

NYSERDA's Home Performance with ENERGY STAR Low-rise (Low-rise) component was developed to focus attention on duplexes, row houses, and other large scale housing complexes that, while performing as one to four family residential buildings, were underserved. Low-rise projects target two types of residential buildings:

- Market Rate (households with incomes greater than 80% of the Area Median Income).
- Assisted (households with incomes between 60%-80% of the Area Median Income).

Low-rise projects with households earning below 60% of the State Median Income are eligible to participate in NYSERDA's nyserdera.ny.gov/empower-overview

LOW-RISE PROJECT QUALIFYING CRITERIA FOR BUILDINGS:

The Low-rise component is designed to serve existing residential structures meeting the following criteria:

- Three stories or less.
- Constructed using building techniques common to one to four family homes.
- Have firewall separations creating blocks of 8 units or less.
- Can be served by residential scale heating equipment with a maximum rating of 300,000 Btus.

Taller residential buildings that fit the above criteria are also eligible. Examples of these taller buildings include brownstones, row housing, and other urban style buildings that use residential scale equipment and are serviced by residential contractors.

NYSERDA has two programs which serve existing Market Rate and Assisted buildings with 5 or more dwelling units, the Low-rise Program and the Multifamily Performance Program. To determine which program can serve your building(s), please reference the Existing Buildings Low-rise Decision Tree. Buildings not meeting the decision tree criteria for either program, but can be served by heating systems up to 399,999 Btu and utilize construction techniques common to a one to four family residence, will be re-evaluated for participation in the Low-rise Program.

Projects larger than 50 units that otherwise are eligible for Low-rise will be referred to the Multifamily Performance Program when that program best meets the needs of the building owner and contractor.

THE LOW-RISE PROJECT APPLICATION PROCESS:

- The building owner, together with a participating Home Performance Contractor ("Contractor"), should complete a Low-rise Project Application and submit the required photographic documentation of onsite conditions, affordable housing documentation (if applicable), and any other requested data in accordance with the directions on the application.
- Following submission of the Low-rise Project Application and required paperwork to CLEAResult, the Home Performance implementation contractor, staff will review the project to determine if it meets the qualifying requirements and cost-effectiveness criteria. This process may include follow up questions for the Contractor and a site visit to verify building configurations and heating systems.

- Upon preliminary project approval by NYSERDA, a Project Approval Letter will be sent to the Contractor, reserving the funds for the approved work scope for an agreed to implementation period. The Contractor will have up to 45 days to allow for project modeling to be completed. The funding commitment will be subject to termination for failure to meet the 45 day time limit to submit project modeling data sufficient to define the Low-rise project's finalized work scope and projected energy savings. A minimum of 12 months of energy usage data for a representative sampling of dwelling units must be provided. Projects must comply with the current Program cost-effectiveness criteria. Workscope changes resulting from data obtained through project modeling will be assessed based upon the availability of funding.
- NYSERDA's incentives are subject to the requirements and availability of funding sources and requirements of the Low-rise component. Any additional requirements will be outlined in the Project Approval Letter.
- Unless an extension is provided by NYSERDA in writing, Low-rise projects must commence no later than 60 days following NYSERDA's approval of the project modeling and final work scope. Projects must be completed within 12 months of the issuance of the Project Approval Letter or as specified in the terms of the Project Approval Letter.

LOW-RISE PROJECT FUNDING AND INCENTIVES

Assisted Home Performance with ENERGY STAR Low-rise Projects

- Incentives available for Assisted Low-rise projects are capped at 30% of the cost of the eligible work scope and at \$1,800 per dwelling unit.
- NYSERDA's funding commitment for an Assisted Low-rise project will be determined based upon the availability of funds at the time of the Project Approval Letter is issued.
- To be eligible for the Assisted incentive, the Applicant must provide a rent roll for NYSERDA to determine if the tenants residing at the building(s) are eligible. Applicants must submit the annual rent, size and occupancy for each apartment on the property. Twenty-five percent of the units must have a calculated household income no more than 80 percent of the State Median Income; based on the assumption that 30 percent of household income is applied to housing costs (i.e. rent). A calculation spreadsheet tool is available for determining rent roll income eligibility. If less than twenty-five percent of the units qualify for the Assisted incentive, the project will be considered to be Market Rate.

Market Rate Home Performance with ENERGY STAR Low-rise Projects

- The incentive for a Market Rate Low-rise project is 20% of the cost of eligible energy efficiency improvements, up to a maximum incentive of \$1,200 per dwelling unit.
- NYSERDA's funding on any Market Rate Low-rise project will be determined based upon the availability of funds at the time the Project Approval Letter is issued.

Electric Reduction Incentive

- Contractors are eligible to receive an incentive of \$50 per dwelling unit for Low-rise projects where an average of 1,100 kWh per unit of modeled electric energy savings is achieved. This incentive does not count toward the Assisted or Market Rate dwelling unit incentive caps.

Low-rise Financing

- Low-rise financing is available through Green Jobs-Green New York (GJGNY) Multifamily Financing Program. Through GJGNY, NYSERDA's share of the financing is limited to no more than 50% of the cost of the approved work scope minus any program incentives, capped at \$5,000 per unit or \$500,000, whichever is less. NYSERDA will provide its share of the financing at 0% interest to the lender selected by the program participant, funds subject to availability. Improvements must have a project level savings to investment ratio (SIR) of 1.0 or greater.

Additional information can be found at nyserdera.ny.gov/MPP-finance

LOW-RISE PROJECT AND CONTRACTOR REQUIREMENTS

- The work scope must be completed by a Contractor who is in good standing with the Home Performance Program and the Building Performance Institute (BPI) and must be a participating contractor in the county where the Low-rise project is located.
- Program staff will evaluate the Contractor's project experience, modeling capabilities, staff size, and participation in other NYSERDA programs when considering Low-rise projects for submission. NYSERDA reserves the right to place per project unit number caps and restrict the number of simultaneous projects performed by a Contractor until they demonstrate their ability to succeed in the Low-rise component.
- Projects must meet provisions for the applicable Codes of the State of New York and/or local municipality and be completed in accordance with the current requirements of Home Performance as outlined in the Partnership Agreement.
- Buildings which are funded in part through the Federal Weatherization Assistance Program are eligible to participate in NYSERDA's EmPower New York program. nyserdera.ny.gov/empower-overview
- For projects that will replace windows or doors that are visible from a public right of way on buildings of 50 years or more, contractors will be required to submit a Project Cover Form to NYSERDA for review and submission to the New York State Historic Preservation Office.
- The installed cost of energy efficient measures will be consistent with the fair market price. Contractors may be requested to submit a detailed cost breakdown of the estimated labor and cost associated with each energy efficient measure to supplement the information provided on the Low-rise Project Application.
- The energy efficiency measures installed in Low-rise projects must meet the minimum efficiency requirements and conditions referenced in the of Home Performance eligible energy improvements found at nyserdera.ny.gov/eligible-measures

