

# Multifamily Energy Efficiency Programs in NYC: An overview, update, and look forward

Political Climate Change Forum  
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# NYSERDA's Multifamily Programs

- **Multifamily Performance Program** – whole-building approach to energy savings
- **Green Jobs/Green New York Financing** – low-interest, flexible financing to meet your building's needs
- **Multifamily Geothermal Program** – tapping the earth for renewable energy
- **Electric Reduction in Master-Metered Building Program** – empowering residents to save money with submeters
- **Multifamily Carbon Emissions Reduction Program** – switch away from #6 heating oil
- **FlexTech Benchmarking Pilot** – get started with operational review of energy usage

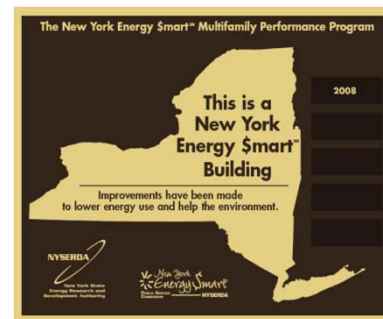
# Multifamily Performance Program

Performance pays

# Multifamily Performance Program

## Whole Building Energy Efficiency

- Achieve 15% energy reduction throughout your entire building
- Launched in 2007
- Improves comfort and safety
- Sets your building apart
- New Construction + Existing Buildings
- All projects work with a “Partner” to help guide them through application > project completion





# Multifamily Performance Program

## Existing Building Incentives

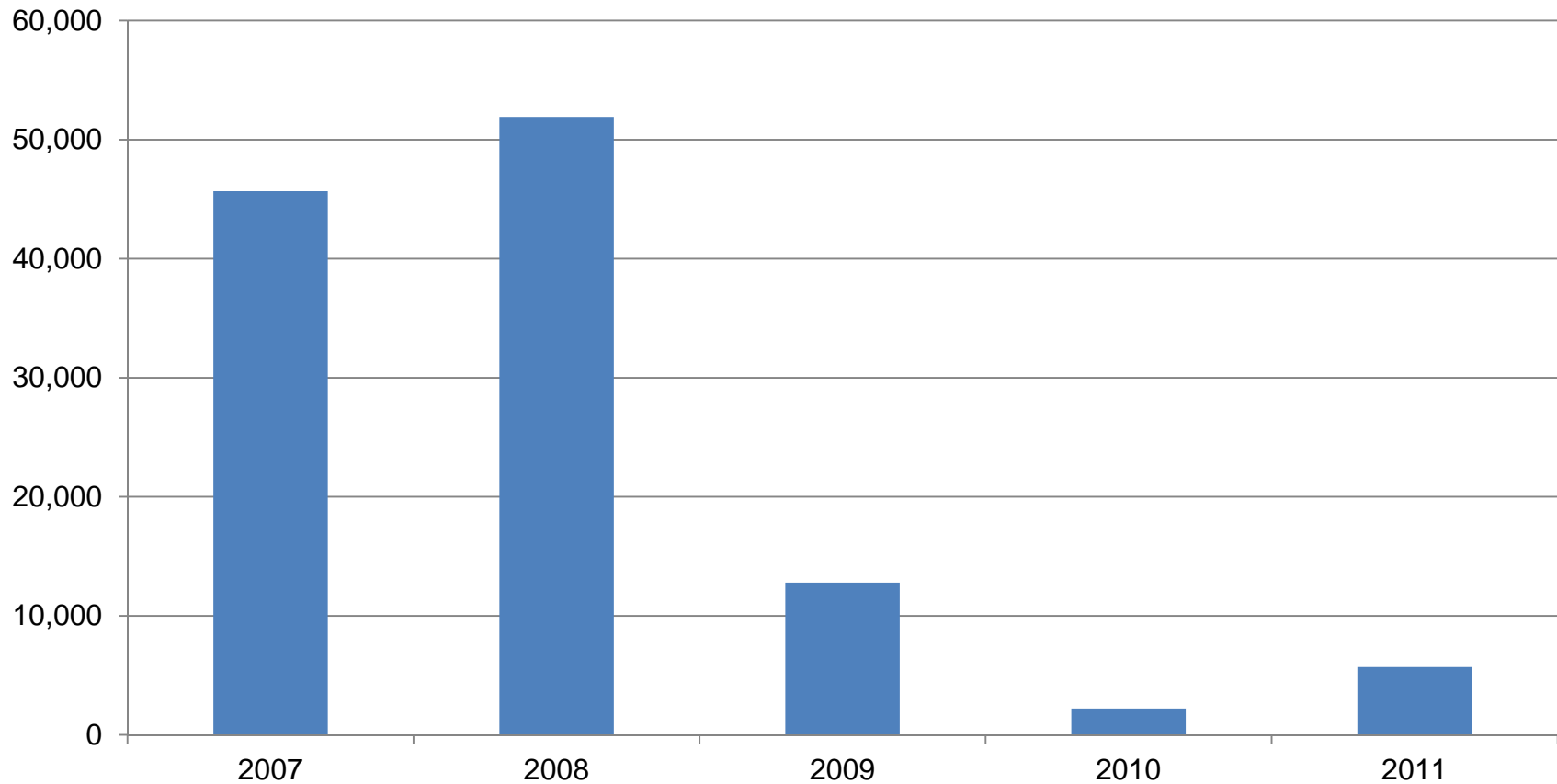
Plan

Install

<b>Incentive Schedule</b>		
	<b>AFFORDABLE HOUSING</b>	<b>MARKET-RATE HOUSING</b>
<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)
Is payable upon approval 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 2 and 3.		
<b>PAYMENT #2</b>		
	Up to \$300 / unit	
Is 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>		
	Up to \$300 / unit	
Is 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.		

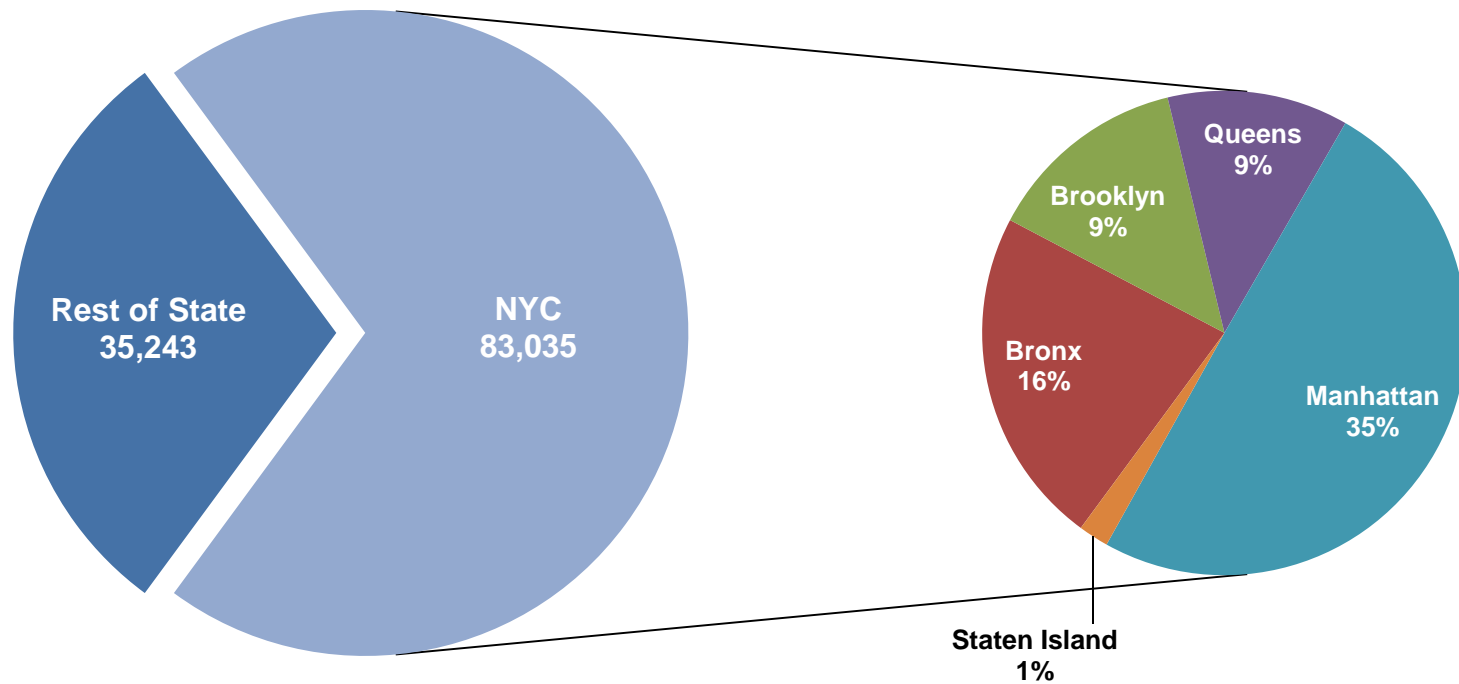
# Multifamily Performance Program

## Existing Building Intake in Units



# Multifamily Performance Program

## Units in Existing Buildings



# Multifamily Performance Program

**Average savings = 25% per project**

More than two-thirds of projects achieve 20% savings

	Statewide	New York City
<b>Number of Projects</b>	596	266
<b>Number of Units</b>	118,278	83,035
<b>Average Building Size (units)</b>	82	140
<b>Average Investment</b>	\$907,662	\$1,301,348
<b>Average Investment/unit</b>	\$5,197	\$5,119
<b>Average Incentive</b>	\$110,164	\$137,448
<b>Average Incentive/unit</b>	\$810	\$623
<b>Average Annual Savings</b>	\$115,081	\$194,154
<b>Average Annual Savings/unit</b>	\$591	\$691
<b>% Incentives of Investment</b>	22.4%	16.7%



# Green Jobs - Green New York Financing for Multifamily Performance Program

# Green Jobs Green NY Financing

## Multifamily Energy Efficiency Financing Program

- All Multifamily buildings in NY are eligible
- First step is to have an Energy Reduction Plan approved through MPP
- All cost-effective improvements can be financed
- Work with any lender in NY State
- Loan limits
  - Up to 50% of the cost of energy improvements
  - Up to \$500,000 per project
  - Up to \$5,000 per apartment
- NYSERDA portion of the loan offered at 0% interest
- Term of loan = life of improvements



# Multifamily Geothermal Program

Tap into the earth for renewable energy

# Multifamily Geothermal Program

## Electricity-Saving Projects Only

- New construction and existing buildings eligible
- Must be cost-effective
- Between \$900 and \$1,200 per ton of capacity in incentives
- Projects must participate in MPP
- If interested, call NYSERDA's NYC office



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# Electric Reduction in Master-Metered Building Program

Knowledge is power—and potential to save

# Electric Reduction in Master-Metered Building Program

## Purpose

- To encourage master-metered buildings to install submetering systems
- Apartment buildings with  $\geq 5$  apartments
- Must be master metered for electricity
- Only market-rate housing
  - No affordable housing
  - Rent controlled and rent stabilized units  
ARE eligible to participate





# Electric Reduction in Master-Metered Building Program

## Incentives

Advanced submeters	\$250 per meter up to 50% of cost of system
Master meter(s)	\$1,500 per Master Meter
Refrigerator, ENERGY STAR®	\$18 Each
Air conditioner, ENERGY STAR®, window unit	\$16 Each
Air conditioner, ENERGY STAR®, through the wall	\$19 Each
Commercial Clothes Washer, ENERGY STAR®, WATERSENSE®	\$365 Each
Common area lighting, in unit lighting (permanent fixtures)	\$15 Each

# Multifamily Carbon Emissions Reduction Program

Say goodbye to #6 heating oil

# Multifamily Carbon Emissions Reduction Program

## #6 Oil Conversion Program Overview

- Intended to support NYC's Clean Heating Campaign
- All Multifamily buildings currently burning #6 fuel oil with  $\geq 5$  apartments are eligible
- Must submit 3 years of oil use documentation with application
- Use MCERP Calculator to determine incentives (\$30/ton of emissions avoided)
- Average incentives available at [www.GetEnergySmart.org](http://www.GetEnergySmart.org)
- \$6.5 million in incentives
  - 50% dedicated to gas-only conversions (already allocated)
  - 50% dedicated to all other conversions (over \$2 million still available)
  - Includes dual fuel gas/oil conversion where emissions are calculated assuming a carbon profile of oil

# FlexTech Benchmarking Pilot

How does your building measure up?

# FlexTech Benchmarking Pilot

## Free Benchmarking

- Facilitates compliance with NYC Local Law 84
- Any Multifamily building must work with one of six NYSERDA consultants
- Free Benchmarking in Portfolio Manager
- Building walk-through to identify operational improvements
- \$3,000 value
- Free

# The Future of Multifamily Energy Efficiency



# Multifamily Programs

## Funding

- Continuation of Energy Efficiency Portfolio Standard and System Benefits Charge funding through 2015

## Priorities: 2012-2015

- Target new audiences to expand the reach of the programs, especially residents and small buildings
- Reinforce the focus on building operations and performance
- Demonstrate the feasibility of deep energy retrofits (savings greater than 65% of building usage)

# Contact Information

- **Multifamily Performance Program** –  
MultifamilyPrograms@nyserda.org
- **Green Jobs/Green New York Financing** –  
MultifamilyPrograms@nyserda.org
- **Multifamily Geothermal Program** – MultifamilyPrograms@nyserda.org
- **Electric Reduction in Master-Metered Building Program** –  
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- **FlexTech Benchmarking Pilot** – FlexTechBenchmarking@nyserda.org