



Policy, Codes & Incentives

Multifamily New Construction Program (MF NCP)

September 24, 2016

MF NCP Development

New York State – Clean Energy Fund (CEF)

- Supports Reforming the Energy Vision (REV): a strategy to build a clean, resilient, and affordable energy system for all New Yorkers
- Helps achieve NY State's goal of reducing GHG emissions 40% by 2030 and 80% by 2050
- **Market Transformation:** Enables the creation of a new, integrated, and self-sustaining clean energy market

NYSERDA

- New York State Energy Research and Development Authority
- Offers objective information and analysis, innovative programs, technical expertise
- **Current focus:** Supports market-based solutions & drives large-scale industry transformation “upstream” of individual utility service territories

NYSERDA's Legacy Multifamily Program

- **MPP-NC:** Multifamily Performance Program, New Construction component
 - **Requirements:** EPA ENERGY STAR® Multifamily High Rise (MFHR) program AND 15% above ASHRAE 90.1
 - No alternative compliance paths for Passive House projects

NYSERDA's MF NCP

- First statewide incentive program to provide a Passive House compliance path for multifamily high rise buildings
- Promotes reliance on 3rd party certifications, subject to NYSERDA review
- Through collaboration with PHIUS and PHI representatives, NYSERDA completed an equivalency evaluation to identify Performance Tier thresholds for each standard

MF NCP Overview

Multifamily New Construction Program

- NYSERDA's MF NCP was published on August 8, 2016 as Program Opportunity Notice (PON) 3319
- **Eligible Projects:** Multifamily building(s) with ten (10) or more units and four (4) or more stories
- MF NCP documents are available at <http://www.nyserda.ny.gov/Multifamily-NC>

Project Team Members

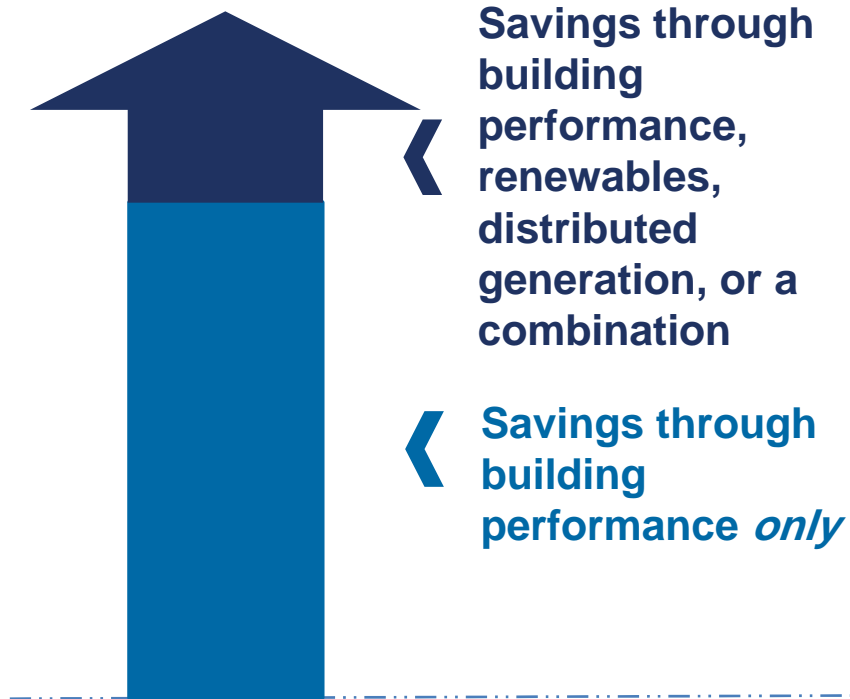
- Applicants must contract with a NYSERDA-approved Multifamily Partner and:
 - **PHIUS+**: Certified Passive House Consultant (CPHC®) & PHIUS+ Verifier
 - **PHI**: Certified PHI Consultant/Designer & accredited PHI Certifier
- Projects must meet program requirements and achieve approved performance thresholds

MF NCP Structure

Performance Thresholds				
	Performance Path with ENERGY STAR	PHIUS+	PHI	Modified Prescriptive Path
Tier 1	15% above ASHRAE 90.1*	NA	NA	New Construction only
Tier 2	25% above ASHRAE 90.1*	PHIUS+ Certification	PHI Certification	Gut Rehab only
Tier 3	42% above ASHRAE 90.1*	PHIUS+ Certification	PHI Certification	NA
		4200 kwh/person/yr	29 kBTU/sf/yr	

*ASHRAE version is dependent on what version of NYS Energy Code the project is permitted under

Performance Tiers: Tier 3



Renewable energy generation will typically be dedicated systems.

Community-level PV arrays and remote metering will be allowed under certain circumstances subject to NYSERDA's approval.

Performance Tiers: Tier 3

- Performance Path with ENERGY STAR
 - EPA ENERGY STAR MFHR program **AND**
 - 42% above ASHRAE Standard 90.1*

*First 35% of savings must be through building performance

*Balance of savings can be through building performance, renewables, DG, or a combination of each

Note: ASHRAE version is dependent on what version of NYS Energy Code the project is permitted under

Performance Tiers: Tier 3

- PHIUS+
 - Designed, constructed & certified to PHIUS+ standards using WUFI Passive 3.0.3.0
 - Maximum Primary Energy Demand of 4200 kWh/person/year*

*5200 kWh/person/year through building performance only

*The balance can be associated with building performance, renewables, DG, or a combination of each

Note: To calculate these thresholds, projects will be allowed to remove energy use from certain amenities, such as dishwashers and laundry

Performance Tiers: Tier 3

- PHI
 - Designed, constructed & certified to PHI standards using PHPP version 9.5
 - Maximum Primary Energy Demand of 29 kBtu/ft²/year*
 - *33 kBtu/ft²/year through building performance
 - *The balance can be associated with building performance, renewables, DG, or a combination of each

Note: To calculate these thresholds, projects will be allowed to remove energy use from certain amenities, such as dishwashers and laundry

Incentives: Market Rate

All properties are considered Market Rate unless LMI eligibility is established

Market Rate						
2016			Performance Tier	2017		
10-49 dwelling units	50+ dwelling units	Cap		10-49 dwelling units	50+ dwelling units	Cap
\$ -	\$ -	\$ -	Tier 1	\$ -	\$ -	\$ -
\$ 500	\$ 300	\$ 50,000	Tier 2	\$ 400	\$ 200	\$ 40,000
\$ 2,500	\$ 2,000	\$ 200,000	Tier 3	\$ 1,400	\$ 1,200	\$ 120,000

Incentives: Low to Moderate Income (LMI)

The majority of units expected to be occupied by households earning no more than 80% Area or State Median Income (whichever is greater)

LMI						
2016			Performance Tier	2017		
10-49 dwelling units	50+ dwelling units	Cap		10-49 dwelling units	50+ dwelling units	Cap
\$ -	\$ -	\$ -	Tier 1	\$ -	\$ -	\$ -
\$ 1,000	\$ 600	\$ 100,000	Tier 2	\$ 1,000	\$ 500	\$ 100,000
\$ 3,500	\$ 3,000	\$ 300,000	Tier 3	\$ 3,500	\$ 3,000	\$ 300,000

MF NCP Points of Contact

- Program Questions for NYSERDA:
 - Pat Fitzgerald, Patrick.Fitzgerald@nyserda.ny.gov
- Potential Project or Partner Questions:
 - Gwen McLaughlin, gmclaughlin@trcsolutions.com