

MPP HEAT PUMP DEMONSTRATION STUDY

Energy Savings and Rent Affordability Plan



SECTION 1. OVERVIEW

Participants (building owners/developers) applying for the NYSERDA Multifamily Performance Program (MPP) – Heat Pump Demonstration Study are required to prepare and submit this Energy Savings and Rent Affordability Plan (the Plan). The purpose of the Plan is to describe how you will prevent an increase in housing costs (rent and utilities) for tenants beyond cost of living increases, particularly with respect to heating costs associated with the heat pump shifting to the tenants.

SECTION 2. BUILDING INFORMATION

Participant First Name MI Last Name Date

Project Name

Building Address 1

City State Zip

Number of Total Dwelling Units Number of Affordable Units¹

SECTION 3. DEMONSTRATE RENT AFFORDABILITY

To demonstrate the maintenance of rent affordability for the tenants of the specified building(s) after building upgrades, Participants must adhere to the below provisions:

- a. The Energy Savings and Rent Affordability Plan (the Plan) should identify any expected changes to rent, utility allowances, or vouchers in response to the heat pump or other upgrades included in the scope of work.
- b. Certify that rents will not be raised for at least a period of two years from the date the construction is completed because of increased utility costs or increased value of unit due to upgrades associated with the MPP project (allowable factors for rent increase include actual increase in property taxes, actual cost of amortizing other improvements to the property accomplished after date of work completed, or actual increases in expenses of maintaining and operating this property).
- c. The Plan must be approved by NYSERDA Program Staff to receive the Heat Pump Demonstration Study incentive.
- d. Building owners are expected to comply with the approved Plan for the life of the project and two years from the date the construction is completed. If there are changes to the Plan during the life of the project, those changes must be communicated to the MPP Team immediately for determination of impact and approval.
- e. Adherence to the approved Plan will be part of the performance verification process of MPP. The MPP performance payment will be contingent on compliance with both the MPP energy savings target and the approved Plan.

¹ NYSERDA defines affordable households as households earning not more than 80% of the Area or State Median Income, whichever is higher. All other properties are considered market-rate.

1. What criteria, according to the MPP application, are you using for this housing to be defined as affordable (e.g., rent roll, income verification, affordability proxy documentation)? NYSERDA defines affordable housing as projects in which at least 25% of the dwelling units are, or are expected to be, occupied by households earning no more than 80% of the area or state median income, whichever is higher. This should be the same criteria as used for the affordability verification in the MPP application. You can refer to the Multifamily Performance Program Guidelines for acceptable forms of affordability documentation.

2. How will you prevent passing on electrified heating costs to the tenants? Your response could include the building's metering structures, reducing rent or providing vouchers to tenants to offset any additional heating costs, etc.

3. What information could be provided to measure rent maintenance, such as rent rolls conducted pre- and post-construction?
Please note that rent should not be increased beyond cost of living increases. This information will be requested by NYSERDA to confirm adherence to the Plan and to qualify the project to receive the performance payment.

4. How do you plan on informing the current and future tenants on the rent affordability details described in this Plan?
For instance, tenants could be provided a copy of this form within two years of construction completion.

DISCLAIMER AND SIGNATURE

I certify that I am the Owner of the property listed above, and that all given statements are true and correct to the best of my knowledge.

Participant (Owner/Developer) Signature _____ Date _____

Participant (Owner/Developer) Name (Please Print) _____

