

# Multifamily Performance

For Affordable Existing Buildings



**REDUCE**  
operating costs

**IMPROVE**  
building  
performance

**INCREASE**  
tenant satisfaction

## Providing financial assistance and expert guidance to affordable building owners

The Multifamily Performance Program can help increase tenant satisfaction, lower turnover rates, and ensure building renovations work for your bottom line. The program offers money during the construction period, a simple participation process, and 15% energy savings threshold.

For building owners looking for deeper energy savings, the High-Performance Component targets a minimum of 40% energy savings and an Energy Use Intensity (EUI) score of 100. The EUI expresses a building's energy use as a function of its size. To help reach the EUI score, building owners are encouraged to tap into additional NYSERDA incentives available to integrate on-site generation into upgrade plans, including solar and wind. The incentives for on-site generation can be combined with MPP incentives.

### Benefits for building owners and housing authorities

- Increased net operating income
- More control over operational costs
- Improved tenant comfort and satisfaction
- Expert guidance throughout every step of the process
- Help meeting energy efficiency requirements of your regulatory agencies, when applicable

### Benefits for regulatory agencies

- Help building owners meet energy efficiency requirements
- Improved tenant comfort and satisfaction
- Stretch budget further by offsetting regulatory costs

### Eligibility

The Multifamily Performance Program is for existing affordable housing buildings (5+ units, minimum of 25% of units earning no more than 80% of the State or area median income, whichever is higher) who pay into the System Benefits Charge/NYSERDA Clean Energy Fund on their electricity bill in New York State.

call:  
**1-866-NYSERDA**

email:  
**MultifamilyPrograms@  
nyserda.ny.gov**

visit:  
**nyserda.ny.gov/multifamily**

## How it works

Step 1: Building owners identify a Multifamily Building Solutions Provider.

Step 2: Building owners work with their Provider to conduct a building assessment and develop a set of recommended energy improvements.

Step 3: Provider submits building improvements for NYSERDA approval.

Step 4: NYSERDA pays the construction incentive to building owner upon work completion or one-half of the construction incentive at 50% work completion, if working with a construction manager. NYSERDA pays performance incentive to building owner if project reaches projected energy savings one-year post installation of building improvements.

## Incentive Structure

The more energy your project saves, the higher your incentives.

Projected Energy Savings Target	Total Incentive (per unit)	Modeling Incentive (per unit)	50% Construction Incentive (per unit)	Construction Completion (per unit)	Performance Incentive (per unit)
15–24%	\$700	*	**	\$600	\$100
25–29%	\$800	*	**	\$700	\$100
30–34%	\$1,000	*	**	\$800	\$200
35%+	\$1,500	*	**	\$1,000	\$500
High-Performance Component 40% + and EUI ≤ 100	\$3,500	\$100	\$1,400	\$1,500	\$500

\* Projects 50 units or less and not subject to Local Law 87 in New York City are eligible to receive a prepayment of \$100 per unit from the construction incentive payment once the building analysis is approved by NYSERDA.

\*\*Construction incentive is typically paid out at 100% construction completion. Projects that use a construction manager to oversee the project, however, may qualify for a payment of one-half of the construction incentive at 50% completion.

## Ready to get started

Visit [nyserderda.ny.gov/multifamily](https://nyserderda.ny.gov/multifamily) to learn more and find a Provider.

For additional information on the incentive offer, email [MultifamilyPrograms@nyserderda.ny.gov](mailto:MultifamilyPrograms@nyserderda.ny.gov) or call 1-866-NYSERDA.