

# 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.

## Save Energy—and interest

### ► Low-Interest Financing through Green Jobs—Green New York

Any New York State multifamily building with five or more units can be considered for low-interest financing through Green Jobs—Green NY. The loans encourage the installation of energy-saving equipment, and can be used to supplement other NYSERDA financial incentives. To qualify, your project must be a component of an MPP Energy Reduction Plan. You work with a participating lender of your choosing and Green Jobs—Green NY provides up to 50 percent of the principal (up to \$500,000 per project) at 0% interest, for an overall below-market rate.

## How does your building measure up?

### ► FlexTech Benchmarking Pilot

Take a streamlined approach to 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 Buildings (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.

