Green Funding and Resources For New York City Affordable Multifamily Housing

Improving the Resilience of NYC’s Multifamily Housing

Last Updated January 2020
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 January 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 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 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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NYC Department of Housing Preservation & Development (HPD)

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

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 evacuating)</th>
<th>Maximum Lead Treatment Funds (0% interest evacuating)</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 evacuating)</th>
<th>Maximum Moderate Rehabilitation Funds (repayable, up to 3% interest)</th>
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<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 21

**For more information**

[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)
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**
Forgivable Loan

**Incentive Details**
- Funding is provided as 0% forgivable loan with a 3-year loan term
- The average loan amount is $8,000 - $10,000 per dwelling unit, but it is subject to increase or decrease depending on building need.
- Loans 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
- Funds can be used in conjunction with other HPD Preservation Finance programs if properties have rehabilitation needs

**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**
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
https://www1.nyc.gov/site/dep/pay-my-bills/multi-family-conservation-program.page
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 infrastructure systems. Eligible projects include green roofs and infiltration projects such as rain gardens and porous pavement.

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 3,500 SF are not eligible for grant funding.

Reimbursement Rates ($/SF) for Green Roof Projects

<table>
<thead>
<tr>
<th>Soil Depth (in.)</th>
<th>3,500-20,000 (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

Infiltration Projects
If accepted, DEP will provide funding for the design and construction of these projects. All infiltration projects must meet the following criteria:
- Manage 1" of rainfall from the contributing impervious surface
- Be cost-effective and greater than $35,000

* Please note: The Green Infrastructure Grant Program is now open. Here is the link to the online application: https://a826-web01.nyc.gov/GIGrant/Default.aspx

For more Information
http://www.nyc.gov/dep/gigrantprogram
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 rehabilitated 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
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
  o 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:
  o Performance Path with ENERGY STAR®,
  o Passive House Institute US (PHIUS+)
  o Passive House Institute (PHI)
  o 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 20% source energy savings along with reduced energy bills. The High-Performance Component targets a minimum of 40% source energy savings with a maximum post-construction source energy use intensity (EUI) 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>20% - 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 on their electric utility bill

For more information:
https://www.nyserda.ny.gov/MPP-Existing-Buildings

1 Source energy refers to energy consumed at the building’s location as well all transmission, delivery, and production losses. For example, a building may have lower site energy due to switching from natural gas to electric resistance heating, but this will increase source energy.
2 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>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Incentive Type</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 NYSENDA RTEM Qualified Vendor.

For more information:
https://www.nyserda.ny.gov/All-Programs/Programs/Real-Time-Energy-Management
NY-Sun Incentive and Multifamily Affordable Housing Adder

The New York State Energy Research and Development Authority (NYSERDA) provides financial incentives through the NY-Sun Incentive Program 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)\(^1\)
- Incentive levels decline as more projects enter the program
- 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 50kW of a project, and capacity above 50kW will receive the applicable Nonresidential incentive
- Please review the Con Ed Dashboard and the Upstate Dashboard on the NY-Sun website for current Nonresidential incentive levels.

**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\(^3\)
  - Community solar projects with offsite customers must meet additional criteria
- Accepted through December 31, 2025

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

\(^1\) For full details of the guidelines and rules, please review the Con Ed Program Manual and the Upstate and Long Island Program Manual in the Resources for Contractors webpage of the NY-Sun website.

\(^2\) Nonresidential incentive as of November 1, 2019. Please review the Con Ed Dashboard and the Upstate Dashboard on the NY-Sun website for current Nonresidential incentive levels.

\(^3\) Multifamily Affordable Housing Adder Eligibility Criteria is available in the Project Application Guidance section of the Resources for Contractors webpage.
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 $5,500 per residence

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 are eligible if 66% of the dwelling units in the building (50% if fewer than 5 units) house tenants with incomes at or below 60% of the New York State’s Area Median Income
- 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 are accepted from renters, homeowners, and rental property owners

For more Information
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>Steam traps, where installation is feasible</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>Heat Recovery Units</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: $5,000 - $25,000
• Environmental clean-up: $35,000 - $50,000
• 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
New York City Energy Efficiency Corporation (NYCEEC)

NYCEEC Financing Solutions

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

NYCEEC is also an approved EnergizeNY PACE lender in New York State.

Incentive Loans

Incentive Details

- Current rate discounts for affordable multifamily properties at a rate of 6.25% to 7.00%
  - Current pricing found online at https://nyceec.com/pricing/
- Loan to cost: up to 100% of project costs for qualifying LMI properties
- Loan size: $100,000 - $2,500,000
  - Larger projects considered on case-by-case basis.
- Term: 3 to 10 years

Eligibility Requirements

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

- Multi-family buildings (5+ units; both affordable and market-rate)
- Commercial, office and industrial
- Institutions such as hospitals and healthcare facilities, colleges, universities and K-12 schools
- Non-profit and religious facilities

For more information

www.nyceec.com
Pre-development Loan Fund for NYC HPD’s Green Housing Preservation Program (GHPP)

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 pre-development loans for HPD’s GHPP

Incentive Details
• NYCEEC pre-development loans for building owners to access funding for due diligence prior to construction loan closing, and to facilitate participation in HPD’s GHPP
• Simple application process
• Loan size: up to $40,000
• Term: up to 18 months

<table>
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<tr>
<th>Loan amount</th>
<th>Fees &amp; interest rate</th>
<th>Green physical needs assessment</th>
<th>Other HPD GHPP requirements</th>
<th>Private lender requirements</th>
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</thead>
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</tbody>
</table>

Eligibility Requirements

Eligible expenses include green physical needs assessment, property appraisals and surveys, lead and asbestos testing and engineering studies

For more information
https://www.nyceec.com/ghpp/
https://www1.nyc.gov/site/hpd/services-and-information/green-housing-preservation-program-ghpp.page
Additional Resources

Con Edison Energy Survey
Con Edison authorized contractor can provide a free energy assessment and suggest ways to make lighting and refrigeration more efficient. Con Edison will pay up to 70 percent of the cost for energy improvements. Owners of affordable, multifamily housing can receive a no-cost building survey or custom measure assessment. ConEd requires a deposit up front, which is reimbursed upon completion of any of the recommended measures. Market-rate multifamily housing can access the building survey for a $250 fee.

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.

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.nyserda.ny.gov/Contractors/Find-a-Contractor/Community-Energy-Resource