

# NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY



## Multifamily Performance Program

This program from the New York State Energy Research and Development Authority (NYSERDA) is designed for affordable multifamily building owners who want to achieve a minimum of 20% energy savings with whole-building energy efficiency improvements. The Multifamily Performance Program (MPP) provides multifamily buildings with a Multifamily Building Solutions Provider who evaluate the building's current efficiency and create recommendations to maximize savings. Incentives are determined in tiers based on projected energy savings.

### ELIGIBILITY

- To qualify as [affordable](#), at least 25% of a building must be occupied by residents who are at or below 80% AMI or SMI (whichever is higher).
- Buildings with 5+ units.
- Buildings where at least 50 percent of the building's gross heated footage is residential space.
- Must pay into electric [System Benefits Charge \(SBC\)](#).

### PROGRAM CHANGES

- Incentive structure changed.
- Minimum eligibility requirements changed.
- Current version is only available for affordable, multifamily buildings.



### ESTIMATED SAVINGS

The MPP program is designed for building owners seeking a minimum of 20% energy savings in kWh and/or BTU.



"Our apartment building in Mount Vernon needed a boiler, which proved to be a prime time to review all of the energy saving measures that could be done. With funding from Mount Vernon's Energize NY PACE and incentives from NYSERDA's Multifamily program, we were able to make many improvements, such as replacing old drafty windows, installing low-flow showerheads, high-efficiency outdoor lighting, and on-demand hot water heating. **These improvements have made the building more comfortable for our tenants, reduced maintenance worries and positively affected cash flow.**"

**Lewis Spann, Owner, Natlew Corporation**

Find out more about the retrofit at Natlew Corporation in EnergizeNY and NYSERDA's [case study](#).



## AVAILABLE ENERGY EFFICIENCY ITEMS

Most building improvements that lower the consumption of kWh and/or BTUs can be incentivized in the project. NYSERDA offers five levels of energy efficiency programs based on the projected energy savings: **Comprehensive Component** (20% - 35%+) and the **High Performance Component** (minimum 40% and source Energy Use Intensity (EUI) less than or equal to 100). Incentives increase proportionately after reaching a minimum requirement of 20% energy savings.

For the top tier upgrades, the High Performance Component, the renewable incentives can be combined with MPP incentives. Multifamily Building Solutions Providers will help determine the best path.

	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)
Comprehensive Component	20% - 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



### STEP-BY-STEP PROCESS

1. Owners select a pre-approved Multifamily Building Solutions Provider from their region who will submit an application to the Program on the applicant's behalf. Providers are [listed here](#).
2. Provider conducts a building assessment, calculates projected energy savings, and develops a set of final, recommended building improvements for the owner.
3. Provider submits your building improvements for approval by NYSERDA, who then verifies projected savings and determines an incentive.
4. Owners complete construction (whether or not they choose their own contractor depends on the provider).
5. The first incentive payment, the **construction incentive**, is given once 100% of the construction is complete. If an owner hires a construction manager to oversee, they are eligible to receive 50% of the construction incentive at 50% construction completion.
6. The second incentive payment, the **Performance Incentive**, is given out 1 year after construction completion when the building meets the projected energy savings target. If the actual energy savings are less than projected, the performance incentive may be lowered to a different tier, accordingly.
7. High-Performance Component participants will receive construction incentive payments after modeling, 50% construction completion, and construction completion. The performance incentive will be disbursed after reaching the projected energy savings target one-year following installation of the building improvements.

\* Projects 50 units or less and not subject to Local Law 84 in New York City are eligible to receive a pre-payment of \$100 per unit from the construction incentive payment once the building analysis is approved by NYSERDA.

\*\* While the construction incentive is typically paid out at 100% construction completion, if a project uses a construction manager to oversee the project, the owner may qualify for a payment of one-half of the construction incentive at 50% completion.

### HOW TO APPLY

**Phone:** 1.866.NYSERDA

**Email:** [MultifamilyPrograms@nyscrda.ny.gov](mailto:MultifamilyPrograms@nyscrda.ny.gov)

**Visit** our [website](#) (to select a contractor)