



Funding and Incentive Resources

For New York City Affordable Multifamily Housing Energy Efficiency and Conservation Improvements

FOREWORD

Affordable housing owners in New York City can take advantage of a diverse array of programs to improve the energy efficiency of their properties. These programs provide grants, loans, tax credits, and other incentives to facilitate efficiency upgrades. Enterprise Community Partners, Inc. created a guide to inform developers of available financing programs.

Note: Enterprise Community Partners, Inc. does not administer these programs. **All programs are subject to change. Information is current as of 3/1/16.**

About Enterprise Community Partners, Inc.

Enterprise works with partners nationwide to build opportunity. We create and advocate for affordable homes in thriving communities linked to jobs, good schools, health care and transportation. We lend funds, finance development, manage and build affordable housing, while shaping new strategies, solutions and policy. For more than 30 years, Enterprise has created 340,000 homes, invested nearly \$18.6 billion and touched millions of lives. Since our New York office opened in 1987, we have created or preserved more than 49,000 affordable homes for 114,000 residents, and have committed over \$2.9 billion in equity, grants, and loans to community development projects.

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Green Housing Preservation Program

Provides forgivable, no-interest loans for energy efficiency and water conservation improvements, as well as low-interest loans for moderate rehabilitation of small- to mid-sized multifamily buildings (less than 50,000 square feet).

Award Type

Loan

Award Amounts

- For energy and water conservation: up to \$8,500 per unit for 5-20 unit buildings; up to \$6,500 per unit for 20+ unit buildings. Interest rate: 0% and Min. loan term: 15 years
- For moderate rehabilitation: up to \$8,500 per unit for 5-20 unit buildings; up to \$6,500 per unit for 20+ unit buildings. Interest rate: 1% and Min loan term: 30 years
- HPD will also cover the cost of the Green Physical Needs Assessment, up to \$5,000 per project plus up to \$250 per unit for the first 20 units and up to \$125 unit for the remaining units

Eligibility Requirements

- Multiple dwellings below 50,000 square feet containing at least 5 units that require energy efficiency and water conservation improvements.
- Properties with moderate rehabilitation needs are also eligible.

For more information

www1.nyc.gov/assets/hpd/downloads/pdf/GHPPTermSheetUpdate_6_15.pdf

Primary Prevention Program (Lead-Based Paint Treatment)

Offers forgivable loans for lead treatment to owners of buildings constructed prior to 1960.

Award Type

Loan

Award Amounts

- Grants are dispensed as forgivable loans, valued at between \$5,000 and \$8,000 per apartment.
- Some units may receive up to \$10,000 in conjunction with other moderate rehabilitation work.

Eligibility Requirements

- Buildings must be constructed prior to 1960 and have lead-based paint that is not intact as determined by lead risk assessments performed by the Program inspectors.
- Buildings must be occupied by low or very low income households.
- Preference is given to units housing children under six years of age, as well as those housing pregnant mothers, and units which are visited by children at least 60 hours a year.

For more information

www1.nyc.gov/site/hpd/developers/primary-preservation-program-lead-based-paint-treatment.page



Multi-Family Conservation Program

Offers multi-family housing owners the option to elect fixed charge billing if the owner invests in low consumption plumbing hardware and fixtures and cooperates with DEP on other conservation efforts.

Award Type

Cap rate

Award Amounts

The rate for FY 2016 is \$1,004.82 per dwelling unit and \$284.93 for a boarder, roomer or lodger unit.

Eligibility Requirements

- Buildings of 6 units or more with Automated Meter Reading (AMR) device installed.
- Must repair all leaks.
- 70% of fixtures must be low-flow.

For more information

www.nyc.gov/html/dep/html/customer_managers/index.shtml

Green Infrastructure Grant Program

A grant program for owners in combined sewer areas of New York City. DEP will provide funds for the design and construction of the green infrastructure system.

Award Type

Grant (Reimbursement)

Award Amounts

Varies based on costs

Eligibility Requirements

- Eligible projects include blue roofs, rain gardens, green roofs, porous pavement and rainwater harvesting on private property in combined sewer areas.
- Private property owner must be served by a combined sewer/stormwater system.
- Project must be able to manage 1 inch of stormwater runoff from the contributing impervious area.

For more Information

http://www.nyc.gov/html/dep/html/stormwater/nyc_green_infrastructure_grant_program.shtml

Toilet Replacement Program

Offers \$125 vouchers to qualified multifamily property owners to purchase high-efficiency toilets.

Award Type

Voucher

Award Amounts

\$125 per toilet

Eligibility Requirements

- Buildings must have 4 or more units.
- Buildings must have been converted to the Multi-Family Conservation Program flat-rate billing.
- 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 did not participate in DEP Toilet Rebate Program from 1994 – 1997.
- Building must currently contain toilets using more than 1.6 gpf.
- All old toilets that are replaced using the voucher must be returned to the vendor for recycling.

For more information

www1.nyc.gov/nyc-resources/service/2619/toilet-replacement-program

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.

Award Type

Insurance Coverage

Award Amounts

Removes responsibility for maintenance costs on sewer line

Eligibility Requirements

- Payment of \$4.49 per month is required for water line protection and \$8.47 per month for sewer line protection.
- Building must be metered with wireless meter-reading device installed.
- Owner must be current on DEP charges or payment agreement.
- Building must be equipped with a single service line that is 2" or less in diameter.

For more information

www.nyc.gov/html/dep/html/service_line_protection/index.shtml

Advanced Submetering Program

Supports the conversion of multifamily building systems with master meters to advanced submeters, through which every unit becomes metered and residents pay for the energy they use in their individual units.

Award Type

Incentive

Award Amounts

- Advanced submeters: \$250 per meter, up to 50% cost of the system
- Master meter: \$1,500 per master meter
- Energy Star refrigerator: \$250 each
- In-unit permanent fixture lighting: \$25

Eligibility Requirements

The program is available to master-metered multifamily properties with five or more residential units. For a building to be eligible, tenants or unit owners must not be currently paying for their own electric service.

For More Information

www.nyserdan.y.gov/All-Programs/Programs/Submetering-for-Master-Metered-Buildings

Combined Heat and Power (CHP) Performance Program

Promotes the installation of clean, efficient, and commercially available Combined Heat and Power (CHP) systems.

Award Type:

Incentive

Award Amounts

- Electricity generation: \$0.10 /kWh
- Peak demand reduction: \$750 /kW

Eligibility Requirements

New systems must have:

- An installed capacity of 1.3 MW.
- A commercially available gas-fired reciprocating engine(s) or turbine-based technologies that result in an electrical peak demand reduction during the summer capability period.
- Meet other requirements related to NOx emission rates.
- Have the ability to operate during a grid outage.
- If in a flood zone, critical components of the CHP system must be located above flood level.

For more information:

www.nyserdan.y.gov/All-Programs/Programs/Combined-Heat-and-Power-Performance-Program

NYSERDA, continued....

Home Performance with ENERGY STAR Low-Rise

Offers a comprehensive, whole-house approach to improving energy efficiency and comfort of buildings while helping to lower energy bills. Multi-unit dwellings with income-qualified tenants are eligible for higher incentives to make energy improvements.

Award Type

Incentive

Award Amounts

- 20% discount on the cost of eligible energy efficiency improvements, up to \$1,200 per unit.
- Building owners with income eligible tenants can receive a 30% discount on the cost of eligible energy efficiency improvements up to \$1,800 per unit. (*Income eligible is defined as twenty-five percent of the units must have a calculated household income of no more than 80 percent of the State Median Income.*)

Eligibility Requirements

- Buildings with 3 stories or less, 5-8 units
- Buildings with 8+ units and with more than 3 stories may also be eligible depending on construction type.
- Able to be served by residential scale heating equipment with a maximum rating of 300,000 BTUs.

For more information:

www.nyserdera.ny.gov/All-Programs/Programs/Home-Performance-ENERGY-STAR-Low-Rise

Multifamily Performance Program for Existing Buildings and New Construction

Offers support to owners, facility managers, building developers, and condo/co-op boards of multifamily buildings who want to make their new and existing buildings more energy-efficient. **Note: Program is currently suspended at date of publication. It is expected to be reinstated later in 2016.**

Award Type

Incentive

Award Amounts

For existing buildings:

- Base Incentive - \$450/unit for affordable housing buildings; \$100/unit for market rate buildings
- 20% - 22% energy reduction; \$200/unit
- 23% - 25% energy reduction; \$250/unit
- 26% - 28% energy reduction; \$300/unit
- 29%+ energy reduction; \$350/unit

For new construction:

- Performance and Prescriptive Incentive - \$900/unit for affordable; \$450/unit for market rate buildings

Eligibility Requirements

- Buildings must have 5 or more units.
- At least 50% of the buildings gross heated footage must be residential space.
- Building cannot receive utility programs' incentives or rebates or have received such funds in the last 12 months.

For more information:

www.nyserdera.ny.gov/All-Programs/Programs/MPP-Existing-Buildings

www.nyserdera.ny.gov/All-Programs/Programs/MPP-New-Construction

Demand Management Program

Supports Con Edison customers making building improvements that increase use of high-performing energy measures and reduce demand on the electric system during times of high usage.

Award Type

Incentive

Award Amounts

- Thermal storage: \$2,600/kW
- Battery storage: \$2,100/kW
- Demand Response Enablement: \$800/kW
- HVAC/Controls/Process Efficiency: \$.16/kWh + \$1,250/kW
- Lighting: \$0.16/kWh + \$800/kW
- Fuel switching to non-electric A/C: \$500 - \$1,000/ kW

Eligibility Requirements

- Must be a ConEd customer.
- Proposed project or portfolio has a combined peak demand reduction of 50 kW or greater.
- Baseline conditions must be verified by pre-installation inspection and technical review prior to any equipment changes.

For more information

www.nyserdera.ny.gov/All-Programs/Programs/Demand-Management-Program

EmPower New York

*Offers no-cost energy efficiency services such as insulation, air sealing, energy efficient light bulbs, and replacement of an inefficient refrigerator and freezer to low-income **homeowners and renters**. Includes free health, efficiency and safety checks of smoke detectors, appliances, and building systems.*

Award Type

Incentive (provided to homeowner or renter)

Award Amounts

100% of costs and equipment

Eligibility Requirements

- Buildings must have fewer than 100 units.
- Household income must be below 60% percent of state median income.
- Must be a customers of Central Hudson, Con Edison, National Fuel, National Grid, NYSEG, Orange and Rockland, Rochester Gas & Electric, Rochester Gas & Electric or heat with oil, propane or kerosene.
- Tenants or homeowners must be responsible for paying electric or gas bills.

For more information

www.nyserdera.ny.gov/All-Programs/Programs/EmPower-New-York



Weatherization Assistance Program (WAP)

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

Award Type

Subsidized upgrade

Award Amounts

Installation value of up to \$6,500 per residence

Eligibility Requirements

- Dwellings 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) are income-eligible.
- Priority is given to households with senior citizens, families with children, and persons with disabilities.

For more information

<http://www.nyshcr.org/programs/weatherizationassistance/>



Consolidated Edison (ConEd)

Multifamily Energy Efficiency Program (MEEP)

Provides both free, direct-install measures such as lightbulbs and smart strips for units, and rebates for more comprehensive common-area equipment, such as HVAC upgrades and building management systems.

Award Type

Rebate

Award Amounts

- Free energy survey
- ConEd will cover up to 50% of total project costs

Eligibility Requirements

- Buildings must have 5-75 units.
- Must be a ConEd customer.

For more information

www.coned.com/energyefficiency/residential_multifamily.asp

Incentives for Multifamily Buildings

Offers both a free, direct-install program that offers in-unit measures such as faucet aerators and low-flow shower heads, and additional rebates for larger measures such as new, efficient boilers.

Award Type

Reimbursement

Award Amounts

Set reimbursements for each installed measure

Eligibility Requirements

- Buildings must have 5-75 units.
- Must be a National Grid customer.
- Building must be on a firm gas heating rate.

For More Information

www2.nationalgridus.com/multifamilyNYsave.jsp?WT.mc_id=multifamilyNYsave



NYC Energy Efficiency Corporation (NYCEEC)

Clean Energy Financing Solutions

NYCEEC finances projects that reduce energy use or greenhouse gases, including: energy efficiency, fuel conversions, cogeneration, renewables, and demand management.

Award Type

Loans

Award Amounts

- Indicative rates: 6-7.5%
- Loan to cost: up to 100% of project costs
- Loan size: minimum \$50,000; maximum \$6,000,000
- Term: 3 to 10 years

Eligibility Requirements

NYCEEC provides loans for buildings located within New York City and its environs. Building types include:

- Commercial, office and industrial (including retail)
- Multi-family (5+ units)
- Institutions such as hospitals and healthcare facilities, colleges, universities and K-12 schools
- Non-profit and religious facilities

For more information

www.nyceec.com

Program for Energy Retrofit Loans (PERL)



A partnership between NYC Housing Development Corporation (HDC) and NYCEEC to facilitate energy improvements and clean heat conversions.

Award Type

Loan

Award Amounts

Up to 95% of the total hard and soft costs

Eligibility Requirements

- HDC must hold first mortgage and/or property is participating in an HPD program.
- Owner pays a 0.5% - 1.0% origination fee.
- The majority of the loan proceeds (>50%) must be used for energy efficiency measures.
- Property meets or exceeds minimum historical Debt Service Coverage ratio.
- Good standing with HDC and HPD with no defaults or delinquencies in the past 3 year.
- Demonstrated potential for at least 15% energy savings.
- Heat and hot water payments are made by the building owner.

For more information

www.nychdc.com/content/pdf/Developers/PERL%20Term%20Sheets.pdf

Additional Funding Resources

CUNY NY Solar Smart Multifamily Solar Guide

A guide for multifamily building owners that explains the benefits of solar photovoltaics (PV), installation requirements, and explores financing options.

<http://www.cuny.edu/about/resources/sustainability/solar-america/installerresources/MultifamilyResourcesFinalFinal.pdf>

Department of Energy's Guide to Federal Financing for Energy Efficiency and Clean Energy Development

A resource guide that lists the various federal financing programs for energy-efficient buildings.

<http://energy.gov/eere/slsc/downloads/guide-federal-financing-energy-efficiency-and-clean-energy-deployment>

ENERGY STAR Rebate Finder

Enter your ZIP code and 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 assembled several tools to help multifamily housing owners increase their 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.

<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/tools-and-services/ready-to-respond>

Enterprise Green Communities, 2015 Criteria

Enterprise's Green Communities program is the only national, green building criteria designed specifically for affordable, multi-family housing. The criteria balance the goals of green building -- energy efficiency, water conservation, healthy building materials and integrative design -- with cost effectiveness and simplicity. 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.

<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria>

Resources, continued....

Environmental Defense Fund Climate Corps

EDF Climate Corps selects and trains graduate students to help organizations by providing them with detailed energy management recommendations. They examine an organization's energy metrics, operations, management and goals, and present a final report of recommendations, ROI and actionable next steps. Organizations apply in February and receive fellows for the summer. Some non-profit and government organizations may receive funding.

<http://edfclimatecorps.org/>

New York City Office of Environmental Remediation (OER)

Has a number of programs that help developers cover costs related to brownfield (light to moderate levels of contamination) planning and redevelopment: The Voluntary Cleanup Program—which helps expedite the environmental remediation process—and NYC Brownfield Incentive Program (BIG)—which provides grants for pre-development design and environmental investigation—as well as technical assistance for not-for-profit developers. OER's newest programs include JumpStart—which provides grants to developers undertaking the State's brownfield program and community planning and technical assistance grant for non-profits focused on brownfield redevelopment.

<http://www.nyc.gov/html/oer/html/home/home.shtml>

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/>

New York Multifamily Solar Guide

A resource for residents, board members, property managers, and other multifamily building stakeholders who are interested in pursuing solar PV so that they can understand the benefits of solar, what is required to install solar, and the steps to moving forward.

http://www.cuny.edu/about/resources/sustainability/solar-america/installer-resources/Multifamily_Resources_Final_Final.pdf

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.

<http://www.nyserda.ny.gov/Contractors/Find-a-Contractor/Community-Energy-Resource>