

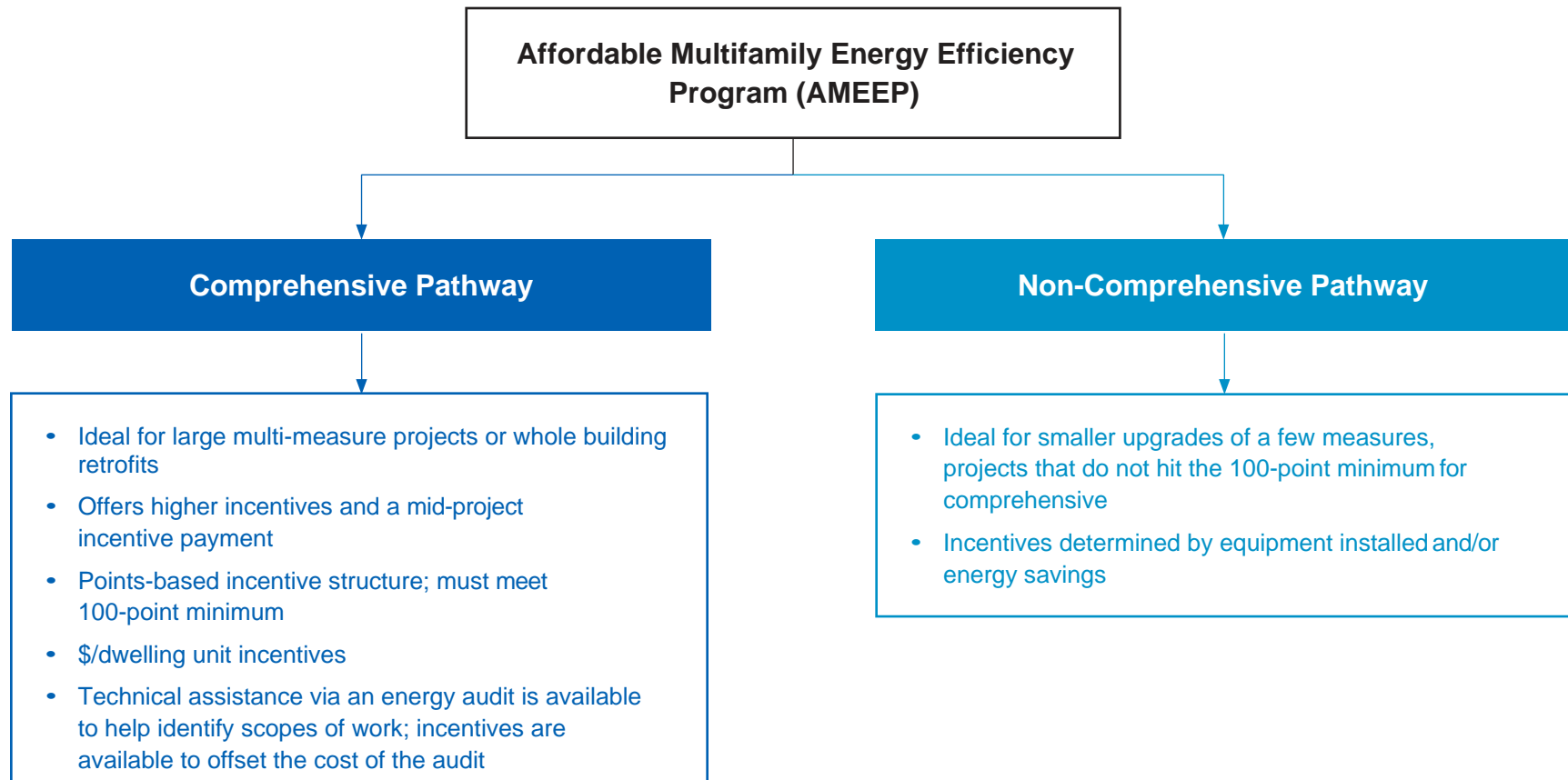
New York State Affordable Multifamily Energy Efficiency Program

Downstate Incentives

How to Save Money and Use Less Energy

Own or manage an affordable multifamily building with 5+ residential units? Take advantage of financial incentives for approved equipment upgrades that can help make your property more energy-efficient and reduce your monthly bills. This is offered exclusively to buildings that were developed and are currently being maintained as affordable housing where supporting documentation can be provided. These rates apply to customers of Con Edison and customers of National Grid in the NYC and Long Island regions.

The program has been structured into two separate pathways: **Comprehensive** and **Non-Comprehensive**



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Comprehensive Pathway Incentives Electric/Gas

HOW TO DETERMINE YOUR INCENTIVE		
Step 1	Step 2	Step 3
Add up points associated with measures you would like to install for your project	Identify if your project falls under Tier 1 (100-149 points) or Tier 2 (150+ points)	Multiply the incentive associated with your tier with the number of dwelling units in your building(s)*

COMPREHENSIVE PATHWAY POINT ALLOCATION PER MEASURE**				
40 Points Per Measure	30 Points Per Measure	20 Points Per Measure	10 Points Per Measure	5 Points Per Measure
<ul style="list-style-type: none"> • Windows replacement • Insulation (roof) • Insulation (wall) • Boiler replacement 	<ul style="list-style-type: none"> • Domestic hot water heater replacements 	<ul style="list-style-type: none"> • Central cooling • Elevators • Ventilation such as energy recovery ventilators 	<ul style="list-style-type: none"> • Air sealing • Steam traps • HVAC electric controls (BMS, thermostats) • Motors and drives • Energy management system (EMS) • Hot water and steam pipe insulation 	<ul style="list-style-type: none"> • Boiler clean & tune • Common area lighting • In-unit direct install measures such as faucet aerators, showerheads, LEDs • Appliances (induction stoves, refrigerators, washer/dryers, dishwashers) • Orifice plates • Thermostatic Radiator Valves (TRVs)

INCENTIVE TIERS		
Tier	Minimum Points	Incentive (\$/Dwelling Unit)***
Tier 1	100	\$1,500
Tier 2	150	\$2,000

* For large projects, the Program Administrator may offer an adjusted incentive. This will be determined on a case-by-case basis and will depend on the project scope, the project cost, and any other implications of the project. Large projects are defined by Con Edison as those with more than 500 dwellings units and defined by National Grid as those with more than 150 dwelling units. Joint projects of over 150 units in Con Edison and National Grid territory will be considered a large project.

** Please see page 10 (Appendix) of this document to see a full list of Comprehensive Pathway Measure Points.

*** Con Edison-only comprehensive projects will be capped at 85% of the total project cost for eligible measures or at one million dollars, whichever is lower. National Grid comprehensive projects, as well as shared National Grid gas and Con Edison electric comprehensive projects, will be capped at 70% of the total project cost for eligible measures or at \$500,000, whichever is lower.

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Program Pathway Examples Electric/Gas

BUILDING 1 EXAMPLE					
# Dwelling Units	Scope of Work (points)	Total points	Path	Tier	Total Incentives
125	Boiler replacement (40) Ventilation overhaul (20) EMS (10) Pipe insulation (10) Air sealing (10) Common area lighting (5) In-unit lighting (5)	100	Comprehensive	1	\$187,500 (125 dwelling units x \$1,500 incentive per dwelling unit)

BUILDING 2 EXAMPLE					
# Dwelling Units	Scope of Work (points)	Total points	Path	Tier	Total Incentives
200	Window replacement (40) Roof insulation (40) Domestic hot water heater replacement (30) Steam traps (10) Pipe insulation (10) Air sealing (10) Common area lighting (5) In-unit lighting (5)	150	Comprehensive	2	\$400,000 (200 dwelling units x \$2,000 incentive per dwelling unit)

BUILDING 3 EXAMPLE					
# Dwelling Units	Scope of Work (points)	Total points	Path	Tier	Total Incentives
25	EMS (10) Air sealing (10) Common area lighting (5) In-unit lighting (5)	30	Non-Comprehensive	N/A	Varies by specific measure installed, see incentive rates under non-comprehensive section

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Non-Comprehensive Pathway Incentives Electric

	Installed Measure	Incentive Details	Downstate Incentive \$
Common Area Lighting	LED Lighting	Tube Lamps	\$8.00 per lamp
		Screw-in Lamps	\$5.00 per lamp
		Interior Fixtures	\$45.00 per fixture
		LED Exit signs	\$8.00 per sign
	Exterior New Fixtures	HID Less than or equal to 100 W	\$80.00 per fixture
		HID Over 100 W	\$150.00 per fixture
		Non-HID Fixture Replacing Screw-in/Pin Based Lamp	\$60.00 per fixture
	Lighting Controls	Bi-level fixtures - Stairwell, corridor, parking garage	\$70.00 per fixture
Bi-level fixtures - parking lot		\$60.00 per fixture	
Occupancy Sensors		\$10.00 per sensor	
Miscellaneous	Relamp and reballasting, retrofit kits	50% of fixture replacement incentive	
Non-Lighting Custom Measures	Unitary Controls	Any non-central building system control projects (e.g., Wi-Fi thermostats connected to an in-unit PTAC or PTHP) may be submitted as a custom project	\$0.18 per kWh
	Custom Other	Other non-lighting efficiency upgrades not listed in this document may be eligible for performance-based custom incentive	\$0.50 per kWh
HVAC Measures	Booster Pumps		\$0.50 per kWh
	Custom VFD Applications		\$0.50 per kWh
	Prescriptive VFD Applications		\$0.29 per kWh
	EC Motors		\$0.50 per kWh
	Elevator Modernization		\$0.35 per kWh
	Rooftop Exhaust Fan Motor Replacement		\$0.50 per kWh
In-Unit Direct Install	LEDs		Free

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Non-Comprehensive Pathway Incentives Gas

Common Area	Installed Measure		Incentive Details		Downstate Incentive \$*			
	Hot Water Boilers				\$6 per MBH			
	Condensing Boilers				\$12 per MBH			
	Steam Boilers				\$5 per MBH			
	Storage Tank Water Heaters				\$6,000 per tank			
	Energy Management Systems		Boiler control system with multiple temperature sensors for steam or water lines, flue gas, and indoor air, and remote system monitoring capability (Buildings with less than 10 units or 250+ units or buildings with condensing boilers may apply for the custom incentive rate)		# of Units			
					10-19 units		\$2,250	
					20-40 units		\$3,750	
					41-99 units		\$7,500	
					100-249 units		\$11,250	
250+				\$4 per therm				
Linear Pipe Insulation		Fiberglass insulation of rigid foam						
		< 2" Diameter		\$5 per linear ft				
		≥ 2" Diameter		\$9 per linear ft				
Building Envelope		Attic Insulation**		\$3 per sq ft				
		Above Deck Roof insulation - Spray Polyurethane Foam (SPF) Application		<i>Con Edison:</i> Reach out to IC for more information	<i>National Grid:</i> \$3 per sq ft			
		Above Deck Roof insulation - Rigid Board Foam/VIP Application		<i>Con Edison:</i> Reach out to IC for more information	<i>National Grid:</i> \$3 per sq ft			
		Wall Insulation		\$180 per MMBtu				
		Window Replacement		\$180 per MMBtu				
Steam Traps		Covers the repair or replacement of steam traps in low pressure heating systems (<15 psig)		Common areas - \$300 per failed trap				
		Incentive includes credit towards completing the program required survey		All other radiators - \$100 per failed trap				
Boiler Clean and Tune		This measure covers an advanced clean & tune procedure performed on a steam or hot water boiler (routine seasonal boiler tune-ups will not be incentivized)		\$560 for 1 st unit				
				\$400 for each additional boiler				

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Non-Comprehensive Pathway Incentives Gas

	Installed Measure	Incentive Details	Downstate Incentive \$
Packaged Measures	Air Sealing	This package will include repair and weather sealing of louver vents, exterior doors, common area windows, and the general perimeter of the basement.	\$5 per therm
	2-Pipe Steam Retro-Commissioning	Treats heating imbalance issues by designing and installing: <ul style="list-style-type: none"> a) Air vents on all main pipes (atmospheric systems) b) Thermostatic radiator valves and orifice plates on every radiator c) Clean and tune up of boiler and burner, including firing rate, draft adjustment, water cleaning, electronic pressure control, and combustion testing d) Steam trap repair throughout common areas To qualify for this incentive package, all 5 measures must be in the scope of work to be completed. M&V may be required for 2-Pipe Steam projects that do not include all 5 measures.	\$4.00 per therm
Custom Measures	Unitary controls	Simple control equipment installations that do not allow for multiple data inputs (i.e., decision made on a single data point, is manually programmed/operated/or scheduled, or does not allow for real-time monitoring and control through a software package or building communications protocol). This includes Wi-Fi thermostats, thermostatic radiator valves, building management systems, and ventilation controls.	\$1.00 per therm
	Non-simple controls and other	Other energy efficiency upgrades not listed in this document may be eligible for custom incentives. Final custom measure eligibility, savings and incentives are determined at the sole discretion of the Program Administrator. Custom projects include but are not limited to: boiler economizers, linkage less burner controls, and heat pump boiler pre-heaters.	\$4.00 per therm
Direct Install	Faucet Aerators		Free
	Showerheads		Free

* Non-Comprehensive project incentives will be capped at 85% of the total project cost for eligible measures or at one million dollars, whichever is lower.

** National Grid roof envelope projects may be capped, please refer to section 3.2.3 Non-Comprehensive Incentive Caps in the Program Manual for further detail.

*** Please refer to the Downstate AMEEP Limited Time Offer sheet on the [AMEEP resource page](#) for any increased incentives being offered at this time.

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Start saving money and energy today

Incentives are available on a first come, first serve basis, so we encourage you to take advantage of this special opportunity right away!

Con Edison customers

Visit: conEd.com/AffordableHousing

Call: 1-844-316-4288

Email: Multifamily@conEd.com

National Grid customers

Visit: Metro: ngrid.com/dny-ameep

Long Island: ngrid.com/li-ameep

Call: 1-844-316-4288

Email: NationalGridLMI@willdan.com

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Comprehensive Pathway Measure Points - Full List

Measure Category	Measure	Points	Measure Category	Measure	Points
Appliances	Dishwashers	5	HVAC	Steam traps	10
Appliances	Dryers	5	HVAC controls	BMS	10
Appliances	Refrigerators	5	HVAC controls	Domestic hot water controls	10
Appliances	Stoves	5	HVAC controls	EMS	10
Appliances	Washers	5	HVAC controls	Smart thermostats	10
Clean and tune	Boiler clean and tune	5	HVAC controls	Smart thermostatic radiator enclosure	10
Clean and tune	Furnace clean and tune	5	Insulation of heat and hot water	Domestic hot water pipe insulation***	10
Common area lighting	Bi-level fixtures - parking lot*	5	Insulation of heat and hot water	Steam or heating hot water pipe insulation***	10
Common area lighting	Bi-level fixtures - stairwell, corridor, parking garage*	5	Insulation of heat and hot water	Tank insulation***	10
Common area lighting	Exterior fixture HID less than or equal to 100 W*	5	Building shell	Window film	20
Common area lighting	Exterior fixture HID over 100 W*	5	HVAC	Central air conditioning	20
Common area lighting	Exterior fixture non-HID fixture replacing screw-in/pin based lamp*	5	HVAC	Chiller	20
Common area lighting	Interior fixtures*	5	HVAC	Cooling tower	20
Common area lighting	LED exit signs*	5	HVAC	Economizer - dual enthalpy airside	20
Common area lighting	Occupancy sensors*	5	HVAC	Energy recovery v ventilators	20
Common area lighting	Relamp and reballasting, retrofit kits*	5	HVAC	Heat recovery v ventilators	20
Common area lighting	Screw-in lamps*	5	HVAC	Ventilation overhaul	20
Common area lighting	Tube lamps*	5	HVAC	Packaged terminal air conditioner	20
HVAC	Master venting**	5	HVAC	VRF cooling only	20
HVAC	Orifice plates**	5	Motors and drives	Elevator modernization	20
HVAC	Thermostatic radiator valves**	5	Domestic hot water	Domestic hot water - indirect water heater	30
Insulation of heat and hot water	Boiler jacket***	5	Domestic hot water	Domestic hot water - instantaneous domestic water heater	30
In-unit	Faucet aerators+	5	Domestic hot water	Domestic hot water - storage tank water heater	30
In-unit	LED lamps	5	Building shell	Insulation – roof**	40
In-unit	Low-flow showerheads+	5	Building shell	Insulation – walls	40
Air sealing	Air sealing package: door weather stripping, door sweep, door threshold/extender, door replacement, window repair, fixed louver partial cover, seal air leaks with foam sealant	10	Building shell	Window replacement	40
Motors and Drives	Blower fan – with electronically commutated (EC) motor for furnace distribution	10	HVAC	Boiler replacement - condensing	40
Motors and Drives	Pumps – Hydronic Space Conditioning	10	HVAC	Boiler replacement - hot water	40
Motors and Drives	Pumps – Domestic Water Usage	10	HVAC	Boiler replacement - steam	40
Motors and Drives	Motors	10	HVAC	Furnace replacement	40
Motors and Drives	VFD	10			
HVAC	Air compressors	10			
HVAC	Air handlers	10			
HVAC	Boiler burner replacement	10			
HVAC	Exhaust fans	10			

*A maximum of 5 points can be achieved in the common area lighting category, regardless of how many common area lighting measures are installed.

**These measures have a co- or pre-requisite for achieving associated points. See the Program Manual for these requirements.

*** A maximum of 10 points can be achieved under the insulation of heat and hot water category, regardless of how many of these measures are installed.

+A maximum of 5 points can be achieved for in-unit gas measures (faucet aerators and/or low-flow showerheads), regardless of if only one measure type is installed or both.