

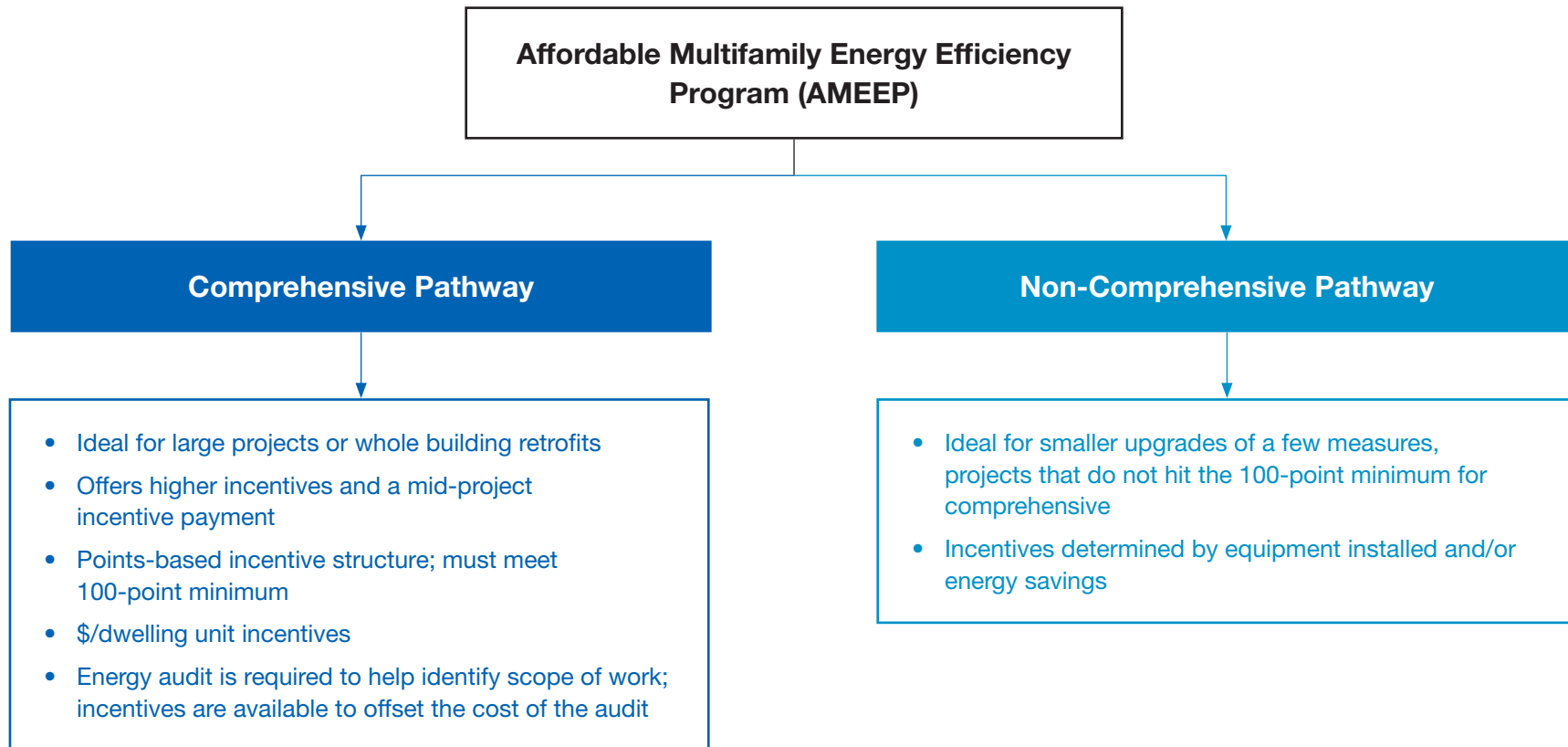
New York State Affordable Multifamily Energy Efficiency Program

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**



Comprehensive Pathway

STEP 1

1. Check Eligibility
2. Submit an Initial Application

STEP 2

3. Choose an Energy Provider to Support the Development of the Scope of Work
4. Energy Provider Works with the Owner to Develop the Scope of Work

STEP 3

5. Finalize the Scope of Work
6. Receive a Preliminary Incentive Offer Letter
7. Design New Systems, Hire Contractors and Submit Cut Sheets

STEP 4

8. Pre-Construction Inspection
9. Receive a Notice to Proceed
10. Install Equipment
11. Receive Mid-Project Incentive Payment (Optional)

STEP 5

12. Submit Completion Paperwork
13. Post Inspection & Final Engineering Review
14. Receive Incentive Payment

Non-Comprehensive Pathway

STEP 1

1. Check Eligibility
2. Choose a Contractor
3. Submit Application Package

STEP 2

4. Pre-Inspection & Initial Engineering Review
5. Receive a Notice to Proceed / Preliminary Offer Letter
6. Install Equipment

STEP 3

7. Submit Completion Paperwork
8. Post Inspection & Final Engineering Review
9. Receive Incentive Payment

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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"> • Energy management system (EMS) • Hot water and steam pipe insulation • Central cooling • Elevators • Ventilation such as energy recovery ventilators 	<ul style="list-style-type: none"> • Air sealing • Orifice plates • Steam traps • Thermostatic Radiator Valves (TRVs) • HVAC electric controls (BMS, thermostats) • Motors and drives 	<ul style="list-style-type: none"> • Boiler clean & tune • Common area lighting • In-unit direct install measures such as faucet aerators, showerheads, LEDs • Appliances (stoves, refrigerators, washer/dryers, dishwashers)

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

Please see page 8 (Appendix) of this document to see a full list of Comprehensive Pathway Measure Points.

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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) EMS (20) Pipe insulation (20) Air sealing (10) Common area lighting (5) In-unit lighting (5)	100	Comprehensive	1	\$187,000 (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) Pipe insulation (20) 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 (20) 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	\$15.00 per lamp
		Screw-in Lamps	\$8.00 per lamp
		Interior Fixtures	\$75.00 per fixture
		LED Exit signs	\$15.00 per sign
	Exterior New Fixtures	HID Less than or equal to 100 W	\$125.00 per fixture
		HID Over 100 W	\$175.00 per fixture
		Non-HID Fixture Replacing Screw-in/Pin Based Lamp	\$90.00 per fixture
	Lighting Controls	Bi-level fixtures - Stairwell, corridor, parking garage	\$115.00 per fixture
		Bi-level fixtures - parking lot	\$90.00 per fixture
		Occupancy Sensors	\$25.00 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	\$0.65 per kWh
HVAC Measures	AC - Central Unit Replacement		\$0.65 per kWh
	Packaged Terminal Air Conditioner		\$0.65 per kWh
	Elevator Modernization		\$0.35 per kWh
	Variable Frequency Drive (VFD)		\$0.29 per kWh
	Blower Fan - with EC Motor for Furnace Distribution		\$0.75 per kWh
	Circulator Pump - with EC Motor for Hydronic Distribution		\$0.75 per kWh
In-Unit Direct Install	LEDs		Free

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Non-Comprehensive Pathway Incentives Gas

	Installed Measure	Incentive Details	Downstate Incentive \$	
Common Area	Hot Water Boilers		\$8 per MBH	
	Condensing Boilers		\$16 per MBH	
	Steam Boilers		\$8 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 (250+ units may apply for the custom incentive rate)	# of Units	
			10-19 units	\$3,000
			20-40 units	\$5,000
			41-99 units	\$10,000
	Linear Pipe Insulation	Fiberglass insulation of rigid foam	< 2" Diameter	\$5 per linear ft
			> 2" Diameter	\$10 per linear ft
	Building Envelope	Roof and wall insulation, window replacement		\$200 per MMBtu
	Steam Traps	Covers the repair or replacement of steam traps in low pressure heating systems (<15 psig) Incentive includes credit towards completing the program required survey		Common areas - \$300 per trap
			All other radiators - \$100 per 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)		\$750 per boiler	
			\$1,150 for two boiler plant	
			\$1,800 for three boiler plant	

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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.	Free
	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 	\$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, linkageless burner controls, and heat pump boiler pre-heaters.	\$4.00 per therm
In-Unit Direct Install	Faucet Aerators		Free
	Showerheads		Free

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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: ConEdMultifamily@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
Appliances	Dishwashers	5
Appliances	Dryers	5
Appliances	Refrigerators	5
Appliances	Stoves	5
Appliances	Washers	5
Clean and tune	Boiler clean and tune	5
Clean and tune	Furnace clean and tune	5
Common area lighting	Bi-level fixtures - parking lot*	5
Common area lighting	Bi-level fixtures - stairwell, corridor, parking garage*	5
Common area lighting	Exterior fixture HID less than or equal to 100 W*	5
Common area lighting	Exterior fixture HID over 100 W*	5
Common area lighting	Exterior fixture non HID fixture replacing screw-in/pin based lamp*	5
Common area lighting	Interior fixtures*	5
Common area lighting	LED exit signs*	5
Common area lighting	Occupancy sensors*	5
Common area lighting	Relamp and reballasting, retrofit kits*	5
Common area lighting	Screw-in lamps*	5
Common area lighting	Tube lamps*	5
In-unit	Faucet aerators	5
In-unit	LED lamps	5
In-unit	Low-flow showerheads	5
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
Motors and drives	Blower fan – with electronically commutated (EC) motor for furnace distribution	10
Motors and drives	Circulator pump – with electronically commutated (EC) motor for hydronic distribution	10
Motors and drives	Pumps	10
Motors and drives	Motors	10
Motors and drives	VFD	10
HVAC	Air compressors	10
HVAC	Air handlers	10
HVAC	Boiler burner replacement	10
HVAC	Exhaust fans	10
HVAC	Master venting**	10
HVAC	Orifice plates**	10
HVAC	Steam traps	10
HVAC	Thermostatic radiator valves**	10

Measure Category	Measure	Points
HVAC controls	BMS	10
HVAC controls	Domestic hot water controls	10
HVAC controls	Smart thermostats	10
Building shell	Cool roof	10
Building shell	Window film	20
HVAC	Central air conditioning	20
HVAC	Chiller	20
HVAC	Cooling tower	20
HVAC	Economizer - dual enthalpy air-side	20
HVAC	Energy recovery ventilators	20
HVAC	Heat recovery ventilators	20
HVAC	Ventilation overhaul	20
HVAC	Packaged terminal air conditioner	20
HVAC	VRF cooling only	20
HVAC controls	EMS	20
HVAC controls	Smart thermostatic radiator enclosure	20
Insulation of heat and hot water	Boiler jacket***	20
Insulation of heat and hot water	Domestic hot water pipe insulation***	20
Insulation of heat and hot water	Steam or heating hot water pipe insulation***	20
Insulation of heat and hot water	Tank insulation***	20
Motors and drives	Elevator modernization	20
Domestic hot water	Domestic hot water - indirect water heater	30
Domestic hot water	Domestic hot water - instantaneous domestic water heater	30
Domestic hot water	Domestic hot water - storage tank water heater	30
Building shell	Insulation – roof**	40
Building shell	Insulation – walls	40
Building shell	Window replacement	40
HVAC	Boiler replacement - condensing	40
HVAC	Boiler replacement - hot water	40
HVAC	Boiler replacement - steam	40
HVAC	Furnace replacement	40

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