

# Green Jobs-Green NY Multifamily Operating Plan

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# Terminology I will use

# MPP

The Multifamily Performance Program (MPP) is NYSERDA's primary multifamily program. MPP relies on a network of energy service contractors, identified as MPP Partners.

## ERP

The Energy Reduction Plan (ERP) identifies a set of cost-effective energy-related improvements and provides information necessary to guide installation of those measures. The ERP is created by the MPP Partner in collaboration with the Participant, based on comprehensive energy audit(s)

## Focus

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- Promote energy efficiency, energy conservation and the installation of clean energy technologies
- Reduce energy consumption and energy costs
- Reduce greenhouse gas emissions

## Target Audience

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- Residential buildings with five or more dwelling units
- Building owners, whether that be a corporation or an individual. Dwelling unit residents or owners are not eligible to separately participate.
- Program will focus efforts on applicants who are fully committed to installing energy-related measures

# Implementation Strategy

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NYSERDA will administer the multifamily component of the GJGNY Program as a seamless part of the Multifamily Performance Program.

## Implementation Details

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- NYSERDA provides direction and oversight to an Implementation contractor, a Quality Assurance (QA) contractor, and the network of MPP Partners
- The Implementation contractor will process customer applications, review Energy Reduction Plans and other program submissions, and provide reports on various program metrics
- The QA contractor will monitor compliance with program guidelines and provide feedback to NYSERDA



# Application and Participation Process

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The GJGNY Multifamily Program application triggers a scoping session between NYSERDA, the applicant and their selected Program Partner, resulting in:

1. Identification of opportunities for accomplishing goals
2. Execution of a Participation Agreement between the applicant/owner and NYSERDA
3. Energy audit(s) and Energy Reduction Plan
4. Access to GJGNY financing, if desired
5. Installation of work outlined in Energy Reduction Plan

## **Energy Reduction Plan & Energy Audit Fees**

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- GJGNY co-funding of the Energy Reduction Plan is offered in two tiers, based on occupants' household income
- At least 25% of the residential dwelling units must be occupied by families earning 80% of the State or Area Median Income or less to be considered an affordable housing project

## **GJGNY Project Financing Limits**

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- \$5,000 per dwelling unit, maximum
- \$500,000 per project, maximum
- Work scope must be cost-effective, with a Savings to Investment ratio greater than one. ( $SIR > 1$ )

# Standards

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The energy audit(s) and Energy Reduction Plan (ERP) must comply with the Multifamily Performance Program (MPP) standards and requirements, including:

- MPP's Energy Reduction Plan Guidelines
- MPP's Simulation Guidelines
- The ERP must be completed by a MPP Partner who is certified by the Building Performance Institute as a Multifamily Building Analyst

# Standards

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The energy-related improvements completed with GJGNY financing must be installed in accordance with MPP's standards and requirements, including:

- MPP's Minimum Performance Standards
- MPP's Measure Implementation Guidelines

# Coordination

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NYSERDA will continue to coordinate efforts with:

- Constituency- and Community-based Organizations
- NYS and federal regulatory agencies
- Other program administrators, including utility service providers

## Proposed Budget and Goals

<b>Multifamily Program Area Proposed Budget</b>	
Element	Budget
Energy Audits	\$3,000,000
Implementation & Quality Assurance	\$1,400,000
Financing <sup>1</sup>	\$12,112,000
<b>Total</b>	<b>\$16,512,000</b>
<p><sup>1</sup>May include use of funds for interim loan financing, credit enhancement or reserves for loans securitized and sold to leverage additional funds from capital market investor, and support for overall financing subsidies to cover difference between borrower loan interest rates and costs of financing.</p>	

## Projections

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- Energy audits and Energy Reduction Plans for approximately 40,000 residential dwelling units in 400 buildings
- Based on current MPP experience, GJGNY projects which additionally participate in MPP and reduce their building's total energy use by 15% would be expected to realize a per dwelling unit annual savings of approximately 460 kWh and 13 MMBtu



## Evaluation Plan

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Initial evaluation plans will assess the effectiveness, progress and outcomes related to the Program, including highlighting key findings, calculating estimated energy savings and providing recommendations for program improvement.

The Evaluation Plan will be presented to the Advisory Council in April 2010.

## **Schedule for Implementation**

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The launch of the GJGNY Program component serving multifamily buildings is planned to occur in conjunction with NYSERDA's revised Multifamily Performance Program. It is anticipated that applications can be accepted starting no later than July 1<sup>st</sup> 2010.