

NYSERDA's Multifamily Performance Program



Existing Buildings Component



New Construction Component

CNYC's 30th Annual Housing Conference
November 14th, 2010

Michael Colgrove
NYSERDA

NYSERDA

- New York State Energy Research & Development Authority
- Established in 1975
- Administering energy efficiency & clean energy programs since the 90's
- Commercial, Industrial, and Residential programs
- Programs funded primarily through rate payer funds

WHY SHOULD REDUCING ENERGY USAGE IN YOUR BUILDING BE IMPORTANT TO YOU ?

- Reduced energy costs
- Reduced operations & maintenance costs
- Preserving the affordability of housing for residents
- Resident comfort
- Compliance with NYC's Greener Greater Buildings legislation

MULTIFAMILY PERFORMANCE PROGRAM

- Launched May 2007, MPP V4 September 2010
- One-Stop Program for all 5+ unit buildings
- 15% Source Energy Use Reduction Target
- Fixed Knowable Incentives
- Participant works with approved energy consultant or “Partner”
- Thermodynamic model to predict savings
- Buildings on a firm gas utility rate

MPP PROCESS

PLAN

- Select and hire a Multifamily Performance Partner
- Submit application and signed Terms and Agreement
- Attend a Scoping Session with NYSERDA Project Manager
- Review and approve Energy Reduction Plan prepared by Partner

INSTALL

- 50% Completion Inspection
- Substantial Completion Inspection

MEASURE

- Post construction benchmarking

MPP INCENTIVE LEVELS: EXISTING BUILDINGS

Plan

Incentive Schedule		
	AFFORDABLE HOUSING	MARKET-RATE HOUSING
PAYMENT #1		
Base Incentive (projects up to 30 units)	\$5,000 / project	\$2,500 / project
Base Incentive (projects from 31-500 units)	\$10,000 / project	\$5,000 / project
Incremental Incentive	\$20 / unit (over 100 units)	\$10 / unit (over 100 units)
Incentive payable upon of the Energy Reduction Plan and associated documents, which must include documentation that the building has been benchmarked using the NYSERDA Benchmarking Tool. The list of required documents and additional information is located in Program Guidelines Section 3.		
PAYMENT #2		
	\$300 / unit	
Incentive payable at 50% construction complete, based upon a successful Program inspection. The list of required documents and additional information is located in Program Guidelines Section 4.		
PAYMENT #3		
	\$300 / unit	
Incentive payable at substantial completion of construction, based upon a successful Program inspection, performance testing (as applicable), and verification of active utility accounts. The list of required documents and additional information is located in Program Guidelines Section 4.		

Install

Measure

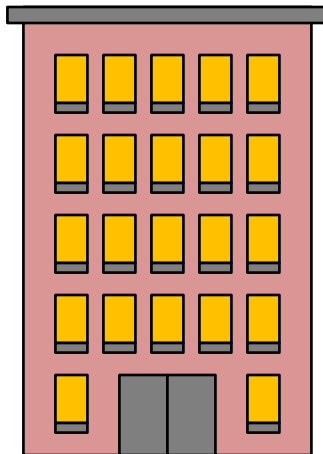
AFFORDABLE HOUSING CRITERIA

At least 25% of units must qualify as affordable to households 80% or less of Area Median Income (AMI) or State Median Income (SMI).

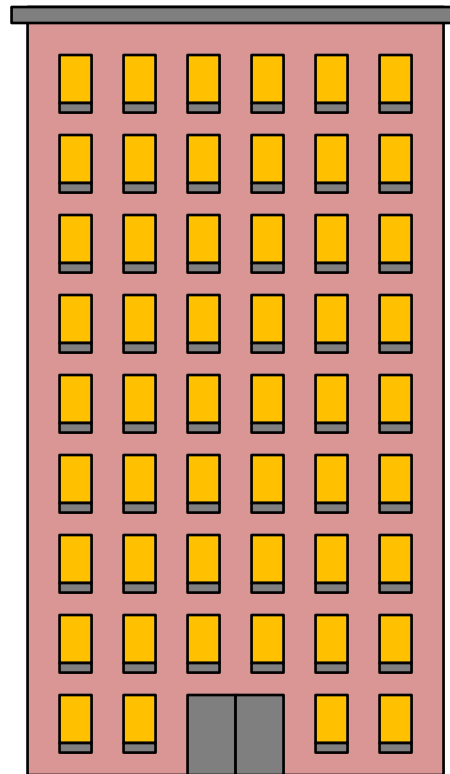
Eligibility Proxy	Details	Type of Documentation
1. HUD-Regulated Affordable Housing	Properties that receive one of the following subsidies from HUD are defined as low-income: <ul style="list-style-type: none"> • Section 8 Contract • Section 236 • Section 202 • Section 811 • Public Housing Authorities 	Provide a copy of the HUD contract or contract award notice.
2. DHCR-Regulated Affordable Housing	Buildings with subsidized mortgages or contracts that place them under the regulatory control of DHCR may be defined as low-income.	Provide a copy of DHCR contract or contract award notice.
3. Low Income Housing Tax Credits	Properties that receive tax credits for at least 50% of its units are defined as low-income.	Submit a copy of tax credit award notice from DHCR or HPD.
4. HPD-Regulated Affordable Housing (or other local housing agency)	Properties with loans, mortgages, or deeds of purchase (HDFC incorporation) from HPD or other local housing agencies may be defined as low-income.	Provide documentation of current mortgage, loan closing, HDFC incorporation, or deeds.
5. SONYMA mortgage insurance	Properties subsidized for low- to moderate-income multi-family residents with SONYMA subsidized financing through the HFA are defined as low-income.	Provide a copy of loan closing/mortgage insurance award documents.
6. Participation in the Weatherization Assistance Program	Properties that have fulfilled the eligibility requirements for the Weatherization Assistance Program are defined as low-income.	Provide a copy of a letter from the Weatherization Agency confirming the project's income eligibility.
7. Participation in HFA's 80/20 Program	Properties that have been accepted into the Housing Finance Agency's 80/20 Program are defined as low-income.	Provide a copy of the award letter or HFA contract documents.
8. Participation in HDC's 80/20 or Mixed Income Programs	Properties that have been accepted into the New York City Housing Development Corporation's 80/20 Program or Mixed Income Program are defined as low-income.	Provide a copy of the award letter or HDC contract documents.

MULTIFAMILY PROGRAM OPTIONS

< 76 Units
NYSERDA
or
Con Edison



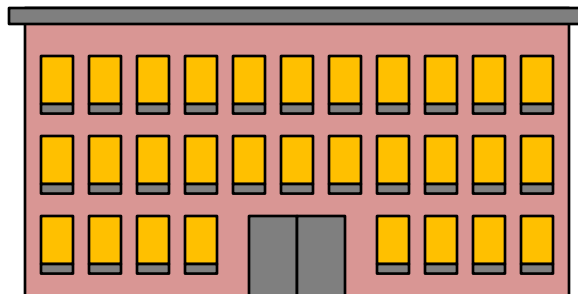
75 + Units
NYSERDA



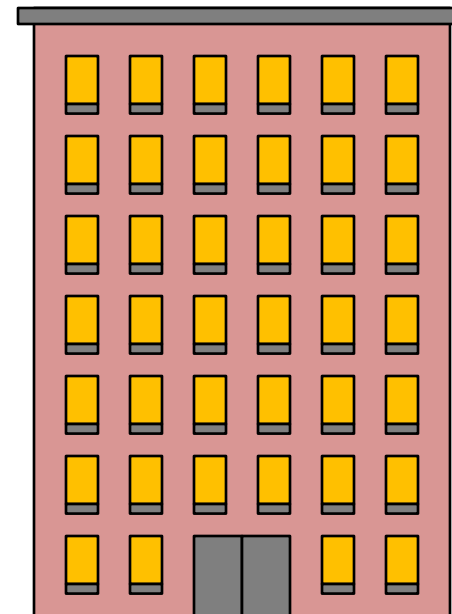
Note that
buildings
CANNOT get
incentives from
both NYSEDA
and their utility.

MULTIFAMILY PROGRAM OPTIONS

< 4 Stories
Home Performance
with ENERGY STAR



4 + Stories
MPP



The screenshot shows a Windows Internet Explorer browser window. The address bar displays the URL: <http://getenergysmart.org/MultiFamilyHomes/ExistingBuilding/BuildingOwner.aspx>. The browser's title bar reads "Make Your Multifamily Building More Efficient - Windows Internet Explorer".

The website content includes a header for "NEW YORK STATE" with a map outline and a row of images (Statue of Liberty, a person skiing, a group of people, and a waterfall). Below this is the NYSERDA logo with the tagline "Energy. Innovation. Solutions." and the name "David A. Paterson, Governor".

The main navigation menu on the left lists several categories, with "Existing Buildings" and "Overview" circled in red. The main content area is titled "Make Your Multifamily Building More Efficient" and features a large image of a skyscraper. The text describes the New York Energy Smart Multifamily Performance Program and lists benefits of participating in the program, with "By participating in the" circled in red. A list of benefits includes:

- Improve the value of your building
- Provide tenants with a comfortable and affordable living environment
- Save thousands on annual energy costs

On the right side of the page, there is a "SEARCH" box, "ENERGY SAVING TIPS" (with a tip about fireplace dampers), and "LITERATURE" links including "Step-by-step Guide" and "What to Expect From Your Performance Partner".

How to Participate in the Multifamily Performance Program - Windows Internet Explorer


http://getenergysmart.org/MultiFamilyHomes/ExistingBuilding/BuildingOwner/Participate.aspx

Contribute Edit in Contribute Post to Blog

10018 Weather Forecast an... ADP ezLaborManager - My ... Suggested Sites Web Slice Gallery

How to Participate in the Multifamily Performance Pro...

NEW YORK STATE



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- Single Family Homes (1-4 Units)
- Multifamily (5+ Units)
 - New Construction
 - Existing Buildings
 - Building Owner/Manager
 - Overview
 - Eligibility
 - Financing
 - How to Participate**
 - Performance Partner
 - Renters
 - Find a Partner
 - Energy Efficient Products
 - Advanced Technologies
 - Energy Education

Home : Multifamily (5+ Units) : Existing Buildings : Building Owner/Manager : How to Participate

How to Participate in the Multifamily Performance Program

1. **Select a Partner** to assist with your **project**. [Click here](#) for a guide on how to select a partner.
2. With your selected Partners assistance, you will need to collect information for the following documents;
 - [Project Info Form](#)
 - [Terms & Conditions](#)
 - [W-9](#)
3. Your application information, Terms and Conditions document, and any other relevant documentation will be submitted to NYSERDA electronically by your selected partner.
4. Your application will be reviewed. You will be notified if your submission is incomplete or what the next steps will be for your project.

SEARCH

Search

ENERGY SAVING TIPS

When the fireplace is not in use, keep the flue damper tightly closed.

[For More Tips...](#)

Resource Locator Map - Windows Internet Explorer

http://getenergysmart.org/Resources/FindPartner.aspx?t=5

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Resource Locator Map

NEW YORK STATE

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Single Family Homes (1-4 Units)

Multifamily (5+ Units)

Energy Efficient Products

Advanced Technologies

Energy Education

Community Outreach

Low Income

Clean Energy Training

Green Building Stakeholders

Resources

Energy Saving Tips

Events

Find a Partner

CFL Recycling Centers

ENERGY STAR® Builders

ENERGY STAR® Retailers

Home Energy Raters

Home Performance Contractors

Multifamily Existing Buildings Program

Multifamily New Construction Program

Local Program Representative

Press Releases

Success Stories

Home : Resources

Please answer the following questions about your project. should you choose not to answer these questions, the list of Partners serving your county will include ALL Partners serving ALL building types

(1) How many units (apartments) does your project have (add up all units, if more than one building in your project)?

(2) Is this an affordable housing building or a market-rate building (see Application for the definition of affordable housing)?

Affordable Housing

Market-rate Housing

(3) What is the ownership structure of this project?

Rental - for-profit ownership

Rental - non-profit ownership

Co-op

Condo

(4) Will your project contain any commercial space, e.g retail stores, restaurants, office spaces, delis/grocery stores, laundry facilities, daycare centers, etc. that you are interested in making energy efficient (this does NOT include any systems that also provide heating, hot water, ventilation, or other services to the residential portion of the building)?

Yes

No

[Skip Questions](#)

Resource Locator Map - Windows Internet Explorer

http://getenergysmart.org/Resources/FindPartner.aspx?t=5

NEW YORK STATE

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David A. Paterson, Governor

Home : Resources

Multifamily Existing Buildings Program for KINGS COUNTY NYC - EAST REGION

Susan Dee Associates
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sdassociates@nycap.rr.com
Phone: 518-768-2940
Fax: 518-768-2158
13 Slingerlands Ave
Box 291
Clarksville, NY 12041

Energy & Water Conservation Services, Inc.
www.enawac.com
David Hepinstall
dkh@enawac.com
Phone: 212-279-3903
Fax: 212-279-5306
505 Eighth Avenue
Suite 1801
New York, NY 10018

Performance Systems Development
www.psdconsulting.com
Greg Thomas
gthomas@psdconsulting.com
Phone: 607-277-6240
Fax: 607-277-6224
124 Brindley Street
Suite 4
Ithaca, NY 14850

Community Environmental Center
www.cecenter.org
Alvin Pettway
apettway@cecenter.org
Phone: (718) 784-1444 x104

Single Family Homes (1-4 Units)
Multifamily (5+ Units)
Energy Efficient Products
Advanced Technologies
Energy Education
Community Outreach
Low Income
Clean Energy Training
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ENERGY STAR® Retailers
Home Energy Raters
Home Performance Contractors
Multifamily Existing Buildings Program
Multifamily New Construction Program
Local Program Representative
Press Releases
Success Stories
Training
TV and Radio

BUSINESS PARTNER LOG IN

User Name:
Password:
 Remember me on this computer.

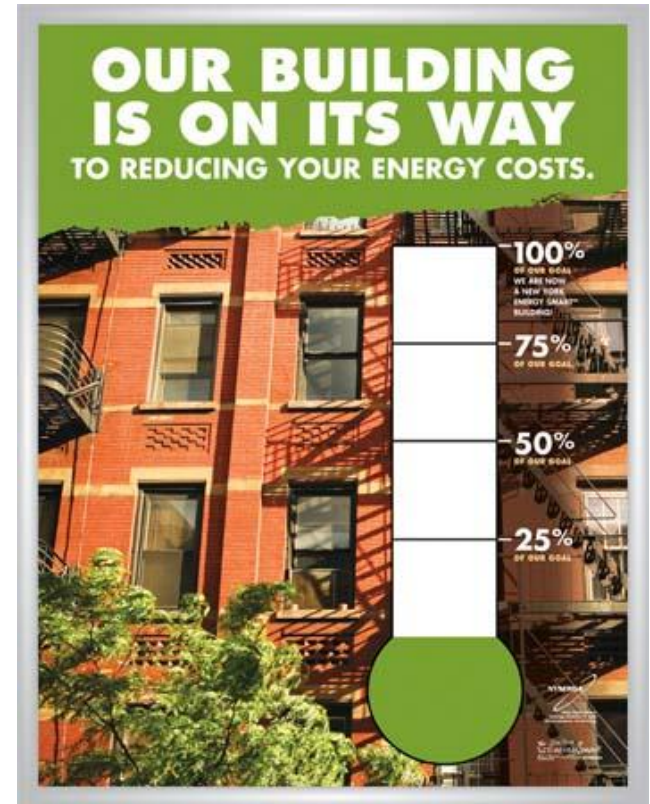
SCOPING SESSION

- Onsite meeting with NYSERDA Project Manager, owner, and Partner to discuss the Program, the building, and to answer any questions.
- Tour the building, identify opportunities and confirm the application.
- Document results of visit to assist in ERP review.
- Successful scoping session will result in the pre-encumbrance of the project's incentives

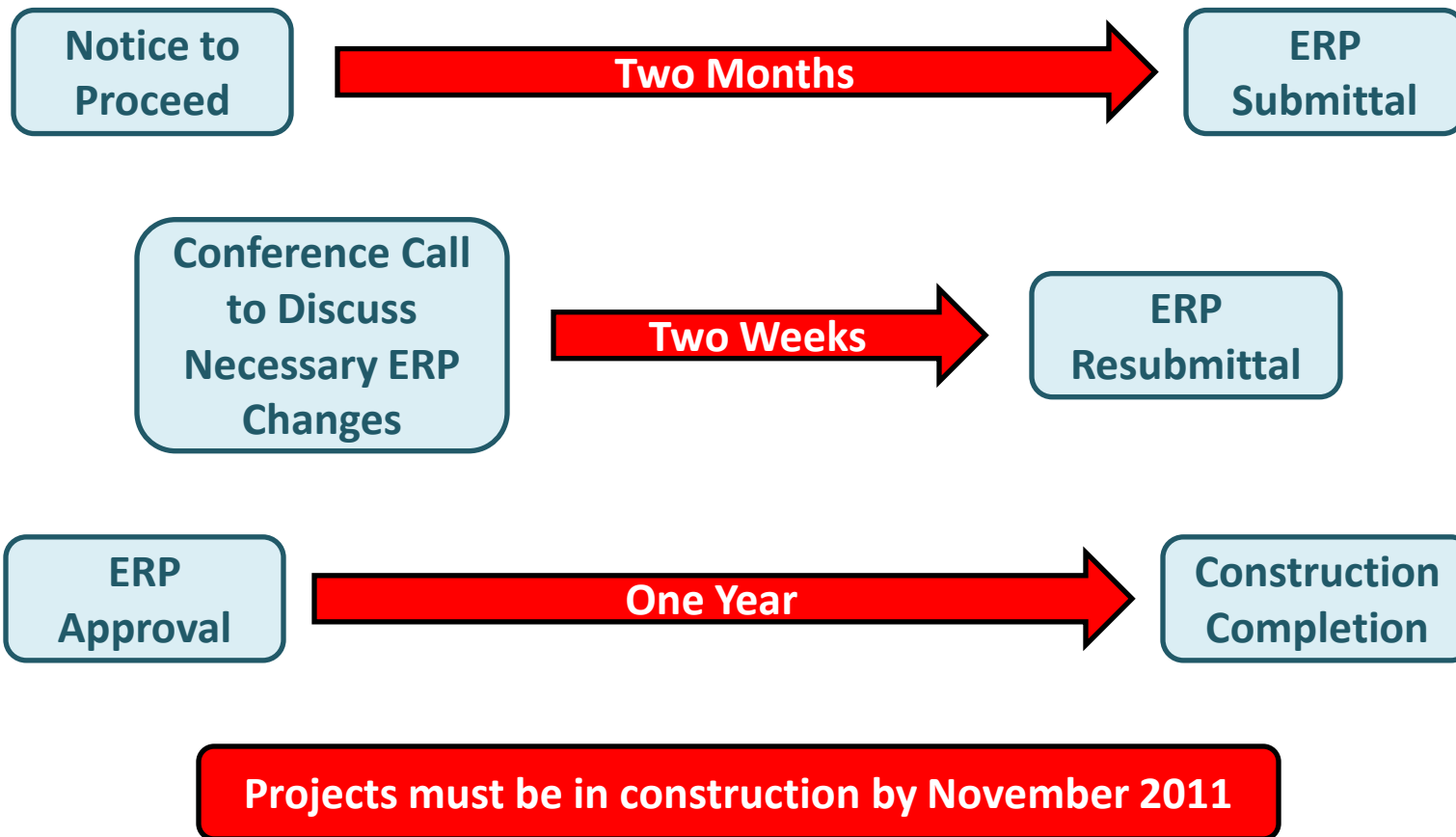
PROGRAM MATERIALS

Performance Indicator

- Buildings that engage the Program will receive a display for their building indicating their participation and outlining their energy reduction target.
- A project-specific brochure communicates what the building is doing to the residents.



IMPORTANT DEADLINES



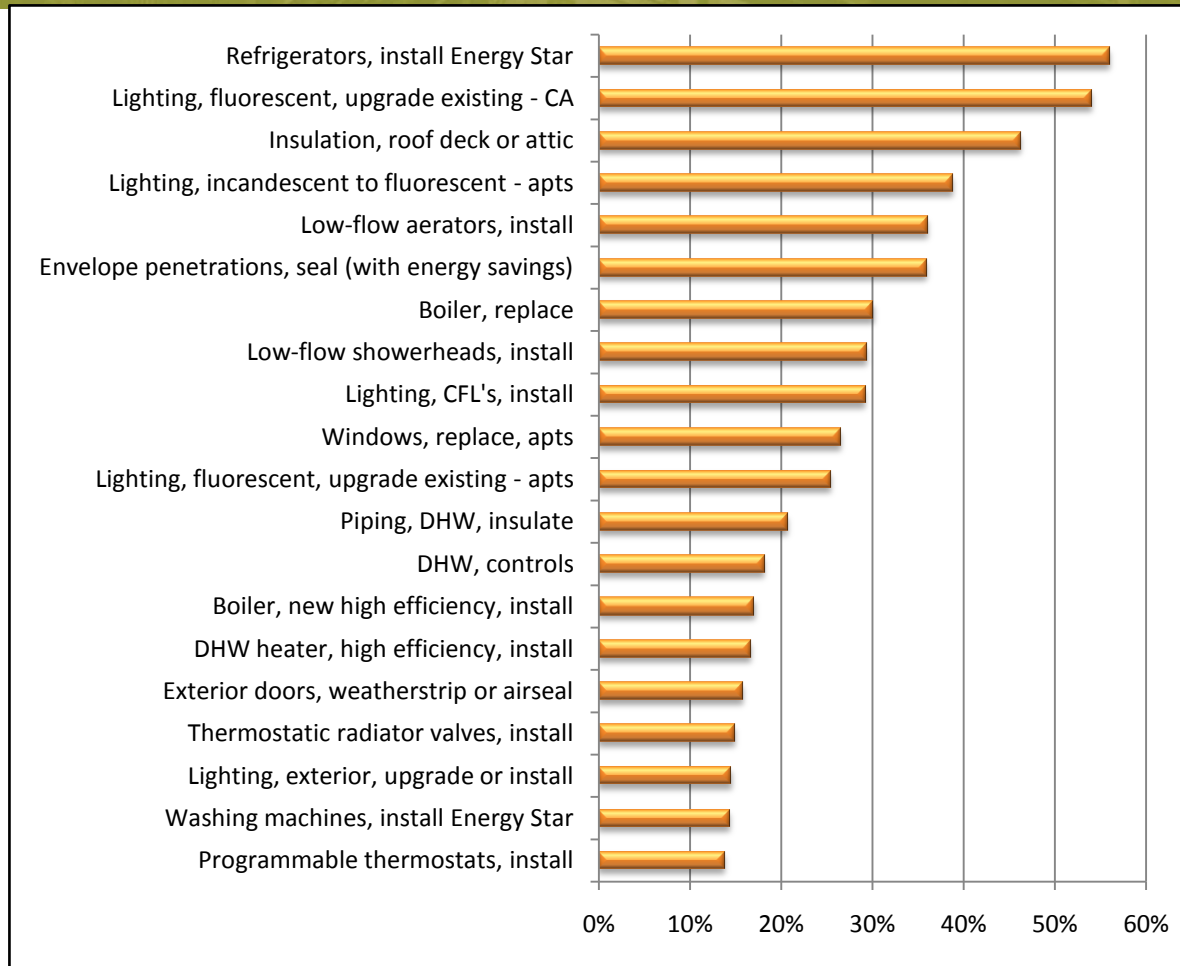
PROGRAM RECOGNITION

New York Energy \$mart Label

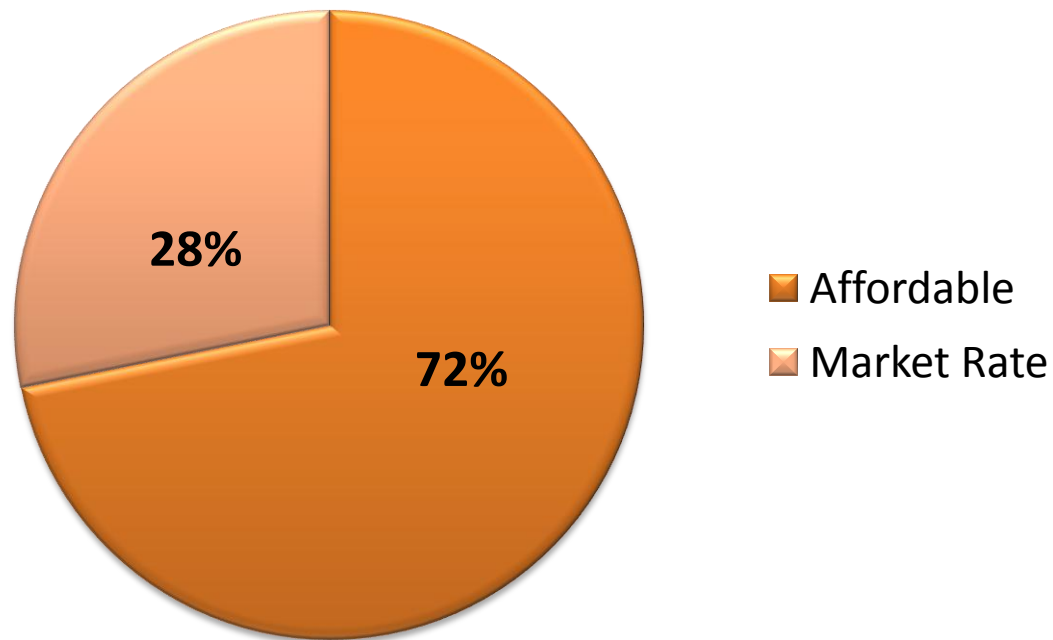
- Buildings that successfully achieve their target will be designated a “New York Energy \$mart Building”.
- Those buildings will receive a plaque and banner to promote their achievement.



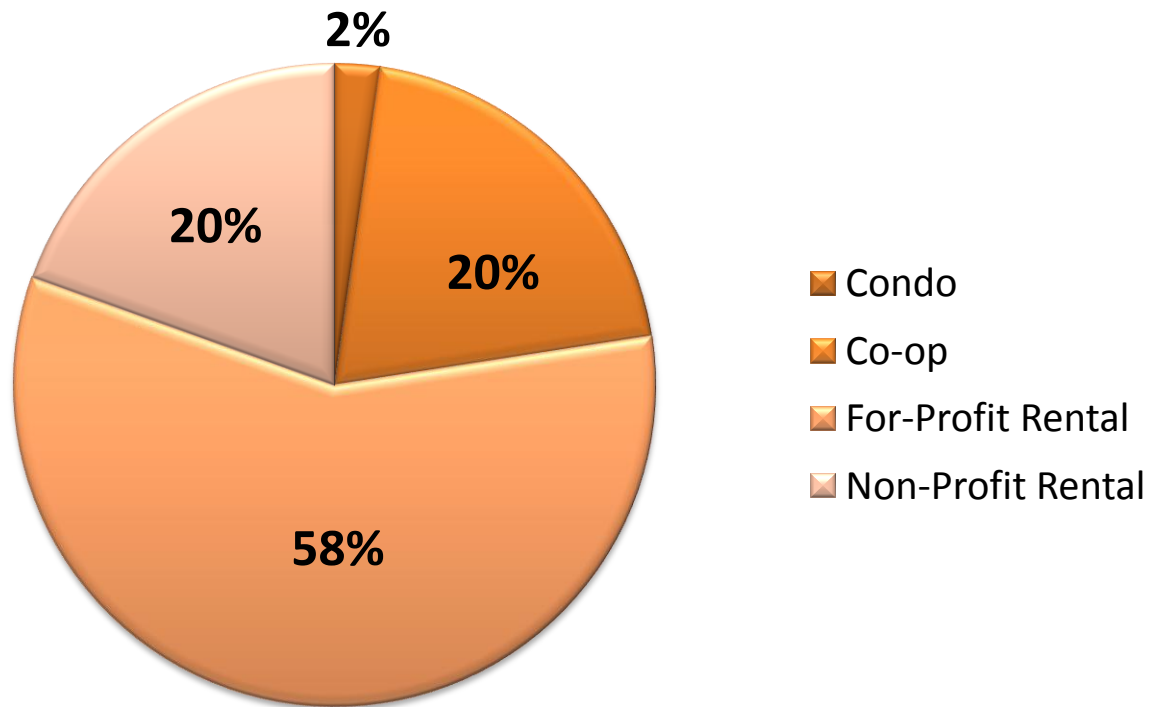
MOST RECOMMENDED MEASURES: EXISTING BUILDINGS



AFFORDABILITY: EXISTING BUILDINGS



OWNERSHIP TYPE: EXISTING BUILDINGS



HOW MUCH ARE PROJECTS SAVING?

25%

MPP New Construction



MPP Incentive Schedule: New Construction

	AFFORDABLE HOUSING	MARKET-RATE HOUSING	
Plan	PAYMENT #1		
	Performance Path	\$20,000	\$15,000
	Prescriptive Path	N/A	N/A
	Payable upon approval of the proposed <u>Energy Reduction Plan</u> and associated documents. The list of required documents and additional information is located in Program Guidelines Section 3. <i>Payment #1 is available for performance path projects only.</i>		
Install	PAYMENT #2	\$1.00/ghsf*	
	Payment upon approval of the Open-Wall Site Inspection. The list of required documents and additional information is located in Program Guidelines Section 3.		
	PAYMENT #3	\$0.50/ghsf* minus 10% retainage	
Payable upon approval of the As-Built <u>Energy Reduction Plan</u> (<i>Performance path projects only</i>) and the As-Built Site Inspection. The list of required documents and additional information is located in Program Guidelines Section 3.			
Measure	PAYMENT #4	10% retainage held from Payment #3	
	Payable upon receipt of the Fuel Release Forms as detailed in the Participation Agreement. The list of required documents and additional information is located in Program Guidelines Section 3.		

Important Deadlines



Project closing must occur prior to July 1, 2011

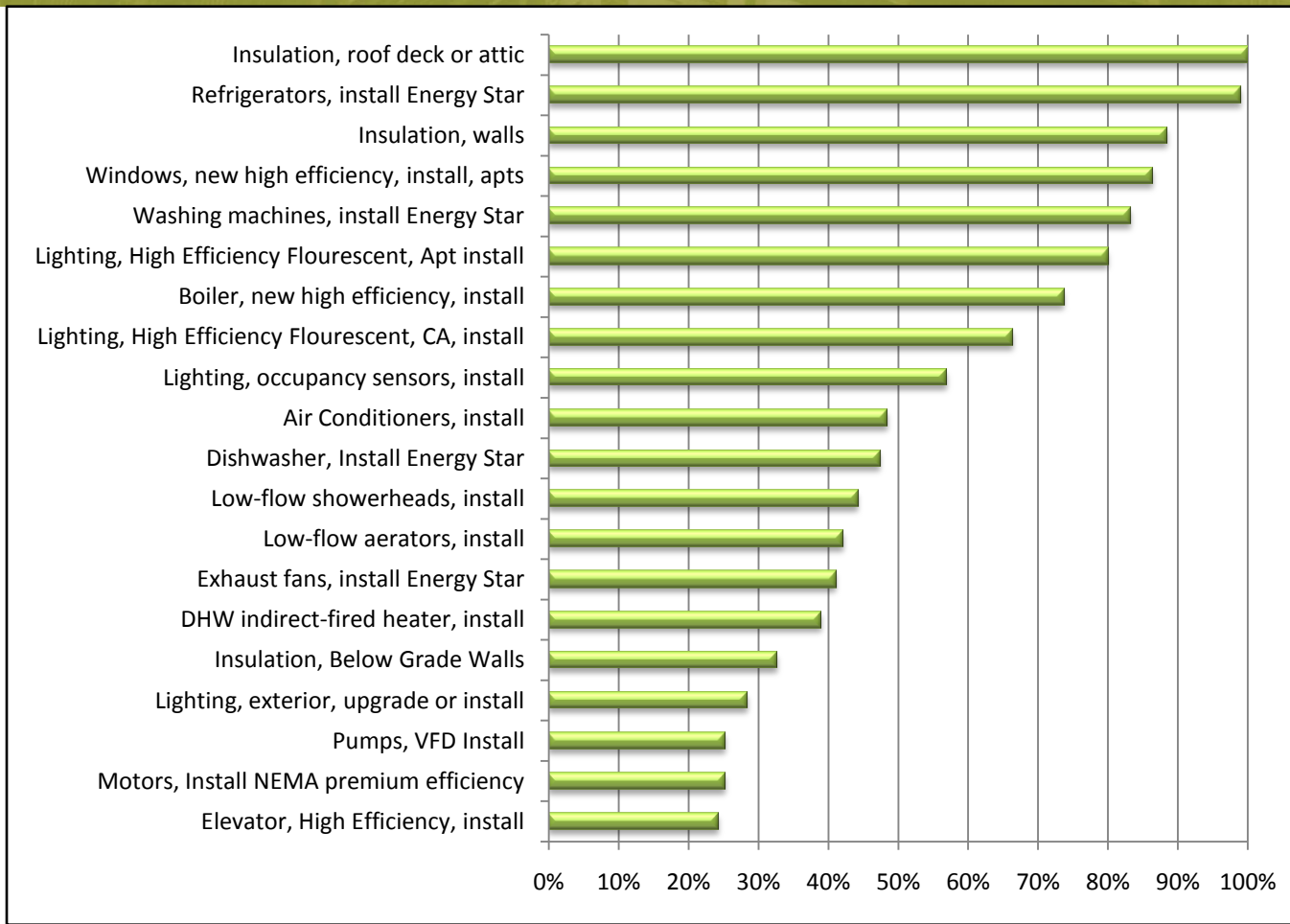
PROGRAM RECOGNITION

ENERGY STAR Label

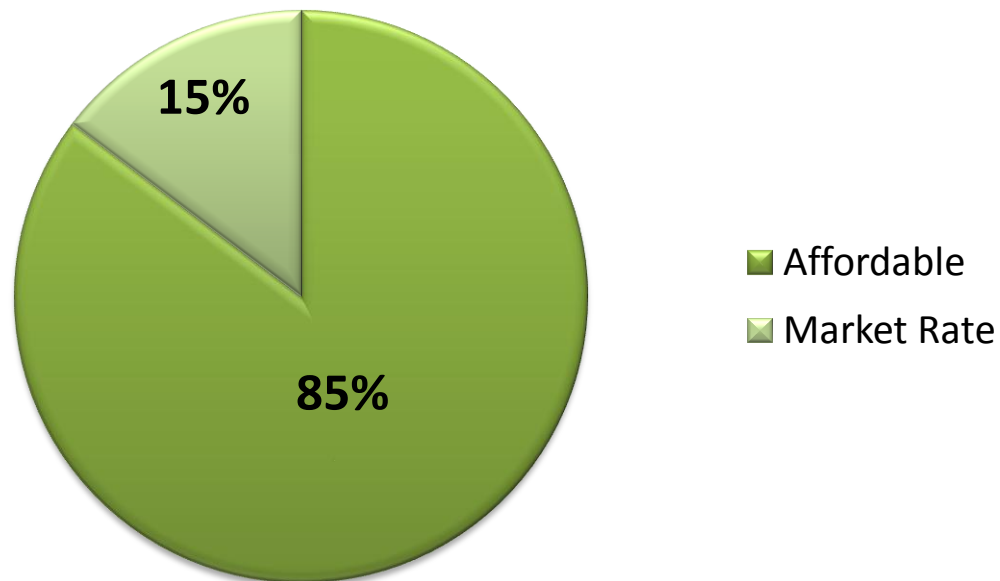
- Upon completion, buildings receive the ENERGY STAR label from the US EPA.
- Those buildings will receive a plaque and banner to promote their achievement.



MOST RECOMMENDED MEASURES: NEW CONSTRUCTION



AFFORDABILITY: NEW CONSTRUCTION



QUESTIONS?

Call:

1-877-NYSERDA

Visit:

<http://www.getenergysmart.org/MultiFamilyHomes/>

Email:

Multifamilyprograms@nyserda.org