

# New Construction

## Multifamily — Four or More Stories



### ELIGIBILITY

To participate, a project must meet the following criteria:

- Pays into, or intends to pay into, the electric System Benefits Charge
- Four or more stories
- At least 50% residential space

Project eligibility is fuel-neutral.

Buildings three stories or fewer can participate in the Low-rise Residential New Construction Program by submitting an application to NYSERDA through PON 3717.

call:  
**1-800-284-9069**

email:  
**[newconstructionprogram@nyserdera.ny.gov](mailto:newconstructionprogram@nyserdera.ny.gov)**

visit:  
**[nyserdera.ny.gov/Multifamily-NC](http://nyserdera.ny.gov/Multifamily-NC)**

The Multifamily New Construction Program provides technical assistance and financial incentives to mid- and high-rise multifamily developers who construct to high energy efficiency standards, including net zero energy buildings. The incentive structure is multi-tiered, focusing support and incentives toward the promotion of higher levels of comprehensive building and energy performance. The program encourages developers to incorporate photovoltaics and other renewables into their projects to achieve higher performance targets.

### How to apply

Building developers must partner with a NYSERDA-approved energy consultant to act as their primary resource for technical services and support. Project applications are submitted to NYSERDA through PON 3716.

To become a qualified energy consultant, technical consulting firms must apply to NYSERDA through Request for Proposal 3771.

### How it works

Prior to submitting an application, the applicant will work with their energy consultant to establish program eligibility and estimate incentives.

#### Market Type

At the time of application, the project team must determine the project's market type:

- **Low- to moderate-income (LMI) project:** a building where the majority of dwelling units are expected to be occupied by households earning no more than 80% of the State or area median income, whichever is greater.
- **Market rate project:** any building that does not fit into the LMI definition.

#### Compliance Path

At the time of application, the project team must choose to follow one of the four compliance paths:

- Performance Path with ENERGY STAR®
- Modified Prescriptive Path (MoPP)
- Passive House Institute (PHI)
- Passive House Institute US (PHIUS)

## Performance Tier

At the time of application, the project team must decide which performance tier they intend to achieve. To be eligible for the full incentive, the project must achieve the performance threshold associated with its approved performance tier.

TIER 1	TIER 2	TIER 3
Available to new construction projects following: <ul style="list-style-type: none"> <li>Performance Path with ENERGY STAR®</li> <li>MoPP</li> </ul>	Available to new construction and gut rehab projects following: <ul style="list-style-type: none"> <li>Performance Path with ENERGY STAR®</li> <li>Passive House Institute</li> <li>PHIUS+ for multifamily buildings</li> </ul> Available to gut rehab projects following MoPP.	Available to new construction and gut rehab projects following: <ul style="list-style-type: none"> <li>Performance Path with ENERGY STAR®*</li> <li>Passive House Institute</li> <li>PHIUS+ for multifamily buildings</li> </ul> *Available to gut rehab projects following Performance Path with ENERGY STAR®, with an adjusted baseline equivalent to that required of a new construction project.

## Summary of Performance Thresholds

To receive incentives, projects must achieve the performance threshold of the approved compliance path and performance tier, as summarized in the table:

Performance Thresholds				
	Performance Path w/ENERGY STAR®	PHIUS	PHI	MoPP
<b>Tier 1</b>	15% savings	N/A	N/A	New Construction
<b>Tier 2</b>	25% savings	6200 kWh/person/year	38 kBtu/ft <sup>2</sup> /year	Gut Rehabilitation
<b>Tier 3*</b> <i>Building performance only</i> <i>Including renewables, distributed generation, or continued building performance</i>	35% savings	5200 kWh/person/year	33 kBtu/ft <sup>2</sup> /year	N/A
	42% savings	4200 kWh/person/year	29 kBtu/ft <sup>2</sup> /year	

\* To receive Tier 3 incentives, projects must achieve the thresholds in the last row of this table. Projects must also achieve a portion of thresholds through building performance only, with the balance of the threshold achieved using renewables, distributed generation, building performance, or a combination of these.

## Submittals and incentives

Incentives are based on the project's market type, number of dwelling units, performance tier, and the year in which the project was accepted into the program. For more details on the incentive schedule, see the Multifamily New Construction summary on [nyserdera.ny.gov/Multifamily-NC](https://nyserdera.ny.gov/Multifamily-NC).

The applicant will receive the incentives that NYSERDA approved after each milestone has been completed:

Milestone 1 – Modeling Submittal	Milestone 2 – Open Wall Submittal	Milestone 3 – As-Built Submittal
Partner submits the energy model, based on project's completed construction documents and other programmatic documents.	An open wall inspection is conducted when ~30% of insulation is installed to ensure the building's envelope components meet the program requirements.	Upon completion of construction, the partner submits the finalized energy model, testing and verification results, and other completed documents.

The Multifamily New Construction program offers increased incentives through the Clean Energy Action Plan to eligible applicants affected by a utility company natural gas moratorium. This includes Con Edison customers in Southern Westchester and NYSEG customers in Lansing, NY. Learn more at [nyserdera.ny.gov/actionplan](https://nyserdera.ny.gov/actionplan).

## Ready to get started?

Visit [nyserdera.ny.gov/Multifamily-NC](https://nyserdera.ny.gov/Multifamily-NC) or email [ResMFNCP@nyserdera.ny.gov](mailto:ResMFNCP@nyserdera.ny.gov) for more information.

