energy costs less than \$1 million (all fuels) the maximum OsEM cost-share excluding bonus payments is \$100,000.

Date: Applications are accepted through December 31, 2030, or until all funds are fully committed.

For More Information:

https://portal.nyserdera.ny.gov/CORE_Solicitation_Detail_Page?SolicitationId=a0rt000000Bn1EnAAJ

Owner's Representative (PON 5899) – NYSERDA

Description: To help building owners navigate the decarbonization process, the Owner's Representative Services for Multifamily Buildings Program makes available a qualified group of technical experts at no initial cost to act on their behalf as they plan, design, and install energy efficiency upgrades. Building owners can access a comprehensive range of support services with their energy upgrades, from project planning to construction and preparing for long-term operations and maintenance of new building systems.

Eligibility Requirements: Available for affordable multifamily building owners who meet one of the following criteria:

- Located in a [disadvantaged community](#)
- Meets NYSERDA's Multifamily Affordable Buildings Verification
- Structured as condominium or co-op building ownership
- Contains 50 dwelling units and under

Incentive Type: Technical assistance. Check program page for up-to-date incentive information.

Incentive Details: Projects can access up to \$35,000 for the services noted below. The funding is flexible – allowing building owners to target only the support services needed, one by one, or in any combination to help move the project forward.

Date: Applications are accepted on a first-come, first-serve basis dependent upon funding availability through December 31, 2026, by 3:00PM EST or until all funds are fully committed.

For More Information: <https://www.nyserdera.ny.gov/All-Programs/Owners-Representative-Services-for-Multifamily-Buildings>

Small Affordable Multifamily Energy Study (SAMÉS) – NYSERDA

Description: Provides customers with support for energy studies that analyze opportunities to improve building efficiency and integrate clean energy technologies at no cost through a NYSERDA pre-qualified FlexTech Contractor.

Eligibility Requirements:

- Small to medium-sized building (50,000 square feet or less)
- Meet [affordable housing requirements](#) (at least 25% are or expected to be occupied by households earning not more than 80% of the area or State median income, whichever is higher). Find affordability guidelines and verification documents in the [Affordable Multifamily Document Library](#).

Incentive Type: Technical Assistance

Incentive Details:

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- The incentive offers owners of small affordable multifamily buildings a 100% cost-share for credible, objective technical studies focused on energy efficiency and carbon reduction, electrification, or electrification readiness.
- The contractor will provide an in-depth assessment of building energy systems to identify a variety of potential energy-efficiency improvements, including envelope upgrades, lighting replacements, and HVAC system upgrades. An energy assessment also outlines a building's air quality, ventilation, and other health and safety considerations that affect energy performance and occupant comfort.

For More Information: <https://www.nyscrda.ny.gov/All-Programs/Small-Affordable-Multifamily-Energy-Studies-Offering>

Solar Where Feasible – HPD

Description: The Solar Where Feasible program is a HPD partnership with HPD's Solar Technical Assistance Provider that will supply tools to identify and optimize solar projects across HPD's portfolio, and to provide free technical assistance with HPD's Solar Feasibility Analysis.

Eligibility Requirements:

- A Solar Feasibility Analysis is required for all HPD Preservation projects.
- For projects certifying through Enterprise Green Communities (EGCC) or LEED, the Solar Feasibility Analysis must be submitted as part of the EGC PreBuild/LEED Waiver process.
- All solar projects must use a NYSERDA-approved installer.

Incentive Type: Zero cost technical assistance

Incentive Details: Technical assistance is available to affordable housing partners and HPD staff with free assistance completing solar feasibility screenings, identifying solar incentives, and financing options, and competitively procuring bids for solar design and installation services.

For More Information: <https://www.nyc.gov/site/hpd/services-and-information/solar-where-feasible.page>

Appendix A: Additional Resources

Affordable Housing Decarbonation Hub

Description: The Affordable Housing Decarbonization Hub is designed to help minimize greenhouse gases in multi-family buildings by providing a range of tools and financial resources, all in one place. The hub consists of an expansive knowledge library that includes case studies, reports and the ability to ask an expert any questions on your decarbonization needs.

For More Information: <https://www.enterprisecommunity.org/decarb-hub>

Building Energy Exchange

Description: Promotes energy efficient technologies, applications, and processes through a comprehensive range of industry-expert led training programs, projects, and tools for housing providers in New York City.

For More Information: <https://be-exchange.org/>

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Building Performance Lab

Description: Building Performance Lab is to advance high-performance building operations and practices in existing commercial and public buildings. The lab focuses on improving efficiency and optimizing building operations through continuing education programs for facility managers, building operators, energy professionals, building systems research and development, and internships for CUNY students.

For More Information: <https://cunybpl.org/>

Community Preservation Corporation (CPC) Climate Capital

Description: CPC Climate Capital provides low-cost subordinate debt financing to decrease the overall cost of mortgage capital while increasing proceeds to cover the costs of decarbonizing multifamily housing.

For More Information: <https://communitycp.com/wp-content/uploads/2024/12/CPC-Climate-Capital-1-pager.pdf>

Department of Environmental Protection

Description: A New York City government agency that offers financial incentives for water efficiency projects at commercial, industrial, and multi-family residential properties.

For More Information: <https://www.nyc.gov/site/dep/water/water-conservation.page>

Enterprise Community Loan Fund (ECLF)

Description: Enterprise is committed to transparent, fair and affordable financing solutions to advance lending that ensures cleaner air, lowers utility bills and cuts housing costs. We offer a suite of loan products for the new construction and preservation of affordable housing for developers committed to reducing carbon emission through electrification, energy efficiency and other climate risk and adaptation measures. We provide predevelopment, acquisition, construction, bridge, mini-permanent, and permanent loans.

For More Information: Please visit <https://www.enterprisecommunity.org/capabilities/community-development-financial-institution> for indicative loan terms or e-mail Sivan Bentt-Bruce at sbruce@enterprisecommunity.org or Sam Biele-Fisher at sfisher@enterprisecommunity.org.

HPD Bulletin to Property Owners

Description: The bulletin provides updates on new legislation and available materials and resources to residential building owners to support compliance with the New York City Housing Maintenance Code, the New York State Multiple Dwelling Law, and other relevant city codes.

For More Information: <https://www.nyc.gov/site/hpd/services-and-information/property-owner-and-landlord-responsibilities.page>

HPD Design Guidelines for Preservation

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Description: The Guidelines outline mandatory baseline requirements as well as optional "reach" criteria which are encouraged, but not required. The Guidelines are effective as of March 1st, 2023 and apply to all new HPD Projects defined as Moderate, Substantial or Gut Rehabs (including Mitchell-Lama projects). Maintenance only and tax exemption only projects are not subject to the Design Guidelines process but must comply with the applicable sections in the Guidelines.

For More Information: <https://www.nyc.gov/site/hpd/services-and-information/preservation-design.page>

HPD Guidelines for Building Repairs & Maintenance

Description: These guidelines assist owners and operators on how they can align building repairs and maintenance projects with HPD and NYC's goals and laws to reduce carbon emissions, reduce energy costs, and improve occupant health and safety. The guidelines serve as a guide for any property under regulation with an HPD program looking to utilize replacement reserves or make any capital investments in those properties.

For More Information: <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-guidelines-repairs-maintenance.pdf>

HPD Preservation Financing: Home Repairs

Description: Provides a specific list of preservation programs available to Multifamily housing operators and developers across New York state. The website offers financial incentives and additional information for public and private owners.

For More Information: <https://www.nyc.gov/site/hpd/services-and-information/home-repair-and-preservation-financing.page>

LL97 Offset Program

Description: Through the REDi program, LL97 renovations at qualifying affordable housing buildings in NYC can be funded by offset sales.

For More Information: <https://nyceec.com/nyc-ahrf-offsets/>

NYC Accelerator

Description: Provides resources, training and one-on-one expert guidance to help building owners and industry professionals improve energy efficiency and reduce carbon emissions from buildings in New York City. Additionally, NYC Accelerator offers free assistance with energy efficiency and renewable energy upgrades, including Local Law 97.

For More Information: <https://accelerator.nyc/>

NYC Sustainability Help Center

Description: The NYC Sustainability Help Center is a free public resource for NYC's major building sustainability laws. building owners, property managers, energy consultants, and others who want to learn

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more about NYC's sustainability laws require and need clarification on compliance guidelines or need help with various reporting requirements.

For More Information: <https://cunybpltraining.org/sustainability-help-center>

New York City Energy Efficiency Corporation

Description: NYCEEC is a New York City based non-profit that provides multiple loan products that cover a spectrum of building energy efficiency and electrification for multifamily, industrial, commercial, as well as institutional owners. Loan sizes vary and a range of energy efficiency and clean energy measures are financed.

For More Information: <https://nyceec.com/>

NY Green Bank

Description: NY Green Bank, a division of NYSERDA, is a state-sponsored specialized investment fund dedicated to bridging financial gaps in clean energy and renewable infrastructure markets. The Green Bank offers a wide variety of financial products, including predevelopment, interconnection, and construction-to-term financing, to ensure critical projects move forward and to animate clean energy investment in New York State.

For More Information: <https://greenbank.ny.gov/Investment-Opportunities/Open-Solicitations>

Preservation Sustainability Guidebook: For Existing Buildings - HCR

Description: HCR has developed a set of Sustainability Guidelines for all existing building construction projects. Existing building construction projects are defined as adaptive reuse, substantial rehabilitation, and moderate rehabilitation. The criteria for these Guidelines have been developed to ensure minimum standards of quality, function and durability of projects funded by the Housing Finance Agency and the Housing Trust Fund Corp. The Sustainability Guidelines are broken into three sections: Core Sustainability Requirements, Building Performance Requirements, and Additional Sustainability Requirements.

For More Information: <https://hcr.ny.gov/system/files/documents/2025/06/2025-sustainability-design-guidelines-existing-building-full-v5-final.pdf>

Preservation Sustainability Guidebook: For Operations Repairs and Renovations - HCR

Description: The guidelines help owners and operators to better align building repairs and maintenance projects with HCR's and NY States goals to reduce carbon emissions, reduce energy costs, and improve occupant health and safety. The guidelines serve as a guide for any property under regulation with HCR/HFA/HTFC or DHCR or any program looking to utilize replacement reserves or make any capital investments in those properties.

For More Information: <https://hcr.ny.gov/preservation-sustainability-guidebook-operations-repairs-and-renovations>

Urban Green Council

Description: Urban Green Council is a non-profit organization aimed at building decarbonization. The Urban Green Council provides trainings to building professionals on the latest developments and best practices for designing, building and maintaining sustainable buildings.

For More Information: <https://www.urbangreencouncil.org/what-we-do/educating-building-professionals/>

Appendix B: Glossary

Air Source Heat Pump (ASHP)

A type of heat pump that provides space heating and cooling, and domestic hot water. These systems transfer heat between inside and outside air while creating a more comfortable indoor environment.

Clean Energy

Energy produced from renewable sources like the sun and wind that are naturally replenished and not fossil fuels.

Community Distributed Generation (CDG)

When renewable energy (solar panels, wind turbines, hydroelectric systems) is installed at one location and customers or subscribers can purchase renewable electricity from such a project to be applied as a credit to a provider's bill.

Decarbonization

Reduction of the use of fossil fuels through improve energy efficiency or switching to carbon-free and renewable energy sources.

Decommissioning

Retiring, disconnecting, or removing existing fossil fuel space heating or domestic hot water (DHW) heating appliance in a manner that compiles with all applicable laws, regulations, and codes.

Electrification

Converting building systems that use fossil fuels (gas, oil, or propane) to high-efficiency equipment that is powered by clean and renewable electricity.

Energy Efficiency

Energy waste is minimized by using less energy to perform the same task.

Heat Pump System

An energy-efficient alternative to HVAC that uses electricity to transfer heat from a cool space to a warm space instead of converting it from fuel like combustion heating systems

Heating, Ventilation, Air Conditioning (HVAC) Systems

A system of heating and cooling appliances that determines energy costs in a building.

PON

Program Opportunity Notice. Soliciting projects to meet technical, economic, environmental, and other goals and objectives within a particular program area; multiple awards. This term is typically used by NYSERDA.

Ground Source Heat Pump (GSHP)

A type of heat pump, also known as a geothermal heat pump (GHP), that is energy efficient and provides space heating and cooling, as well as domestic hot water in some cases, by transferring heat between you house and the ground or a nearby water source. The indoor heat pump unit and underground (or underwater) heat exchanging loop transfers thermal energy between and amongst the ground and the building.

Envelope (Building)

Includes all the components that make up the shell of a building — walls, roofing, foundation, windows, and doors. This shell helps to both regulate indoor climate (temperature control, air quality, etc.) and protect against the outdoor environment (drafts, condensation, etc.).