

# Multifamily Muscle. Flex yours.

Whether you own an existing multifamily property, or are planning new construction, New York State Energy Research and Development Authority (NYSERDA) can help maximize your building's energy efficiency for lower energy costs and greater resident comfort.

Your Guide to NYSERDA's  
**Multifamily Performance Portfolio** ▶

# Make your multifamily building a **lean, mean, energy-optimizing machine.**

NYSERDA offers a portfolio of programs and incentives for owners, developers and condo/co-op boards of multifamily buildings with five or more units. Our initiatives make it easier to amp up the performance of your building by providing access to programs that fund, implement and measure energy efficiency upgrades that improve building performance and your bottom line.

## **A critical connection to expertise and funding: your Multifamily Performance Partner**

Many of NYSERDA's programs for multifamily properties are administered through an approved network of specialists with expertise and experience providing multifamily building performance services and working within NYSERDA guidelines. These professionals can serve as your guides throughout the process, from application to completion.

## **Incentives based on real-world needs**

Our programs come with financial incentives, including cash payments and reduced-cost financing, to help you achieve energy savings. The program descriptions in this brochure detail the specific incentives for each program.

## **Additional resources for low- to moderate-income assistance**

Truly affordable housing goes beyond affordable rents and includes affordable utility bills. To help achieve this goal, NYSERDA offers higher incentives to low- to moderate-income buildings and provides access to low-interest financing at subsidized rates through a statewide lending network. To qualify, at least 25 percent of the households in your building must be deemed low- to moderate-income.

## **Which programs work for you?**

NYSERDA programs are varied and evolving, responding to the needs of New York State residents and building owners. Here are some of the most popular and beneficial programs specifically geared toward multifamily buildings.

## **Performance pays**

### **► Multifamily Performance Program (MPP)**

Approach your building as a system for big energy savings. This program includes an initial whole-building assessment and creation of an approved Energy Reduction Plan, with specific money-saving, efficiency-boosting goals of 15 percent or more. Your custom plan will include specific, executable steps and concrete energy-saving goals geared to your building's particular needs, and will take into account all of the elements that comprise your building's "energy system."

If you are constructing a new building, the Multifamily Performance Program can help you achieve an ENERGY STAR® rating—and attract considerably more interest from environmentally conscious renters and homeowners.

The list of energy-saving measures considered in your assessment is comprehensive—everything from simple insulation and duct-sealing to HVAC and lighting.

Qualified, approved properties can expect to receive an incentive that includes a flat payment of \$2,500 to \$20,000 plus an additional \$600 per unit (or \$1.50/sq. ft. on new construction). The incentive can be applied toward the services provided by your Partner, including the whole-building energy assessment, and for implementation of the energy upgrades detailed in the plan.

For remaining energy upgrades included in their plans, building owners can apply for low-cost financing. Through partners in the financial community, Green Jobs–Green NY provides 0% financing for up to 50 percent of the cost of qualified energy efficiency improvement projects. NYSERDA's financing will cover up to \$5,000 per unit or \$500,000 per project. By blending the 0% financing with their own market rates, participating lenders can offer you significantly reduced interest rates.

## How does your building measure up?

### ► FlexTech Benchmarking Pilot

Take a streamlined approach to quick energy savings. Many multifamily property owners are looking for a relatively quick and affordable means of compliance with energy efficiency standards and regulations. This is particularly of interest in New York City with the implementation of Local Law 84. NYSERDA's FlexTech Benchmarking Pilot provides up to \$3,000 (with no cost-share by building owners) for an operational review. The review includes a measurement of the building's current energy usage and waste, as well as customized recommendations for energy savings.

## Knowledge is power, and potential to save

### ► Electric Reduction in Master-Metered Multifamily Buildings Program

Empower residents to save energy—and money—with submeters. If your building is currently master-metered by your electric utility provider, consider NYSERDA's Electric Reduction in Master-Metered (ERMM) program. It offers assistance and funding to convert to advanced submetering, empowering residents to monitor and adjust their energy usage.

Submetering, along with recommended conversion to ENERGY STAR® appliances and efficient lighting, can improve resident comfort and safety while reducing energy costs. NYSERDA funds up to 50 percent of the cost of meters and provides additional incentives for new appliances and lighting.

## Cough up less cash and fewer emissions; say goodbye to #6 heating oil

### ► Multifamily Carbon Emissions Reduction Program

For buildings currently operating a heating plant relying on #6 fuel oil, NYSERDA's Multifamily Carbon Emissions Reduction Program can ease conversion to cleaner, less carbon-intense fuels—with long-term public health benefits and energy efficiencies.

Funding is generous, covering up to 80 percent of conversion costs (with a \$175,000 cap) based on the projected reduction in your building's CO<sub>2</sub> output over the next 10 years.

## Tap into the earth for renewable energy

### ► Multifamily Geothermal Program

For some buildings, geothermal systems that take advantage of stable temperatures deep underground for heating and cooling are an exciting new energy-efficient option. The systems operate by using water pumped underground, where it is heated or cooled before being used to regulate temperatures in your building.

NYSERDA offers low-interest financing plus incentives of \$950/ton for market-rate housing and \$1,200/ton for affordable housing. To participate in the program, building owners must first participate in the Multifamily Performance Program, completing the comprehensive building assessment and Energy Reduction Plan.

# Get going on energy savings today. Here's how:

Program	Next Step
<b>Multifamily Performance Program</b>	<b>Find an MPP-qualified Partner online at <a href="http://GetEnergySmart.org">GetEnergySmart.org</a>.</b> Click on Multifamily, and find Partner listings under both Existing Buildings and New Construction. Your Partner will guide you through the process. Questions: 1-877-NY-SMART
<b>FlexTech Benchmarking Pilot</b>	Find a FlexTech Consultant online at <a href="http://GetEnergySmart.org">GetEnergySmart.org</a> (click on Multifamily; follow the links to Referral Form). You can also email questions to <a href="mailto:FlexTechBenchmarking@nyserda.org">FlexTechBenchmarking@nyserda.org</a> or call <b>1-877-NY-SMART</b>
<b>Electric Reduction in Master-Metered Multifamily Buildings Program</b>	Contact our Implementation Partner, TRC Solutions, to begin the process, at <b>518-688-3116</b> or via email at <a href="mailto:ERMMB@trcsolutions.com">ERMMB@trcsolutions.com</a>
<b>Multifamily Carbon Emissions Reduction Program</b>	Apply online at <b><a href="http://GetEnergySmart.org">GetEnergySmart.org</a></b> (under Multifamily, click on Oil Conversions). You may work with an MPP-qualified Partner on this program, but it is not required. Questions: <b>1-877-NY-SMART</b>
<b>Multifamily Geothermal Program</b>	Participation in the Multifamily Performance Project is required. <b>Find an MPP-qualified Partner online at <a href="http://GetEnergySmart.org">GetEnergySmart.org</a></b> (click on Multifamily, and find Partner listings under both Existing Buildings and New Construction). Your Partner will guide you through the process. Questions: <b>1-877-NY-SMART</b>



## Green Jobs–Green NY: it works for everyone

Green Jobs–Green NY is a statewide effort to strengthen our communities and promote energy efficiency. More than funding and technical assistance, it's a way for all New Yorkers to gather together to make a significant difference in our own neighborhoods—making them more comfortable, more sustainable, and more economically sound. Neighborhood by neighborhood, we're making New York State a better place to live, work, and do business. Green Jobs–Green NY is made possible by the Green Jobs–Green New York Act of 2009.

## About NYSERDA's Programs for Multifamily Buildings

New York State Energy Research and Development Authority (NYSERDA) offers a portfolio of programs and incentives for owners, facility managers, developers and condo/co-op boards of multifamily buildings with five or more units. Our initiatives make it easier to assess, fund, implement and measure energy efficiency upgrades that improve building performance and your bottom line.



## About NYSERDA

New York State Energy Research and Development Authority (NYSERDA), a public benefit corporation, offers objective information and analysis, innovative programs, technical expertise and funding to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce their reliance on fossil fuels. NYSERDA professionals work to protect our environment and create clean-energy jobs. NYSERDA has been developing partnerships to advance innovative energy solutions in New York since 1975.

