



# **NYSERDA's Multifamily Performance Program**

**Managing Lean & Green Workshop  
November 3<sup>rd</sup>, 2010**

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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

# NYSERDA's 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

# MPP PROCESS

## PLAN

- Scoping Session with owner/management
- Benchmarking
- Audit
- Energy Reduction Plan

## INSTALL

- 50% Completion Inspection
- Substantial Completion Inspection

## MEASURE

- Post construction benchmarking

# MPP INCENTIVE LEVELS: EB

**Plan**

Incentive Schedule		
	AFFORDABLE HOUSING	MARKET-RATE HOUSING
<b>PAYMENT #1</b>		
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.		
<b>PAYMENT #2</b>		
		\$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.		
<b>PAYMENT #3</b>		
		\$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

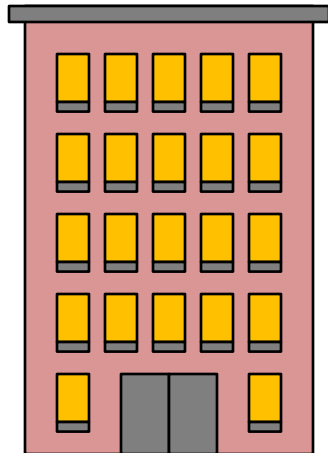
At least 25% of units must qualify as affordable to households 80% or less of Area Median Income (AMI) or State Median Income (SMI).

<b>Eligibility Proxy</b>	<b>Details</b>	<b>Type of Documentation</b>
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"> <li>• Section 8 Contract</li> <li>• Section 236</li> <li>• Section 202</li> <li>• Section 811</li> <li>• Public Housing Authorities</li> </ul>	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.

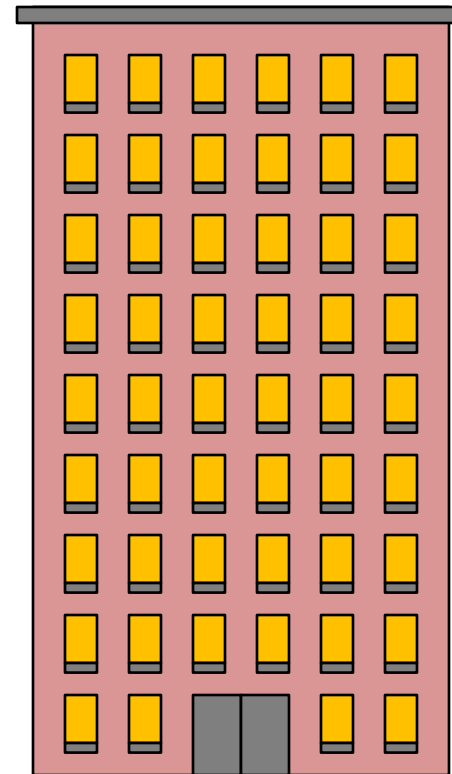


# MULTIFAMILY PROGRAM OPTIONS

**< 76 Units**  
NYSERDA  
or  
Con Edison

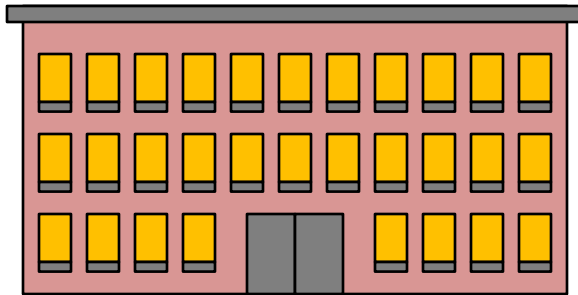


**75 + Units**  
NYSERDA

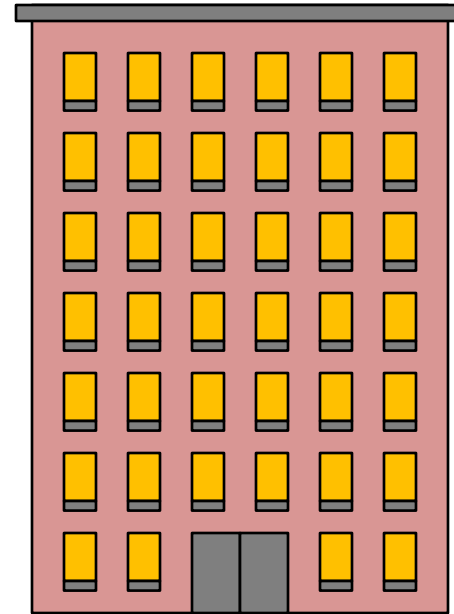


# MULTIFAMILY PROGRAM OPTIONS

**< 4 Stories**  
Home Performance  
with ENERGY STAR



**4 + Stories**  
MPP



# getenergysmart.org

Make Your Multifamily Building More Efficient - Windows Internet Explorer

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

NEW YORK STATE

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Home : [Multifamily \(5+ Units\)](#) : [Existing Buildings](#) : Building Owner/Manager

## Make Your Multifamily Building More Efficient

The New York Energy \$mart Multifamily Performance Program harnesses the latest in building science technology and applies it specifically to your building's design and daily operation. Using a partner network, made up of engineers, energy consultants, and other industry professionals, the Multifamily Performance Program uses a customized approach to address the specific energy and operational needs of your building.

In the Existing Buildings Component [eligible buildings](#) are required to benchmark their energy performance compared to a set of similar buildings. Depending on their relative rank, they are assigned a performance target to achieve. Implementation of an Energy Reduction Plan and confirmation of achievement of the target make the buildings eligible for [NYSERDA incentives](#).

By [participating](#) in the Multifamily Performance Program you will:

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

Comments and questions should be emailed to [NYSERDA](#)

SEARCH

ENERGY SAVING TIPS

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

[For More Tips...](#)

LITERATURE

[Step-by-step Guide](#)  
[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

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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 Partner's 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

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

Contribute Edit in Contribute Post to Blog

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

Resource Locator Map

NEW YORK STATE



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**nyserda**  
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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

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

Resource Locator Map

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Home : Resources

**Multifamily Existing Buildings Program  
for  
KINGS COUNTY  
NYC - EAST REGION**

Susan Dee Associates  
Susan Dee  
[sdassociates@nycap.rr.com](mailto: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](http://www.enawac.com)  
David Hepinstall  
[dkh@enawac.com](mailto: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](http://www.psdconsulting.com)  
Greg Thomas  
[gthomas@psdconsulting.com](mailto: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](http://www.cecenter.org)  
Alvin Pettway  
[apettway@cecenter.org](mailto: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
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  - ▶ Press Releases
  - ▶ Success Stories
  - ▶ Training
  - ▶ TV and Radio

**BUSINESS PARTNER LOG IN**

User Name:

Password:

Remember me on this computer.

Done Internet 100%

# SCOPING SESSION

- Onsite meeting with NYSERDA PM, 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

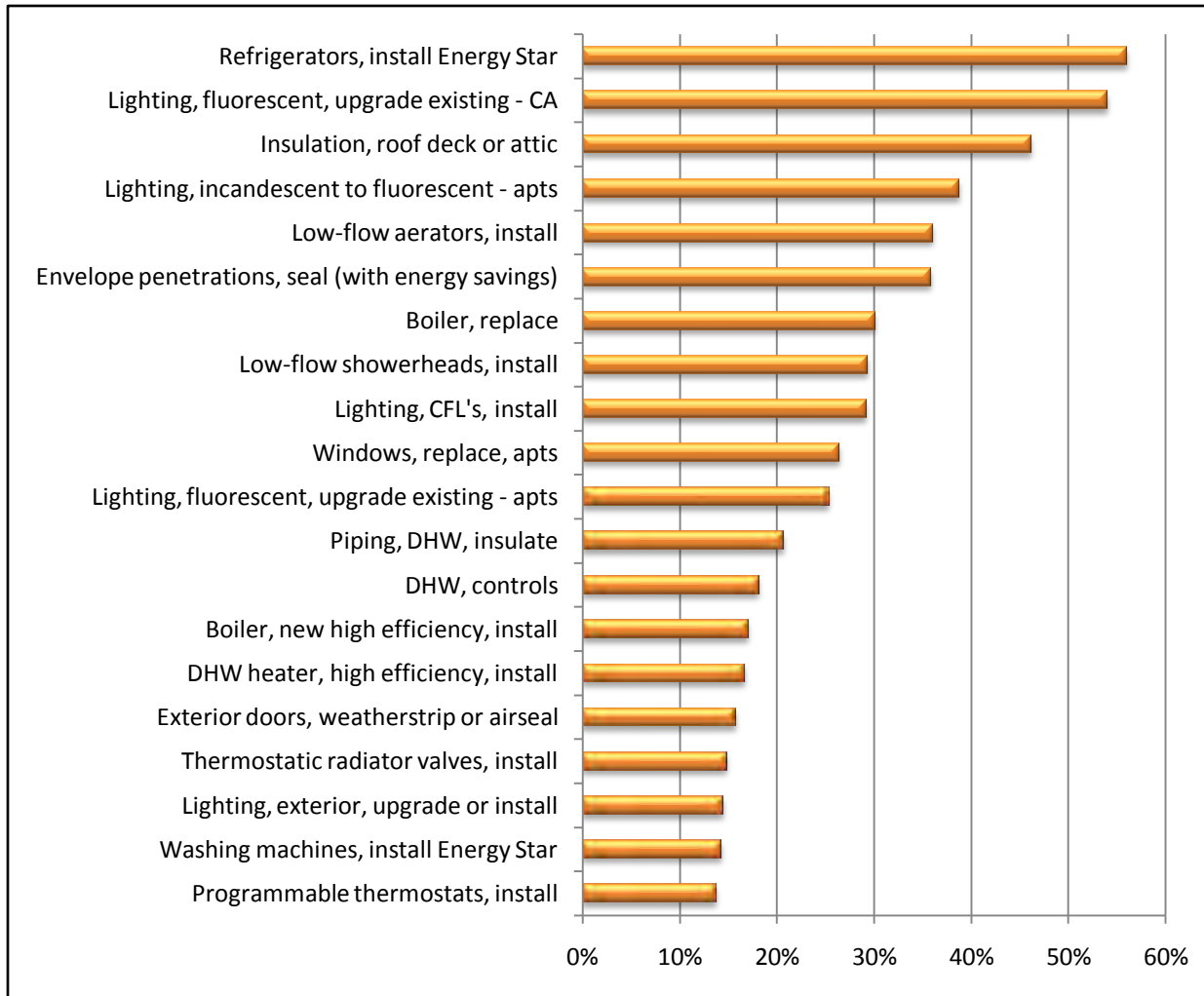
# IMPORTANT DEADLINES



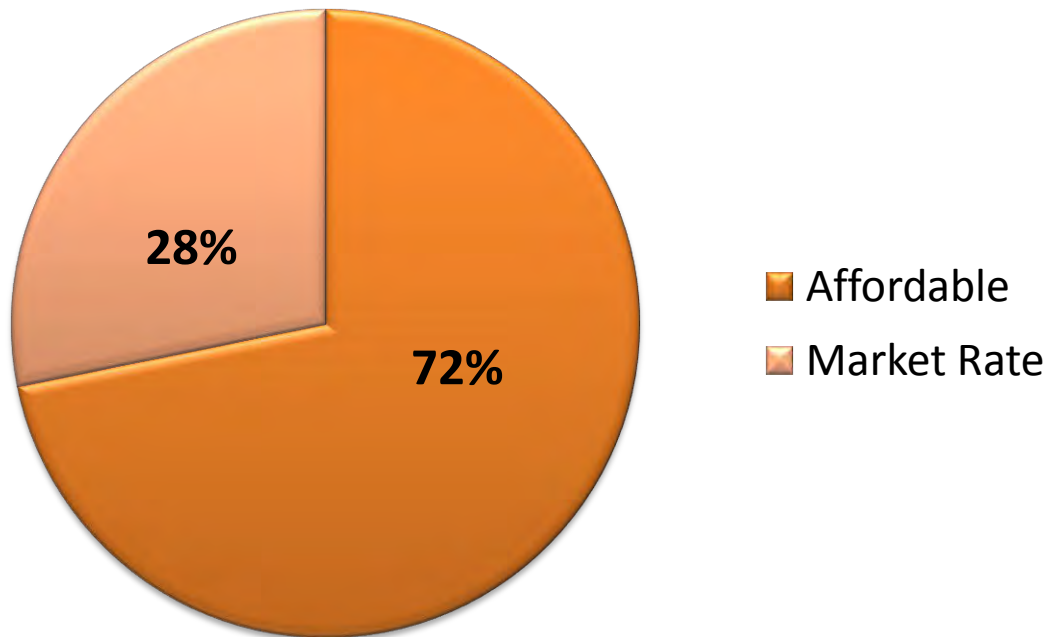
**Projects must be in construction by November 2011**



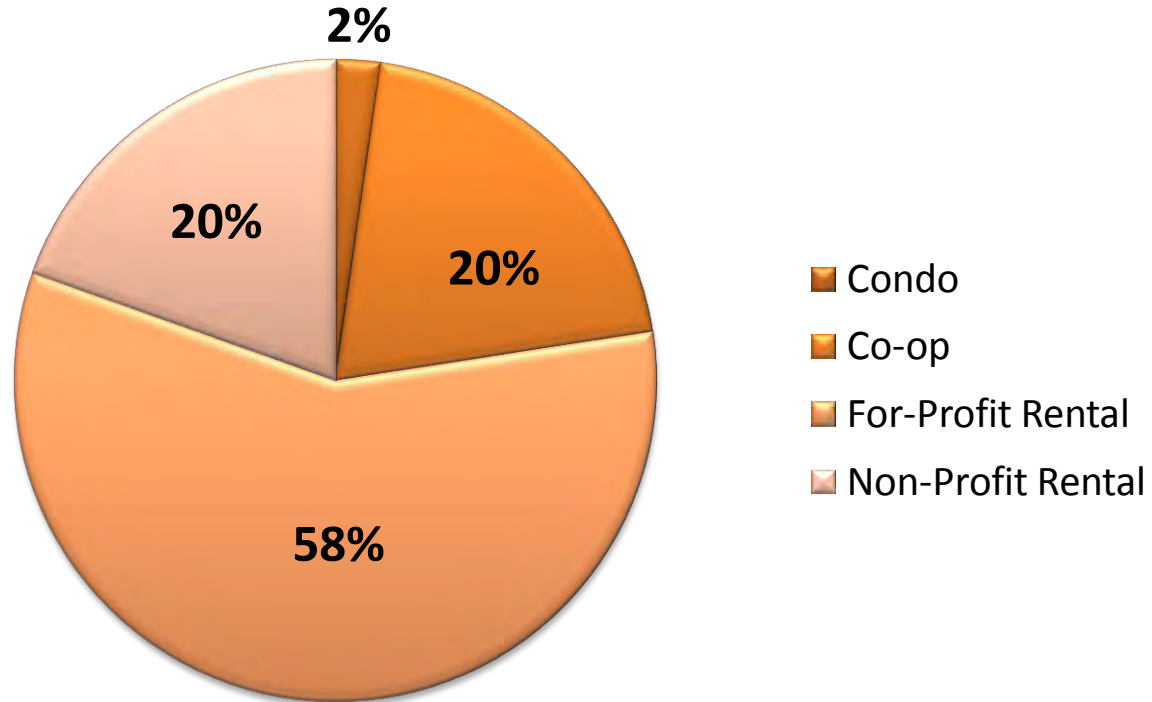
# MOST RECOMMENDED MEASURES: EB



# AFFORDABILITY: EB



# OWNERSHIP TYPE: EB



HOW MUCH ARE PROJECTS SAVING?

**25%**

# MPP New Construction



# MPP Incentive Schedule: NC

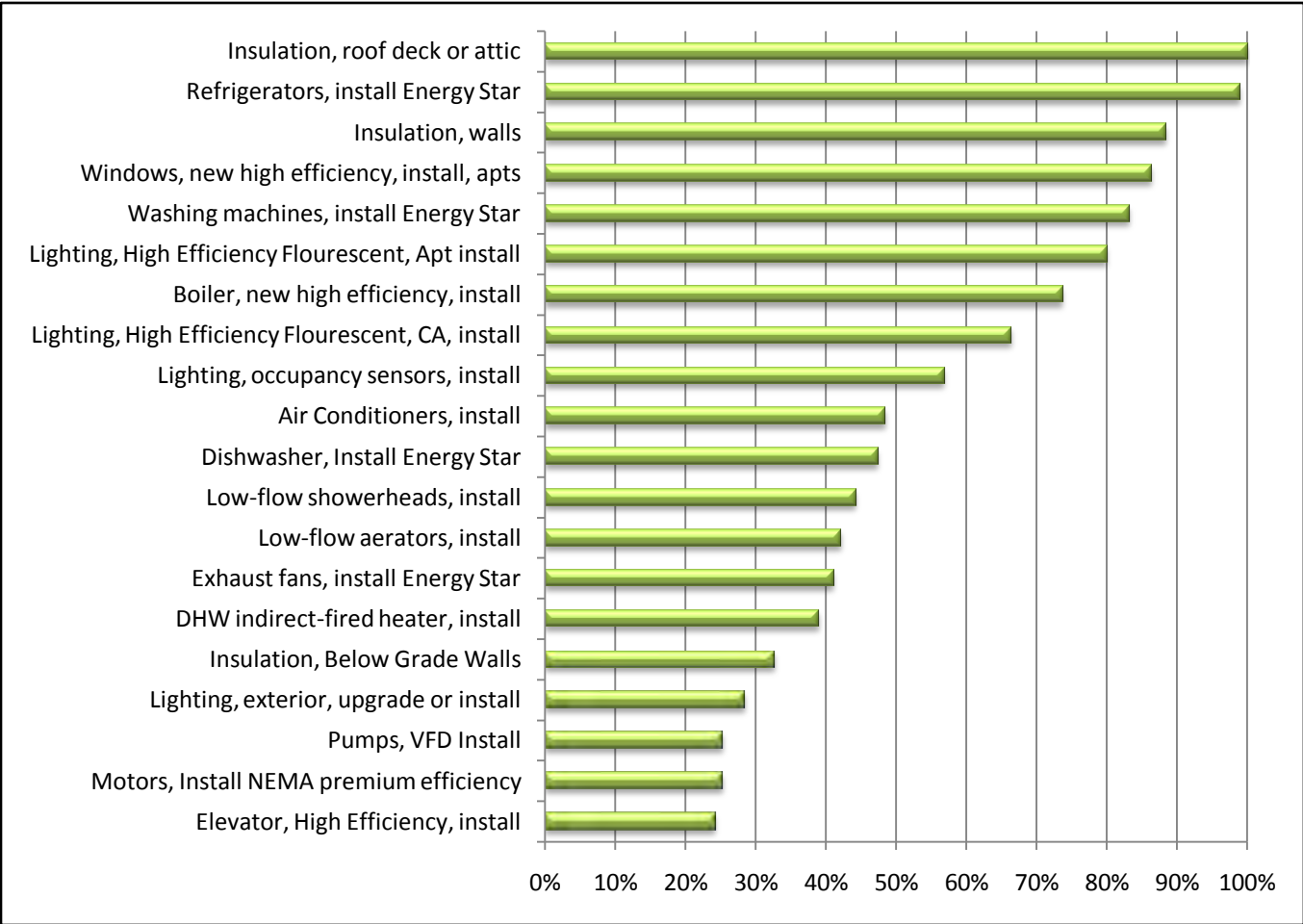
	AFFORDABLE HOUSING	MARKET-RATE HOUSING	
<b>Plan</b>	<b>PAYMENT #1</b>		
	Performance Path	\$20,000	\$15,000
	Prescriptive Path	N/A	N/A
	Payable upon approval of the proposed <u>Energy Reduction Plan</u> and associated documents. The list of required documents and additional information is located in Program Guidelines Section 3. <i>Payment #1 is available for performance path projects only.</i>		
<b>Install</b>	<b>PAYMENT #2</b>	\$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.		
<b>Measure</b>	<b>PAYMENT #3</b>	\$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.		
	<b>PAYMENT #4</b>	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



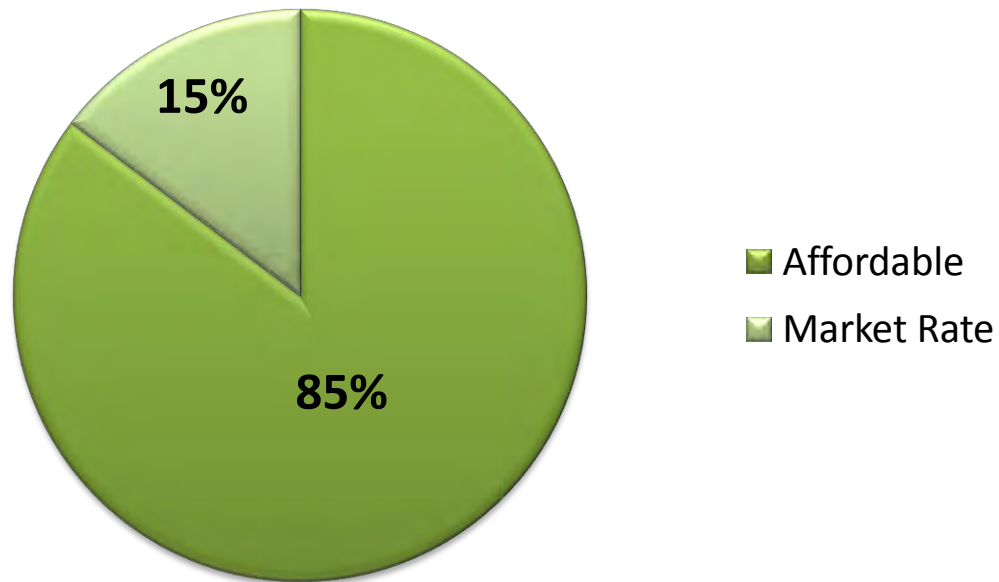
**Project closing must occur prior to July 1, 2011**

# MOST RECOMMENDED MEASURES: NC





# AFFORDABILITY: NC



# QUESTIONS?