

Green Funding and Resources For New York City Affordable Multifamily Housing

Improving the Resilience of NYC's Multifamily Housing

FOREWORD

Implementing green building measures in affordable housing is an important strategy to reduce costs and improve building performance, as well as to safeguard buildings from a range of climate impacts, ultimately helping to preserve New York's crucial affordable housing supply. Public agencies and utility companies in New York City offer a diverse array of programs to improve the energy efficiency of affordable housing properties. These programs provide grants, loans, tax credits, and other incentives to facilitate efficiency upgrades at no or low cost. Enterprise Community Partners, Inc. created this guide to inform affordable multifamily housing owners of available financing programs and to help them identify those that would be most appropriate for their properties.

Note: Enterprise Community Partners, Inc. does not administer these programs. **All programs are subject to change. Information is current as of October 2017.**

About Enterprise Community Partners, Inc.

Enterprise Community Partners is celebrating 30 years in New York with a renewed commitment to a mission that is more important than ever: to create opportunity for low- and moderate-income people through affordable housing in diverse, thriving communities. The New York branch of the national organization invests capital to create and preserve quality affordable homes for low- and moderate-income people, reinvests revenues to develop programmatic solutions in coordination with public and private partners, and scales these solutions through policy change. Over the past 30 years, Enterprise has helped create over 57,000 homes and invested nearly \$3 billion in New York, touching thousands of lives. Enterprise has been a national leader in greening affordable housing since the launch of the Green Communities initiative in 2004. The central element of the initiative is the Green Communities Criteria, which is the leading green building standard for affordable housing in the U.S. The Criteria have spurred the widespread adoption of efficient and healthy design and building practices across the affordable housing field and have been adopted by 25 states and 8 major cities, including New York.

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NYC Department of Housing Preservation & Development (HPD)

Preservation Finance Programs

All of HPD's Preservation Finance programs – Participation Loan Program (PLP), Multifamily Housing Rehabilitation Program (HRP), HUD Multifamily Program, Low Income Housing Tax Credit Preservation Program (Year 15), and the Green Housing Preservation Program -- now require an Integrated Physical Needs Assessment and use benchmarking to develop an energy scope and finance the cost of certain incremental energy efficiency and water conservation measures. Only programs specifically geared toward energy efficiency are described in detail here.

Green Housing Preservation Program

Provides forgivable, no-interest loans for energy efficiency and water conservation improvements, as well as low-interest loans for moderate rehabilitation of small- to mid-sized multifamily buildings (5 to 50 units).

Incentive

Loan

Incentive Details

- Energy efficiency and water conservation work only
 - Up to \$8,500 per unit for 5-15 unit buildings and up to \$4,500 per unit for 16+ unit buildings.
 - Interest rate: 0%, forgivable loan
 - Minimum loan term: 15 years
- Moderate rehabilitation: If a project's costs go above the \$8,500/\$4,500 per unit threshold amounts described above, HPD may lend up to \$50,000 per unit.
 - Interest rate: higher of 2.5% or Applicable Federal Rate
 - Minimum loan term is 30 years.
- HPD also assists owners to leverage other funding sources, including private financing and utility incentives.
- HPD will reimburse the cost of the Integrated Physical Needs Assessment, up to \$5,000 per project plus up to \$250 per unit for the first 20 units and up to \$125 unit for each remaining unit.
- [Technical assistance services](#) (scope development, bid process facilitation, owner's representation services during construction, training for building staff and residents, and one-year follow up report, etc.) are also covered for up to \$35,000 for projects containing 20 units or below and up to \$50,000 for projects containing 21 units or greater.

Eligibility Requirements

- Multiple dwellings between 5-50 units that require energy efficiency and water conservation improvements and that may have additional moderate rehabilitation needs
- Project scopes of work must achieve a 20% reduction in energy usage, as identified through the Integrated Physical Needs Assessment

For more information

<http://www1.nyc.gov/site/hpd/developers/development-programs/green-housing-preservation-program.page>

HPD, continued....

Lead Hazard Reduction and Healthy Homes (Primary Prevention Program)

Offers forgivable loans for lead abatement as well as certain housing-related health hazards such as mold, vermin infestation, conditions that pose risk of fall or injury, and other to building owners.

Incentive

Forgivable Loan

Incentive Details

- Funding is provided as 0% forgivable loan with a 5-year loan term
- Loan amounts vary but average approximately is \$10,000 per unit
- Loans cover the cost of removal of lead paint hazards, through a combination of paint stabilization and abatement of high-friction components such as door frames, window sills and baseboards.
- Projects participating in the program may be eligible for additional funds to address certain other housing-related health hazards
- Funds can be used in conjunction with other HPD Preservation Finance programs if properties have rehabilitation needs

Eligibility Requirements

- Properties must be located in Brooklyn, the Bronx or Queens and be built prior to 1960
- Units within the building must contain lead-based paint that is not intact as determined by lead risk assessments performed by Program inspectors.
- At least one or more units occupied by a young child or children under 6 years of age, or a pregnant woman (owner-occupied units must have a young child living or visiting for a significant amount of time)
- Income levels are limited to the following:
 - Rental properties:
 - Rental properties with 4 units or fewer: at least 50% of units housing tenants at or below 50% AMI, with the remaining units housing tenants up to 80% AMI
 - Rental properties with 5 units and up:
 - At least 50% of units housing tenants at or below 50% AMI; and
 - At least 30% of units housing tenants up to 80% AMI
 - The remaining units can house tenants at any income level
 - Owner occupied properties: income at or below 80% AMI

For more information

<http://www1.nyc.gov/site/hpd/developers/development-programs/primary-prevention-program.page>

NYC Department of Environmental Protection (DEP)

Multi-Family Conservation Program

The Multi-Family Conservation Program (MCP) provides qualified multiple-family housing of four or more dwelling units with billing based on a fixed charge per unit in lieu of billing based on metered charges. The program objective is to promote water conservation in multiple-family housing, while giving customers control over their water and wastewater costs.

Incentive

Flat rate billing

Incentive Details

The flat rate a participating owner pays for FY 2016 is \$1,004.82 per dwelling unit, \$827.25 per Low-use commercial unit, and \$284.93 for a boarder, roomer or lodger unit. *The FY 2017 proposed rate schedule is not in effect and water and sewer rates will remain according to the FY 2016 rate for the time being.*

Eligibility Requirements

- Metered Buildings of 4 units or more with an Automated Meter Reading (AMR) device installed
- Building owner must repair all substantial leaks
- 70% of fixtures must be low-flow
- Must stay current on bills and/or payment agreement
- High-use commercial tenants must have their own separate water meter installed by owner
- Building must be current on water/sewer bills

For more information

www.nyc.gov/html/dep/html/customer_managers/index.shtml

Green Infrastructure Grant Program

A grant program for private property owners in New York City with the aim of reducing stormwater runoff. DEP will provide funds for the design and construction of green infrastructure systems.

Incentive

Grant (Reimbursement)

Incentive Details

100% of design and construction costs of green infrastructure

Eligibility Requirements

- Eligible projects include, rain gardens, green roofs, porous pavements and rainwater harvesting systems on private property in New York City.
- All projects must be able to manage 1 inch of stormwater runoff from the contributing impervious area

For more Information

http://www.nyc.gov/html/dep/html/stormwater/nyc_green_infrastructure_grant_program.shtml

Toilet Replacement Program

Offers vouchers to qualified multifamily property owners to purchase high-efficiency toilets.

Incentive

Voucher

Incentive Details

\$125 per toilet

Eligibility Requirements

- Buildings must contain 4 or more units
- Buildings must have been converted to the Multi-Family Conservation Program flat-rate billing plan
- Water meter must be connected to an Automated Meter Reading (AMR) device at least three (3) months prior to application
- Applicants cannot be in arrears with their water or sewer bills without a valid payment agreement
- Building did not participate in DEP Toilet Rebate Program from 1994 – 1997
- Building must currently contain toilets using more than 1.6 gpf (gallons per flush)

For more information

<http://www1.nyc.gov/nyc-resources/service/2619/toilet-replacement-program>

Water and Sewer Service Line Protection Program

Protects residents from the unexpected costs of service line repairs. Homeowners pay a monthly fee to remove the responsibility of paying for service repairs to their building's water and sewer lines.

Incentive

Fee-based insurance coverage

Incentive Details

Removes responsibility for maintenance costs on sewer line

Eligibility Requirements

- Residential properties or mixed-use properties regardless of size with meters less than or equal to 2" are eligible
- Payment of \$4.49 per month is required for water line protection and \$8.47 per month for sewer line protection
- Water meter must be connected to an Automated Meter Reading (AMR) device
- Applicants cannot be in arrears with their water or sewer bills without a valid payment agreement
- Building must be equipped with a single service line that is 2" or less in diameter

For more information

www.nyc.gov/html/dep/html/service_line_protection/index.shtml

DEP, continued....

On-Site Water Reuse Grant Pilot Program

DEP's grant program promotes the construction of water reuse systems at both the building-scale and district-scale by covering a portion of efficiency technology capital costs.

Incentive

Grant (Reimbursement)

Incentive Details

Up to \$250,000 for building scale projects

Up to \$500,000 for district scale projects

Eligibility Requirements

- Building Scale:
 - 100,000 square feet or more of residential or commercial space
 - 32,000 gallons per day
 - Up to 250,000
- District Scale:
 - Must include the sharing of water between two or more parcels
 - 94,000 gallons per day
 - Up to \$500,000

For more Information

[http://www.nyc.gov/html/dep/html/ways to save water/on-site-water-reuse-grant-program.shtml](http://www.nyc.gov/html/dep/html/ways%20to%20save%20water/on-site-water-reuse-grant-program.shtml)

New York State Energy Research and Development Authority (NYSERDA)

Low-rise Residential New Construction Program (LR NCP)

Offers technical assistance and incentives to support the construction of single-family and townhomes, as well as low-rise multifamily buildings (up to 3 stories) that are designed to achieve above code energy performance. ENERGY STAR® Certified Homes requirements serve as the minimum performance threshold. Increased energy performance is rewarded with tiered financial incentives, up to and inclusive of net zero energy performance. Certain mid-rise multifamily new construction and gut rehabilitated buildings will also be considered for eligibility on a case-by-case basis.

Incentive:

Grant

Award Amounts

- Varies depending on energy performance achieved and building type. Low to moderate income (LMI) households are eligible for substantially higher awards in comparison to market-rate projects.
- For single-family homes or townhomes:
 - Technical Support (Tier 1)
 - \$1,700 per unit; up to 10 units (Tier 2) – additional, lower incentives offered for the balance of units when total count exceeds 10 units
 - \$4,200 per unit; up to 10 units (Tier 3) – additional, lower incentives offered for the balance of units when total count exceeds 10 units
- For multifamily buildings
 - Technical Support (Tier 1)
 - \$600-\$1,000 – per unit (Tier 2)
 - \$3,100 -\$3,500 per unit (Tier 3)

Eligibility Requirements

- Low-rise new construction is defined as up to 3 stories. New construction buildings of more than 3 stories will be considered on a case-by-case basis
- A project applicant must be, or be capable and intend to be, a New York State electricity distribution customer of a participating utility company who pays into the System Benefit Charge (SBC).
- LMI incentive eligibility may be established by providing documentation of participation in City, State, or Federal LMI housing programs; or through rent roll or household income verification (households must be at or below 80% of Area Median Income or State Median Income, whichever is higher).
- Gut rehabbed buildings will also be considered on a case-by-case basis

For more information:

<https://www.nyserda.ny.gov/All-Programs/Programs/Low-Rise-Residential>

Multifamily New Construction Program (MF NCP)

Offers technical assistance and incentives to support the construction of mid- and high-rise multifamily buildings that are designed to achieve above code energy performance. The requirements associated with the EPA's ENERGY STAR® Multifamily High-rise program (MFHR) serves as the minimum performance threshold. As an alternative, projects may elect to follow the PHIUS+ Multifamily Certification Standard or the Passive House Institute (PHI) certification process. Increased energy performance may be rewarded with tiered financial incentives, up to and inclusive of net zero energy performance. Gut rehabilitation projects will be considered for eligibility on a case-by-case basis.

Incentive:

Grant

Incentive Details

- Technical support (Tier I)
- \$450-\$1,000 per unit, capped at \$100,000 (Tier 2)
- \$1,400-\$3,500 per unit, capped at \$300,000 (Tier 3)

Eligibility Requirements

- Building must be four stories or higher
- A project applicant must be, or be capable and intend to be, a New York State electricity distribution customer of a participating utility company who pays into the System Benefit Charge (SBC).
- LMI incentive eligibility may be established by providing documentation of participation in City, State, or Federal LMI housing programs; or through rent roll or household income verification.
- Applicant must engage an Energy Consultant qualified through RFP 3036 to serve as its primary resource for MF NCP participation.
- 4 Compliance Path options projects can follow:
 - Performance Path with ENERGY STAR®,
 - Passive House Institute US (PHIUS+)
 - German-based Passive House Institute (PHI)
 - Modified Prescriptive Path detailed in MF NCP Guidelines.

For more information:

<https://www.nyserda.ny.gov/All-Programs/Programs/Low-Rise-Residential/Mid-and-High-Rise-Multifamily-Buildings>

NYSERDA, continued....

Multifamily Performance Program (MPP) Existing Buildings

MPP provides three energy efficiency project options for affordable buildings – Targeted, Comprehensive, and High Performance. The Targeted and High Performance also include Market Rate Buildings.

Targeted Option

Offers incentives for specific building upgrades if they are not already incentivized by utility programs, including energy-efficient appliances, building shell, cooling systems, heating and controls, domestic hot water, and motors and devices. The Targeted Option is a single-measure installation with no minimum energy reduction target.

Incentive

Grant

Incentive Details

- \$5.00 per MMBtu or \$0.05 per kWh savings, capped at \$150/unit
- The incentive amount for each energy efficiency upgrade will be based on how much energy you will save as determined by [NYSERDA's Savings and Incentive Calculator](#).

Eligibility Requirements

- Affordable buildings with 25% of units at or below 80% of the Area Median Income or State Median Income, whichever is higher.
- Buildings with 5+ units
- Buildings where at least 50% of the building's gross heated footage is residential space
- Must pay into System Benefit Charge (SBC)

For more information:

<http://www.nyserda.ny.gov/multifamilytargeted>

Comprehensive Program

Provides support to help improve an entire building's energy performance. A [Multifamily Building Solutions Provider](#) will evaluate a building's systems holistically, creating a customized plan aimed at giving you a minimum of 25% energy savings along with reduced energy bills.

Incentive:

Grant

Incentive Details

- \$600-\$1,500 per unit, up to a maximum 50% of project cost
- Base incentive is typically paid out at 100% construction completion. Projects that use a construction manager to oversee the project, however, may qualify for a payment of one-half of the base incentive at 50% completion.
- Performance incentive paid one year following installation of building improvements after performance of the projected energy savings target is verified.

Eligibility Requirements

- Affordable buildings with 25% of units at or below 80% of the Area Median Income or State Median Income, whichever is higher
- Buildings with 5+ units
- Buildings where at least 50% of the building's gross heated footage is residential space
- Must pay into System Benefit Charge (SBC)

For more information: <http://www.nyserda.ny.gov/multifamilycomprehensive>

NYSERDA, continued....

High Performance Offering

Program will provide incentives for cost-share improvements needed to achieve deep energy savings in existing multifamily buildings. (Note: Opening date of the High Performance Offering program has not been confirmed.)

Incentive

Grant

Incentive Details

- Up to \$3,500/unit for affordable housing projects, capped at 50% of the project cost

Eligibility Requirements

- Buildings with 5+ units
- 25% of units must be at 80% of the Area Median Income or below or State Median Income, whichever is higher
- Buildings will be selected through a competitive solicitation process that reviews the cost effectiveness of the project, the depth of the projected energy savings, and the potential for gaining knowledge about deep energy, existing building retrofits.

For more information:

<http://www.nyserda.ny.gov/multifamily>

Combined Heat and Power (CHP) Program

Promotes the installation of clean, efficient, and commercially available Combined Heat and Power (CHP) systems.

Incentive

Grant

Incentive Details

Up to \$2.5 million

Eligibility Requirements

- Installation site must pay the System Benefits Charge (SBC) surcharge on its electric bill
- Customers can choose between prepackaged, pre-approved CHP systems up to 3 MW, or custom-engineered systems between than 1 MW and 3 MW

New systems must have:

- Commercially available gas-fired reciprocating engine(s), gas turbine-based technologies, back-pressure steam turbines, or waste-heat driven systems
- The ability to operate during a grid outage (for all systems greater than 50 kW)
- If in a flood zone, critical components of the CHP system must be located above flood level

For more information:

<http://www.nyserda.ny.gov/chp>

NY-Sun Affordable Solar Predevelopment and Technical Assistance Program

Provides funding for predevelopment and technical assistance work on a proposed solar project or group of projects leading to the implementation and operation of solar installations for multifamily affordable housing buildings or shared solar (community distributed generation) installations that will benefit and serve low-to-moderate LMI households. This funding does not apply to system design, engineering, hardware, installation, or other costs related to the construction of a solar project.

Incentive

Grant

Incentive Details

Grant up to \$200,000

Eligibility Requirements

- Projects must provide benefits of solar electric generation to multifamily affordable housing and/or households 80% AMI or below
- Onsite, remote net-metered, and shared solar projects are eligible
- Eligible applicants include housing providers and technical consultants for energy projects
- Funding is applicable to a variety of non-engineering predevelopment costs and activities such as finance, legal, procurement and contracting, customer outreach and enrollment, and business model design for tenants of multifamily affordable housing.

For more information

<http://www.nyserda.ny.gov/aspta>

NYS Homes and Community Renewal (HCR)

Weatherization Assistance Program (WAP)

WAP providers conduct an energy audit of a residence and install specific measures to increase energy efficiency, including insulation, heating systems, energy efficient lighting and refrigerators, and, as needed, undertake window and door replacement, minor repairs, and mitigation of indoor air quality issues.

Incentive

Subsidized upgrade

Incentive Details

Direct install or services provided by qualified professionals valued at an average cost of \$5,500 per residence

Eligibility Requirements

- Single family homes occupied by a household with income at or below 60% of New York State's Area Median Income.
- Multifamily buildings are eligible if 66% of the dwelling units in the building (50% if fewer than 5 units) house tenants with incomes at or below 60% of the New York State's Area Median Income
- Priority is given to households with senior citizens, families with children, and persons with disabilities

For more Information

<http://www.nyshcr.org/programs/weatherizationassistance/>

Consolidated Edison (Con Ed)

Multifamily Energy Efficiency Program (MEEP)

Provides both free, direct-install measures such as lightbulbs for units, and rebates for more comprehensive common-area equipment, such as HVAC upgrades and building management systems.

Incentive

Reimbursement and direct installation

Incentive Details

- Up to \$15,000 per building
- Rebates for gas and electric prescriptive measures as well as custom measures
- Financial incentives for approved equipment upgrades in common areas and eligible building systems, with greater incentive levels for affordable housing.

Eligibility Requirements

- Available to all residential buildings with 5 or more units
- Affordable housing with 50% of units at or below 80% of the Area Median Income

For more information

<https://www.coned.com/en/save-money/rebates-incentives-tax-credits/rebates-incentives-for-multifamily-customers/equipment-rebates-for-multifamily-buildings>

Con Edison Multifamily Gas Conversion Incentive Program

Rebate for conversion from oil heat to cleaner-burning natural gas

Incentive

Rebate

Incentive Details

- A conversion rebate of up to \$22,500 (\$300 per apartment)
- An equipment rebate of up to \$17,500. This conversion rebate is limited to the first 100 qualifying customers who meet all eligibility requirements and comply with all terms and conditions for the rebate.

Eligibility Requirements

- Con Edison customers who have a service address with 5-75 residential dwelling units, and both convert to a natural gas-fired heating system and install eligible high-efficiency gas-fired heating equipment.
- Con Edison must receive signed application, contractor's signed proposal, and gas service request by June 16th, 2017
- The eligible gas-fired equipment must be installed by September 29, 2017

For more information

<https://www.coned.com/en/save-money/rebates-incentives-tax-credits/rebates-incentives-for-multifamily-customers/multifamily-gas-conversion-incentive-program-application>

National Grid

National Grid Multifamily Program

Offers both a free, direct-install program that offers in-unit measures such as faucet aerators and low-flow shower heads, and additional rebates for larger measures such as new, efficient boilers.

Incentive

Direct install and rebate

Incentive Details

Max of \$12,000 for prescriptive measures

Up to 50% of project costs to a maximum of \$250,000 for custom incentive measures

Eligibility Requirements

- Buildings must have 5-75 units
- Must be a National Grid customer (*verify your service are by entering your zip code on the website*)
- Building must be on a firm gas heating rate

For More Information

https://www.nationalgridus.com/media/pdfs/bus-ways-to-save/ngrid_multifamily-natural-gas_application-nycli_ee4796_ext.pdf

New York City Office of Environmental Remediation (OER)

NYC Brownfield Incentive Grant Program

OER offers grants and a broad range of technical assistance to community-based organizations (CBOs) that seek to develop vacant, underutilized land in their neighborhoods. When a project approaches the construction phase, OER has a wide range of Brownfield Incentive Grants to reduce the cost of site investigation and cleanup.

Incentive

Grant

Incentive Details

Predevelopment: \$10,000 - \$25,000

Environmental clean-up: \$35,000 - \$50,000

Affordable Housing projects: up to \$250,000

Eligibility Requirements

- A CBO that seeks to redevelop a vacant or underutilized site is eligible for Community Brownfield Planning Grants. Funds can be used for a wide range of activities to move a site forward, including design and construction of community space.
- Grants are available for investigation and cleanup at an affordable housing project and other community-supported facilities.
- Any residential project recognized by the city Department of Housing Preservation and Development as affordable housing is eligible for a Brownfield Incentive Grant.
- There is a bonus cleanup grant for sites designated by a Community Brownfield Planning organization.
- City-supported affordable housing projects that seek to enroll in the state Brownfield Cleanup Program are eligible for up to \$250,000 in city funds for investigation and remediation.

For More Information

<http://www.nyc.gov/html/oer/html/brownfield-incentive-grants/grant-types.shtml>

OER also provides a number of additional programs that help developers cover costs related to brownfield (light to moderate levels of contamination) planning and redevelopment, including The Voluntary Cleanup Program—which helps expedite the environmental remediation process—and the NYC Brownfield Incentive Program, described above. OER also provides technical assistance to not-for-profit developers. OER's newest programs includes JumpStart, which provides grants to developers undertaking the State's brownfield program.

<http://www.nyc.gov/html/oer/html/home/home.shtml>

NYC Energy Efficiency Corporation (NYCEEC)

NYCEEC Financing Solutions

NYCEEC finances projects that save energy, including: energy efficiency, cogeneration (or combined heat & power), Passive House, demand management, renewables and fuel conversions.

Incentive

Loans

Incentive Details

- Loans for affordable multifamily buildings are financed at a rate of 4-5.5%
 - Current pricing found online at <https://www.nyceec.com/pricing/>
- Loan to cost: up to 100% of project costs
- Loan size: \$35,000 - \$6,000,000
 - Larger projects considered on case-by-case basis.
- Term: up to 10 years

Eligibility Requirements

NYCEEC provides loans for buildings located within New York City and its environs. Eligible building types include:

- Commercial, office and industrial (including retail)
- Multi-family residential buildings (5+ units)
- Institutions such as hospitals and healthcare facilities, colleges, universities and K-12 schools
- Non-profit and religious facilities

For more information

www.nyceec.com

NYCEECE, continued....

Program for Energy Retrofit Loans (PERL)

PERL is a green mortgage program from the NYC Housing Development Corporation (HDC) and NYCEECE. Additional loan proceeds—at the same low mortgage financing rate—are provided for energy efficiency improvements.

Incentive

Mortgage

Incentive Details

- Up to 95% of the total hard and soft costs
- Interest rate on the loans will be approximately 4%. Principal and interest will be payable monthly in arrears.
- 0.5%-1.0% Origination Fee, depending on Loan size.
- Term: Maximum of 10-12 years

Eligibility Requirements

- HDC must hold the first mortgage and/or property is participating in an NYC Housing Preservation and Development (HPD) program
- The majority of the loan proceeds (>50%) must be used for energy efficiency measures
- The remaining loan proceeds (<50%), may be used for other necessary building improvements
- Property meets or exceeds minimum historical Debt Service Coverage ratio
- Good standing with HDC and HPD with no defaults or delinquencies in the past 3 years
- Demonstrated potential for at least 15% energy savings
- Heat and hot water payments are made by the building owner

For more information

www.nychdc.com/content/pdf/Developers/PERL%20Term%20Sheets.pdf

Additional Resources

Con Edison Energy Survey

Con Edison authorized contractor can provide a free energy assessment and suggest ways to make lighting and refrigeration more efficient. Con Edison will pay up to 70 percent of the cost for energy improvements. Owners of affordable, multifamily housing can receive a no-cost building survey or custom measure assessment. ConEd requires a deposit up front, which is reimbursed upon completion of any of the recommended measures. Market-rate multifamily housing can access the building survey for a \$250 fee.

<https://www.coned.com/en/save-money/rebates-incentives-tax-credits/business-energy-survey>

ENERGY STAR Rebate Finder

Visit the website below and enter your ZIP code to see a list of rebates and offers in your area.

<https://www.energystar.gov/rebate-finder>

Enterprise Community Partners' Ready to Respond Tools for Resilience

Enterprise has tools to help multifamily housing owners improve their building and operational resilience. The Staffing Toolkit is a ready-made solution for organizations to create an emergency plan and the Strategies for Multifamily Building Resilience is a collection of 19 strategies that owners can implement to protect their properties from climate hazards.

<http://www.enterprisecommunity.org/solutions-and-innovation/green-communities/tools-and-services/ready-to-respond>

Enterprise Green Communities, 2015 Criteria

Enterprise's Green Communities program is the only national, green building criteria designed specifically for affordable, multi-family housing. Green Communities is a self-certification program, and Enterprise offers free technical support to help developers comply with the criteria. In New York City, all programs that receive HPD funding for new construction or substantial rehabilitation must comply with Enterprise Green Communities.

<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities/criteria>

LISC's Two Shades of Green

The Local Initiatives Support Corporation (LISC), in partnership with the New York City Department of Health and Mental Hygiene, The Coalition for Smoke-Free City, and Bedford Stuyvesant Restoration Corporation, designed an innovative training program for property managers and owners to learn ways to save money and improve the health and sustainability of their properties.

<http://www.lisc.org/nyc/what-we-do/green-and-healthy-neighborhoods/two-shades-green/>

New York City Retrofit Accelerator

Provides a dedicated team of efficiency advisors free of charge to assist building owners and operators, including selecting cost-saving retrofit projects for their buildings, completing the necessary permitting, acquiring financing and incentives to help cover the costs, training building staff, and completing measurement and verification of the completed measures.

<https://retrofitaccelerator.cityofnewyork.us/>

NYSERDA Community Energy Resource

Twelve constituency-based organization (CBOs) across New York State that can help homeowners, small businesses, not-for-profit organizations, and multifamily building owners to cut energy waste, save money, and live or work more comfortably. NYSERDA's CBO partners are dedicated to helping New Yorkers save money and live or work more comfortably. Your CBO can help you find a participating contractor to perform an energy assessment.

<https://www.nyserdera.ny.gov/All-Programs/Programs/Community-Energy-Resource>