NYC ACCELERATOR

NYC Accelerator, Energy Efficiency, Climate Mobilization Act, & Con Edison Multifamily Energy Efficiency Program

Presented by Rosibel Tavares
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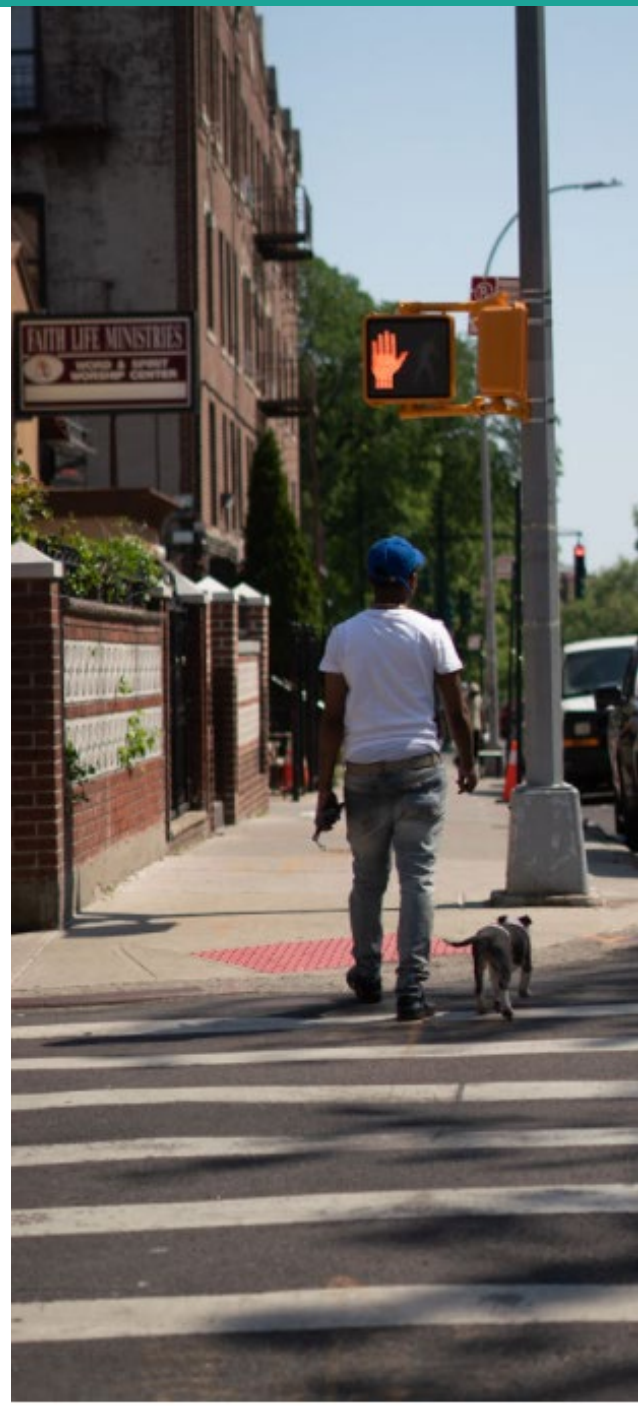
Agenda

- Introduction & NYC Accelerator Overview
- Energy Efficiency
- The Climate Mobilization Act
- Con Edison Multifamily Energy Efficiency Program
- Questions



What Is NYC Accelerator?

What Is NYC Accelerator?

- NYC Accelerator works with thousands of buildings across the five boroughs to build a cleaner future by lowering pollution and reducing carbon emissions.
- Who is eligible?
  - Any privately-owned NYC building ≥ 5,000 sq ft (new or existing)
  - Smaller buildings referred to partner organizations
  - Includes properties undergoing new construction and substantial renovation
- How does it work?
  - Call or email us and get connected with a dedicated account manager
  - Receive objective advice customized to your needs
- How much does it cost and what's the catch?
  - No catch, no cost, no sign-up or commitment

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Scan this QR code or text 'KCommunties178' to 22333 to answer the next question:

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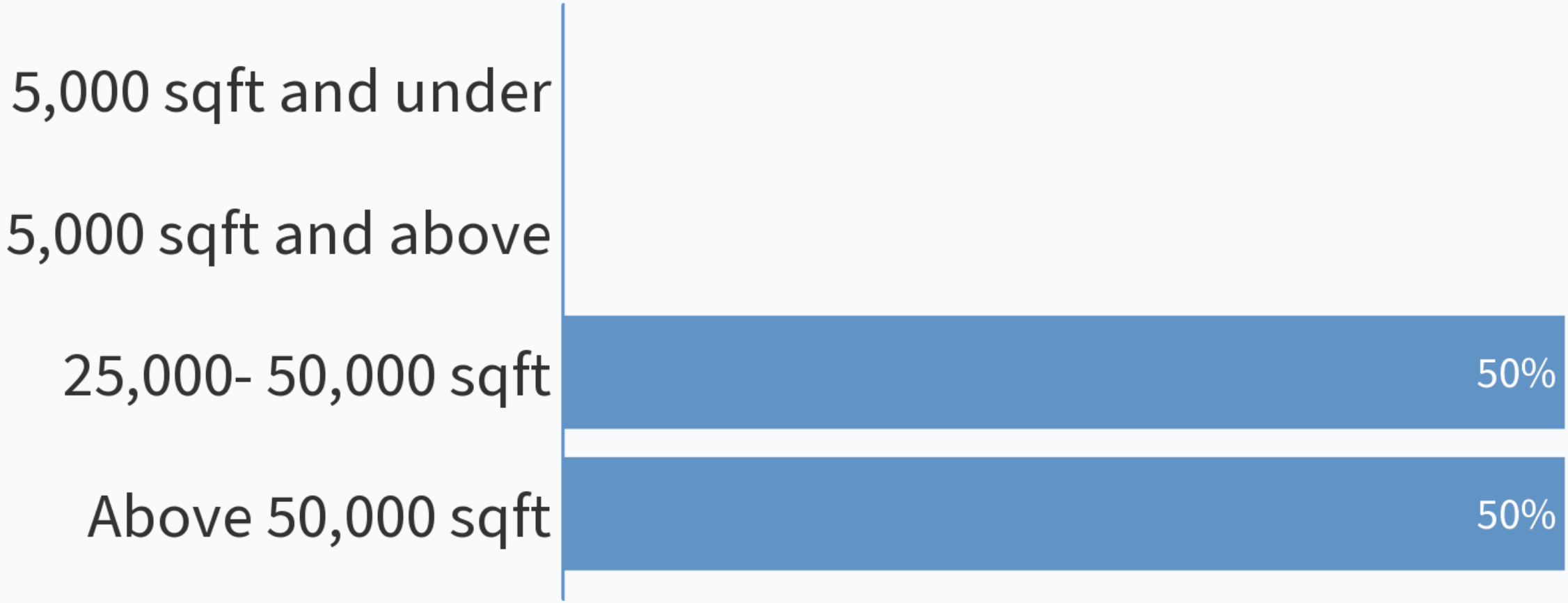
What kind of property do you manage/own?

- Housing Development Financing Corporation (HDFC)
- Mitchell-Lama
- Low-Income Tax Credit
- Asset Managed Housing Preservation & Development (HPD)
- Asset Managed Homes & Community Renewal (HCR)
- Asset Managed Housing & Urban Development (HUD)

Is your property:



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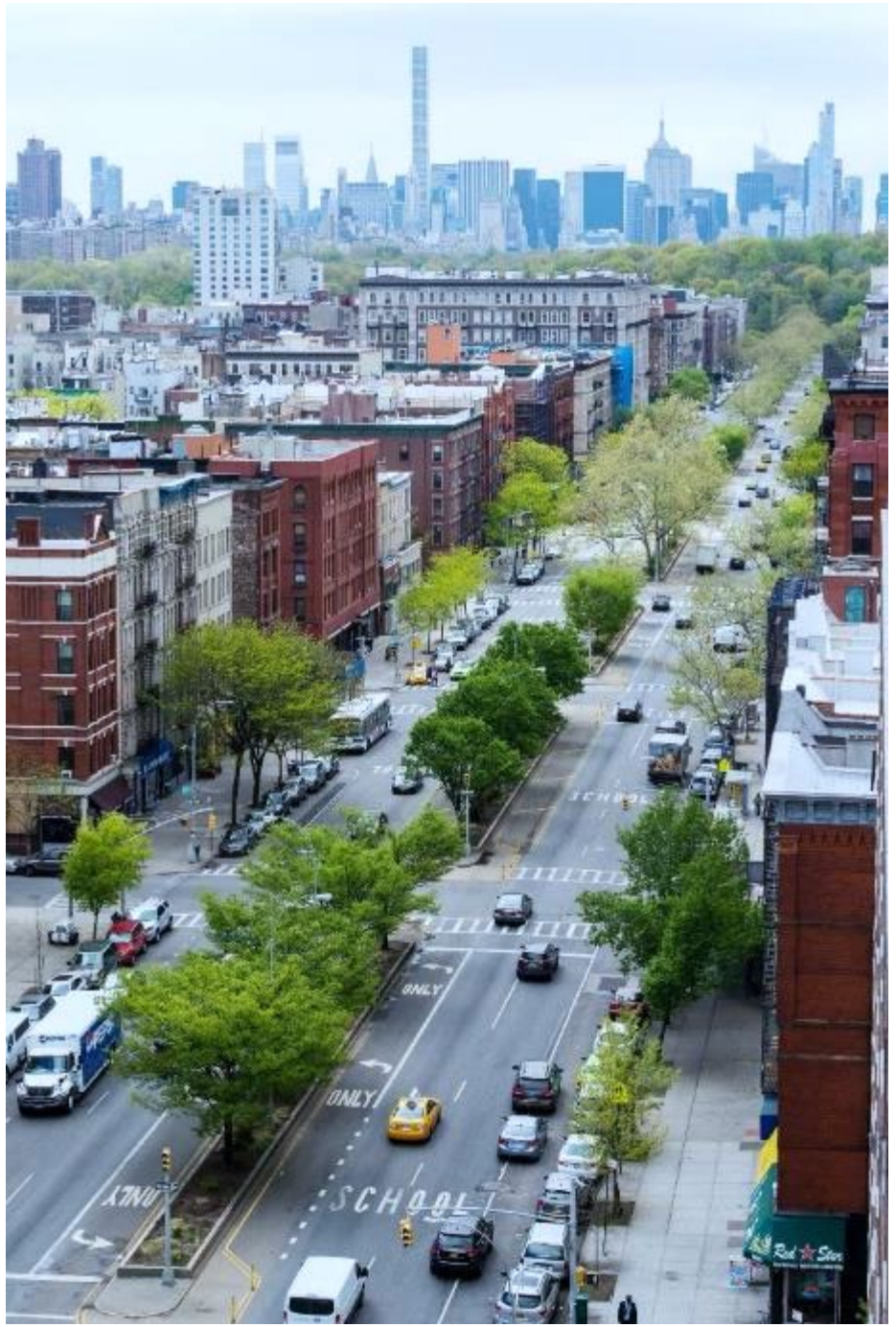
Energy Efficiency



September 21, 2021

Presented by Samia Oishi
Account Manager, NYC Accelerator
Samia@accelerator.nyc

Topics Covered

- Energy Efficiency Overview
  - What is Energy Efficiency?
  - NYC's GHG Goals
  - The Benefits of Energy Efficiency
- Ways to Save Energy
  - Electrical Systems
  - Operations & Maintenance
  - Building Envelope
  - Domestic Hot Water
  - Heating
  - On-site Generation

Energy Efficiency Overview

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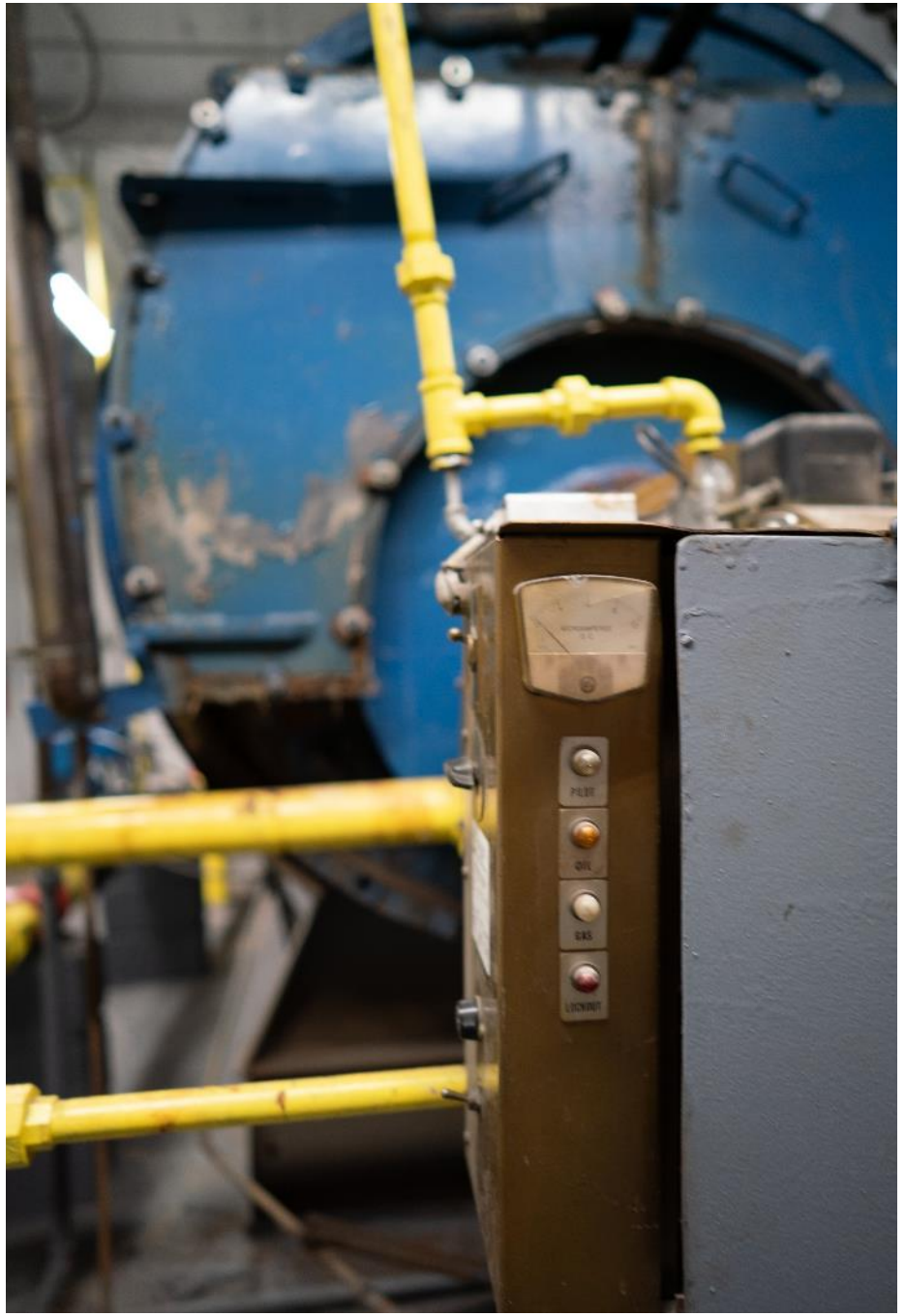
Energy Efficiency =

Using less energy to perform the same tasks



What Can Be Energy Efficient

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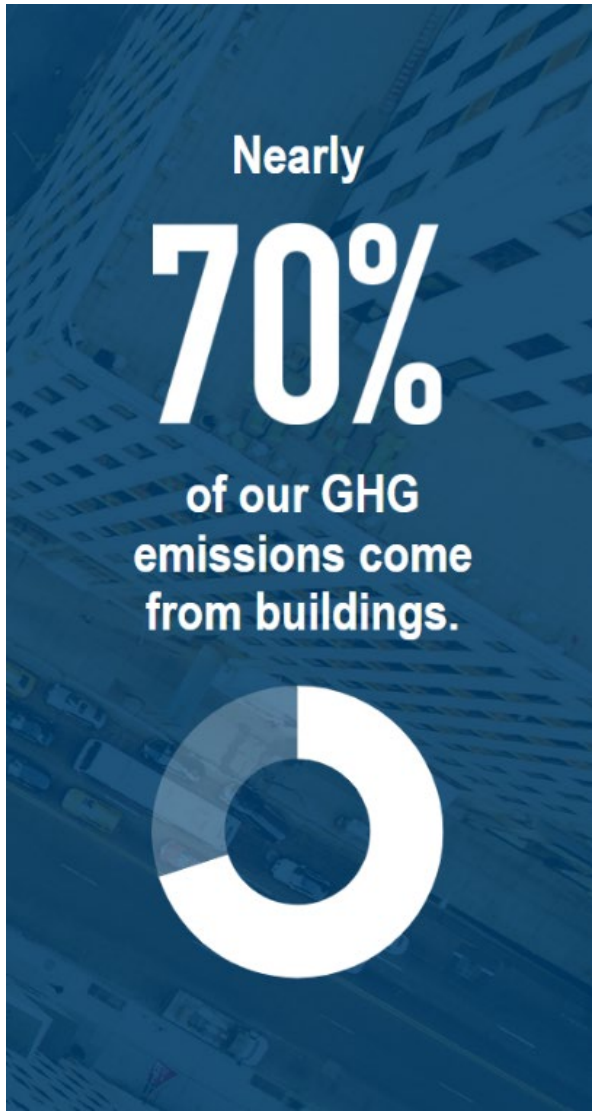
Since 2002...

- Utility costs have increased by 20%
- Fuel costs have increased by 100%
- Water costs have increased by 33%

NYC's Green House Gas Emissions



Source: NYC's Roadmap to 80 x 50

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Benefits of Energy Efficiency

+ Implementing Energy Efficiency Measures Can:
  - Increase building cash flow from reduced energy costs
  - Reduce energy needs and prolong energy access in an emergency
  - Reduce draftiness and improve comfort
  - Reduce financial impacts of extreme weather
  - Improve air quality

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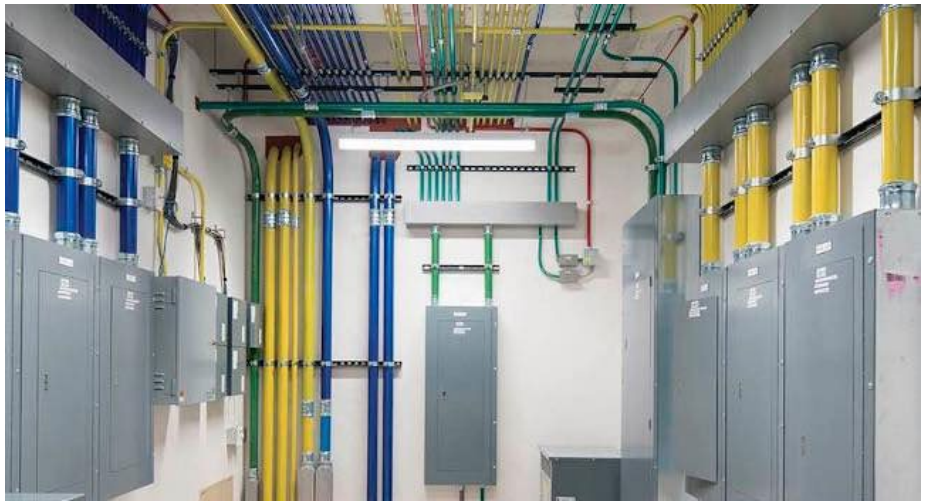
Ways to Save Energy

- Electrical Systems
- Plug Loads
- Operations and Maintenance
- Building Envelope
- Domestic Hot Water (DHW)
- Heating
- On-site Solar Generation

Electrical Systems

- Electrical systems account for roughly 25% of building energy consumption. Electrical systems power most of your building, including:
  - Lighting
  - Cooling
  - Pumps, fans and motors
  - Appliances
  - Plug Loads



Incandescent bulbs – Wastes 90% of energy input by creating heat

LEDs – Use less energy input, have less energy loss, and create the same amount of light

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Electrical Systems Key Opportunities

+ Lighting
  - More efficient fixtures and bulbs
  - Vacancy and occupancy sensors
  - Timers
+ Sub-metering units
+ Appliances

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Operations and Maintenance

- Reduce consumption at no capital cost
- A well-maintained building can:
  - Extend equipment lifespan
  - Ensure building is performing optimally
  - Secure expected savings from retrofits

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Operations and Maintenance

An operations and maintenance program should:

+ Make equipment information accessible to building staff
+ Include routine checks:
    - Confirm systems are performing to design set points (Continuous Commissioning)
    - Surveying common areas of water leakage
    - Confirm accuracy of controls and sensors
    - Annual boiler tune up
+ Maintain records of critical equipment and assess vulnerability
+ Provide accountability

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CUNY BPL Training

For further guidance, feel free to look at CUNY Building Performance Lab's free training:

CUNY Building Performance Lab - Building Operator Training

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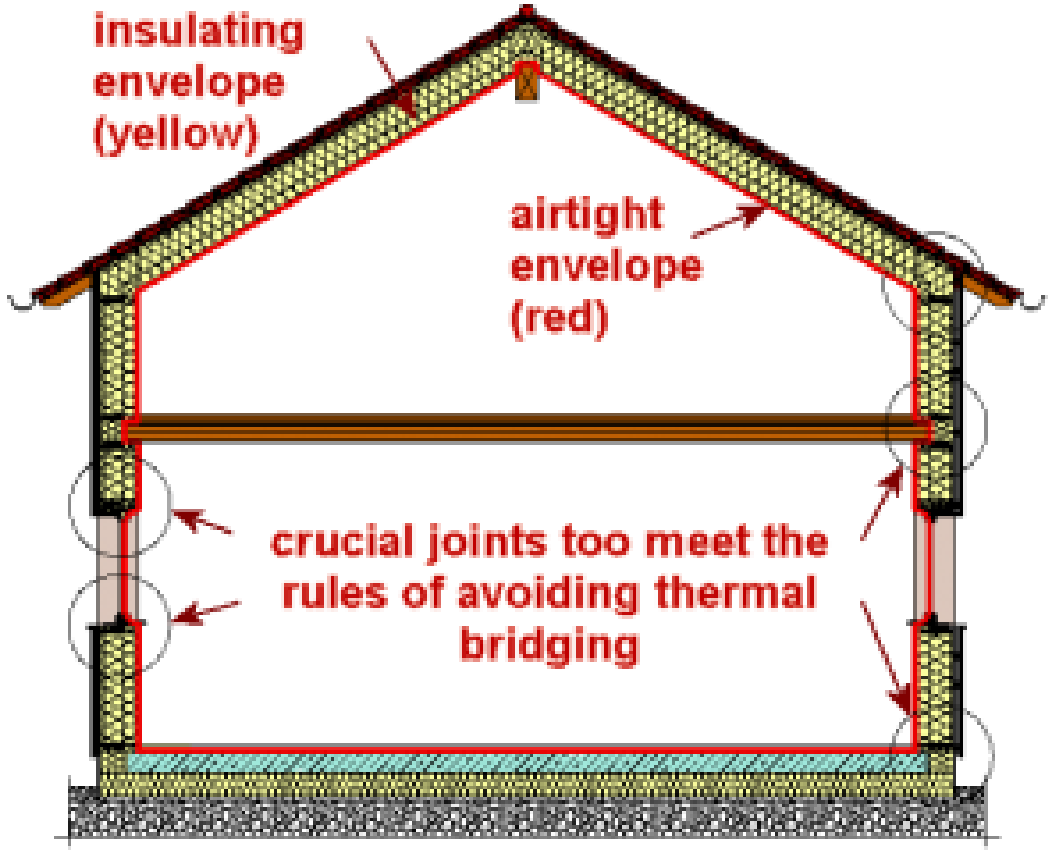
Building Envelope

+ Everything that separates the conditioned space inside the building (heated or cooled) from the outside:
  - Roof
  - Walls
  - Windows
  - Doors
  - Foundation



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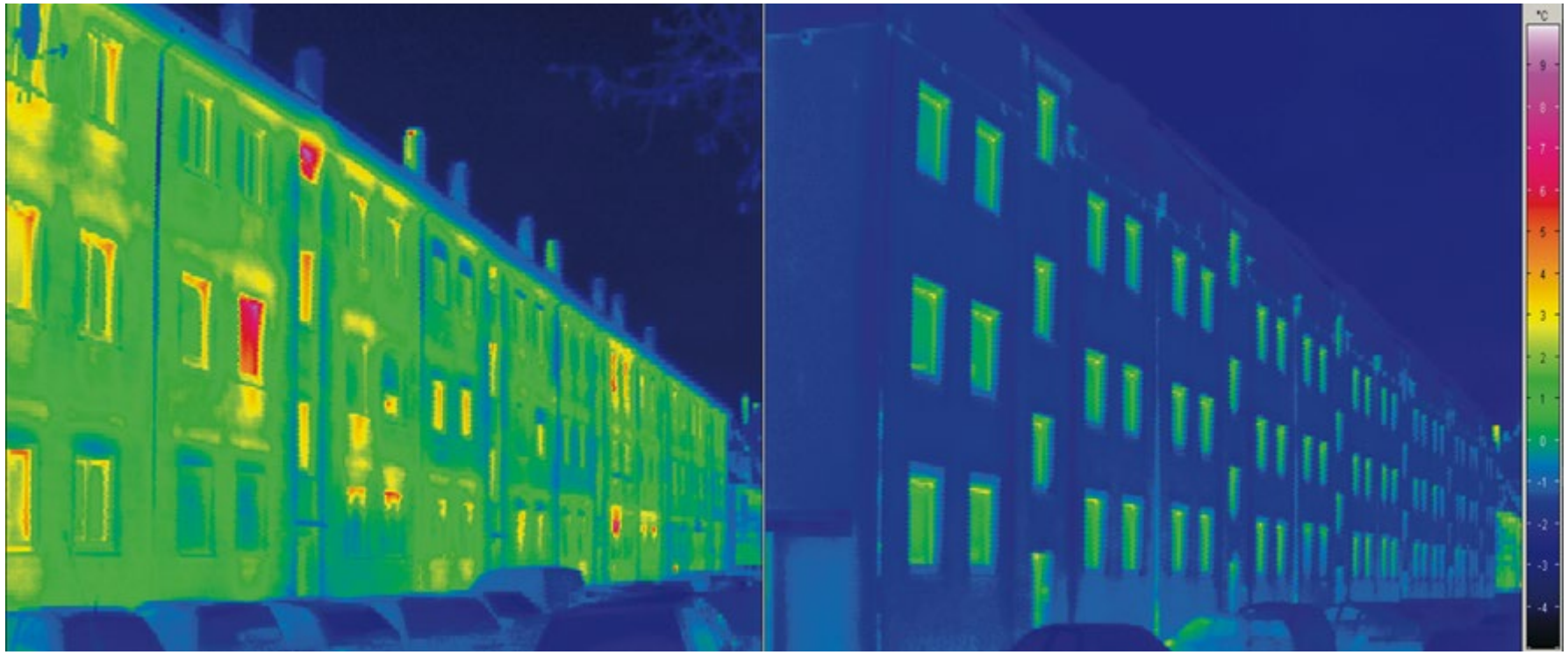
Building Envelope

Source: Passive House Institute



Before Envelope Upgrades

After Envelope Upgrades

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Building Envelope Key Opportunities

- Air sealing and weather stripping doors and windows
- Covering window
- Adding insulation
- Upgrading to Energy Star certified windows
- Installing cool or green roofs

Additional Benefits:

- Pest management
- Lower energy/fuel bill
- Increased tenant comfort

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Domestic Hot Water

+ Water is heated on site for use in faucets, showers and laundry machines

Key Opportunities

+ Insulate hot water heaters
+ More efficient or solar-powered hot water heaters
+ Air water heat pumps
+ Separate hot water heater from the boiler
+ Water conservation:
    - Faucet aerators
    - High-efficiency showerheads
    - ENERGY STAR® clothes washers and dishwashers

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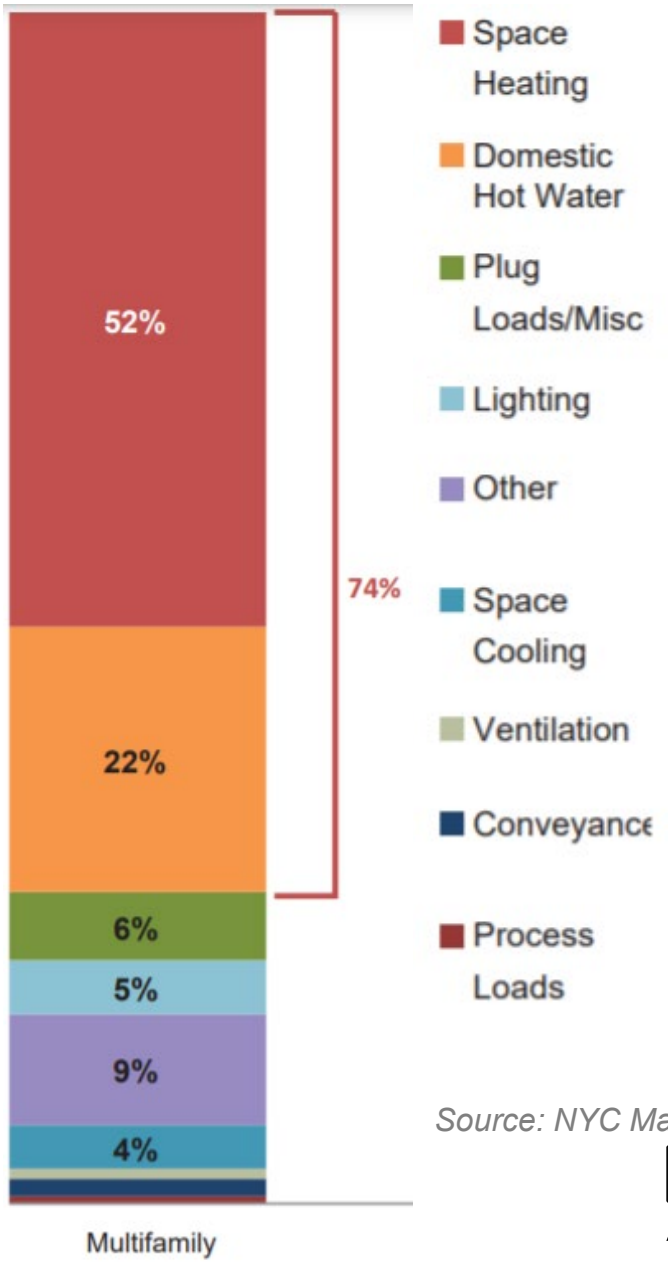
Heating System

- Heating is responsible for nearly two thirds of the energy use in a typical multifamily building
- Steam heating distribution systems are the most common system in large buildings in NYC, they are often poorly maintained

Key Opportunities:

- Upgrade to a more efficient and/or smaller boiler
- Improve heating distribution system
- Regular boiler clean and tunes
- Convert to cleaner fuels or electrify

Building GHG Emissions by End Use



Source: NYC Mayor's Office

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On-site Generation

- Installation of renewable energy sources and other equipment that produce energy on-site can:
  - Provide a significant portion of energy consumed by a building
  - Be less expensive than energy supplied by a utility
  - Provide backup power via battery storage in the event of a power outage

Key Opportunities:

- Solar Panels
- Solar Thermal DHW system

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What energy efficiency measures are you interested in implementing?

LED Common Area Lighting Upgrades

Envelope Improvements

Solar Panels and or Heat Pumps

Heating System Upgrades

All of the Above

Local Law Compliance & the Climate Mobilization Act

Local Law Compliance

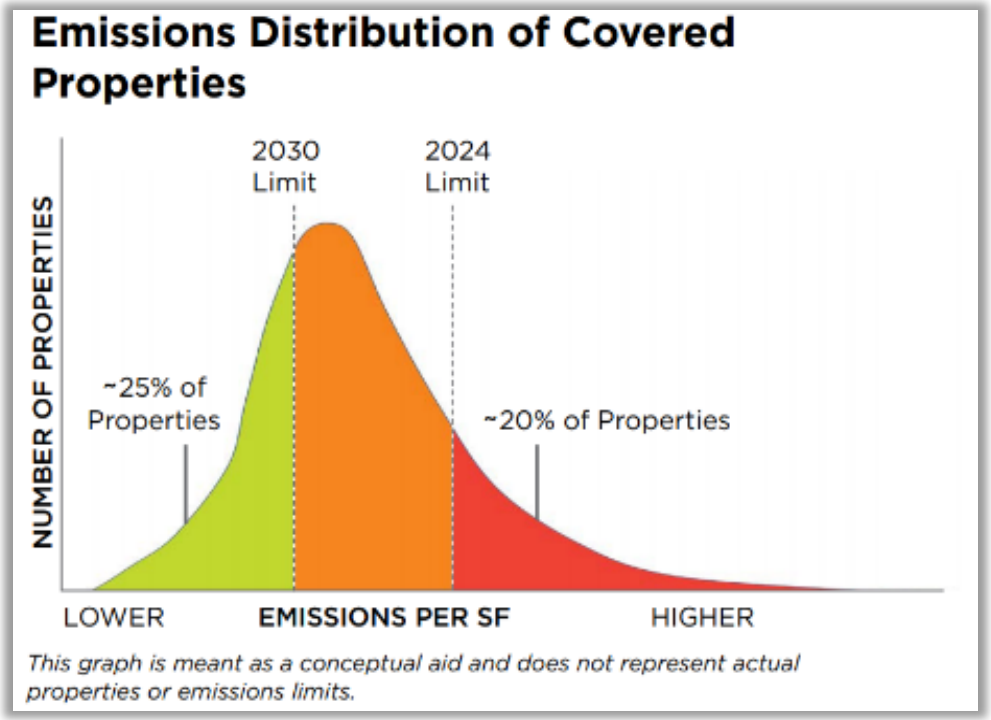
Overview of NYC Building Energy Laws

Greener, Greater Buildings Plan (GGBP) of 2009: Legislative package to implement benchmarking and increase energy efficiency

+ LL84 Benchmarking, LL85 NYC Energy Conservation Code, LL87 Energy Audits & Retro-commissioning, LL88 Lighting Upgrades & Submetering,

Climate Mobilization Act (CMA) of 2019: Legislative package to limit emissions for buildings ≥25,000 square feet

+ Green roof and solar PV mandates (LL92 & 94)
+ Energy Efficiency Grade (LL33/LL95)
+ PACE, clean energy financing tools (LL96)
+ **Carbon Emissions Intensity Limits (LL97) (≥25,000 gross square feet)**



Source: *Urban Green Council*

Under existing conditions:

+ 75-80% of properties meet 2024-2029 LL97 limits
+ 25-30% of properties meet 2030-2034 LL97 limits

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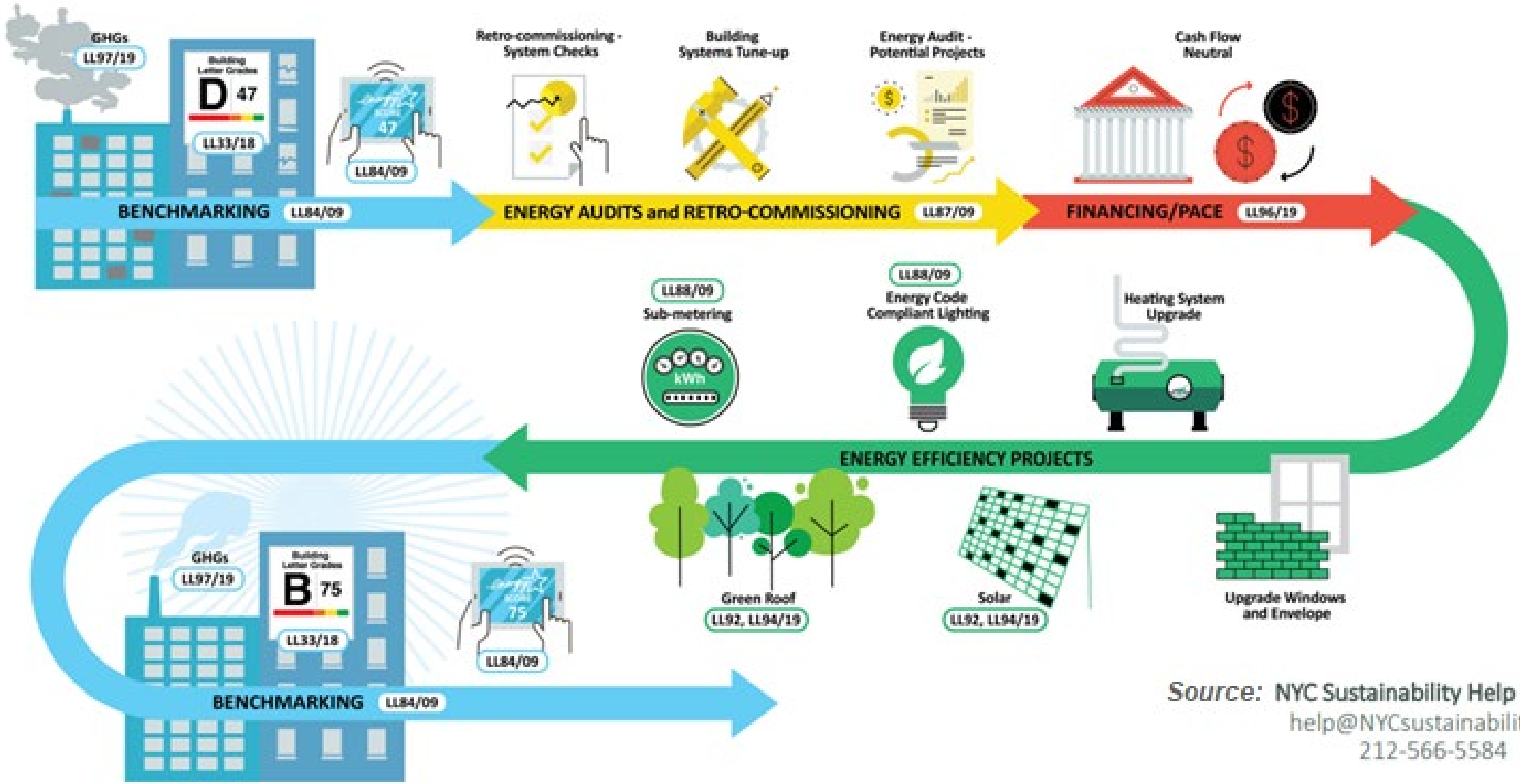
Building Energy Compliance: How the Local Laws Fit Together



Source: NYC Sustainability Help Center
help@NYCsustainability.org
212-566-5584

Climate Mobilization Act

The Climate Mobilization Act is the largest climate solution put forth by any city in the world. It consists of a slate of climate laws designed to dramatically cut carbon in New York City. Central to the Climate Mobilization Act is Local Law 97, a first-of-its-kind legislation placing emissions limits on New York City's large buildings.

Image Source: Grist

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Local Law 96

Local Law 96 establishes **long-term, low-interest Property-Assessed Clean Energy (PACE) Financing** to fund upgrades to building energy and water efficiency. PACE is a voluntary financing mechanism that can help property owners reduce utility costs and comply with the CMA's building emissions limits. Unlike conventional financing, PACE is repaid in installments through a charge on the subject property's tax bill. This feature provides for longer term, flexible financing.

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Local Law 92 & 94

Local Laws 92 & 94 require solar PV or green roofs on all new replacement of an entire existing roof deck or roof assembly.

Image Source: Green Roofs

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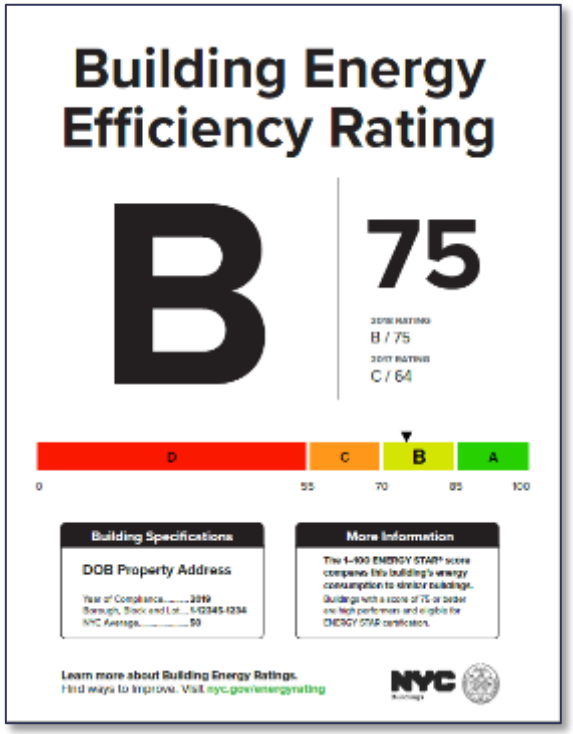
Local Law 33/95

Building Energy Efficiency Rating

- The ENERGY STAR Score based on building's total Green House Gas Emissions is converted to a Letter Grade
  - Beginning in 2020, grades must be posted near a public entrance by October 31st or $1,250 fine. (Available on DOB NOW)

Under LL33/18 If the Energy Efficiency (Same as ENERGY STAR) Score Is:	The Energy Efficiency Grade Under LL33/18 as Amended by LL95/19 Is:
85+	A
≥70 but <85	B
≥55 but <70	C
<55	D
Non-compliance	F
If not feasible	N



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Local Law 97

+ Local Law 97 **requires most buildings >25,000 square feet to meet ambitious carbon reduction targets*.** There are two main sections of the law:

  - **Article 320 outlines emissions limits for different occupancy types** starting in 2024, with increasingly stringent carbon caps every 5 years until 2050. Some affordable housing is subject to delayed compliance requirements.
  - **Article 321 establishes an alternate pathway** for certain types of affordable housing, providing the choice of a prescriptive pathway or meeting 2030 emission limits to reach compliance by 2024.

LL97 & Affordable Housing

Buildings with affordable and rent-regulated housing are not necessarily exempt from the requirements of Local Law 97 but may be treated differently by the law.

+ **Certain buildings, per Article 321,** are not required to comply with the emissions limits outlined in Article 320 but must demonstrate that by 2024, their emissions are below the Article 320 limits for 2030 or must implement the applicable Prescriptive Energy Conservation Measures. This applies to:

- Buildings in which more than 35% of units are rent regulated, regardless of income-restrictions;
- HDFC cooperatives; and
- Buildings w/ HUD project-based assistance (Section 8, 202, 811, CoC, etc.)

2. **Buildings with at least one rent-regulated unit and where up to 35 percent of units are rent regulated must meet the applicable emissions limits starting in 2026**, and then subsequent limits starting in 2030.

3. **Certain income-restricted housing is not required to meet the applicable emissions limits until 2035**, and then must meet subsequent limits. This includes:

- Mitchell-Lama buildings (both rentals and cooperatives) **and**
- Buildings in which no more than 35% of units are rent regulated and one or more units are income restricted through programs including but not limited to the following: 420-c, Article IV, Article V, Article XI, UDAAP, or Urban Renewal tax exemptions.

4. **Buildings on land owned by NYCHA** shall make efforts to reduce greenhouse gas emissions, on a portfolio-wide basis, by 40% by 2030 and by 80% by 2050. NYCHA developments in the RAD and PACT programs are also required to comply with Article 321 (see above).

5. **City-owned buildings** are exempt from Article 320 *but may be subject to Article 321*.

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LL97 GHG Emissions Compliance Pathways (Article 321)

+ **By May 1, 2025, an owner of a covered building shall submit a report to the DOB to demonstrate compliance:**

- For the PECM Pathway: A retro-commissioning agent shall prepare the report
- For the 2030 Pathway: The report must be certified by a registered design professional (Architect or Engineer)

+ **Buildings should start now by:**

1. Assessing their **LL84 Benchmarking data** to see where they stand relative to the 2030 targets
2. For buildings > 50,000 SF, looking at past **LL87 Energy Audits** or, if they have a LL87 report due in the next 5 years, bringing in their LL87 team early to accomplish both compliance items simultaneously
3. Start thinking about long term **capital plans** in case the law changes and requires these buildings to meet carbon emissions limits in the future

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Pathways for Compliance: PECM

+ Prescriptive Energy Conservation Measures:

- Heating & Hot Water System Repairs & Upgrades:
  - Adjusting temperature set points for heat and hot water
- Repairing all heating system leaks
- Maintaining heating systems
- Installing individual temperature controls or insulated radiator enclosures with temperature controls
- Installing radiant barriers behind all radiators
- Insulating all pipes for heating and/or hot water
- Installing indoor and outdoor heating system sensors & boiler controls
- Steam System Repairs & Upgrades (for buildings w/ steam):
  - Insulating steam system condensate tank and water tank
- Replacing or repairing all steam traps
- Installing or upgrading steam system master venting
- Upgrading common area lighting (aligns with LL134)
- Weatherizing and air sealing walls, windows, doors and ductwork
- Installing timers or sensors on local exhaust fans

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5 Minute Break

5 Min Break

How Existing Buildings Could Meet 2030 Limits

RANGE OF BUILDINGS	SAMPLE SCOPES TO MEET 2030 LIMITS	GHG REDUCTIONS
Buildings already performing close to 2030 targets	• Invest in maintenance • Install low flow fixtures • Air seal building • Heating system upgrades	22-29%
Buildings that are significantly underperforming.	All of the above PLUS: • Roof insulation & air sealing • Replace heating system w/ more efficient system • Lighting improvements • Heating system controls & sensors	29-48%
The worst performing buildings (the worst 20th percentile)	All of the above PLUS: • Install heat pump hot water heaters • Upgrade old windows	44-63%

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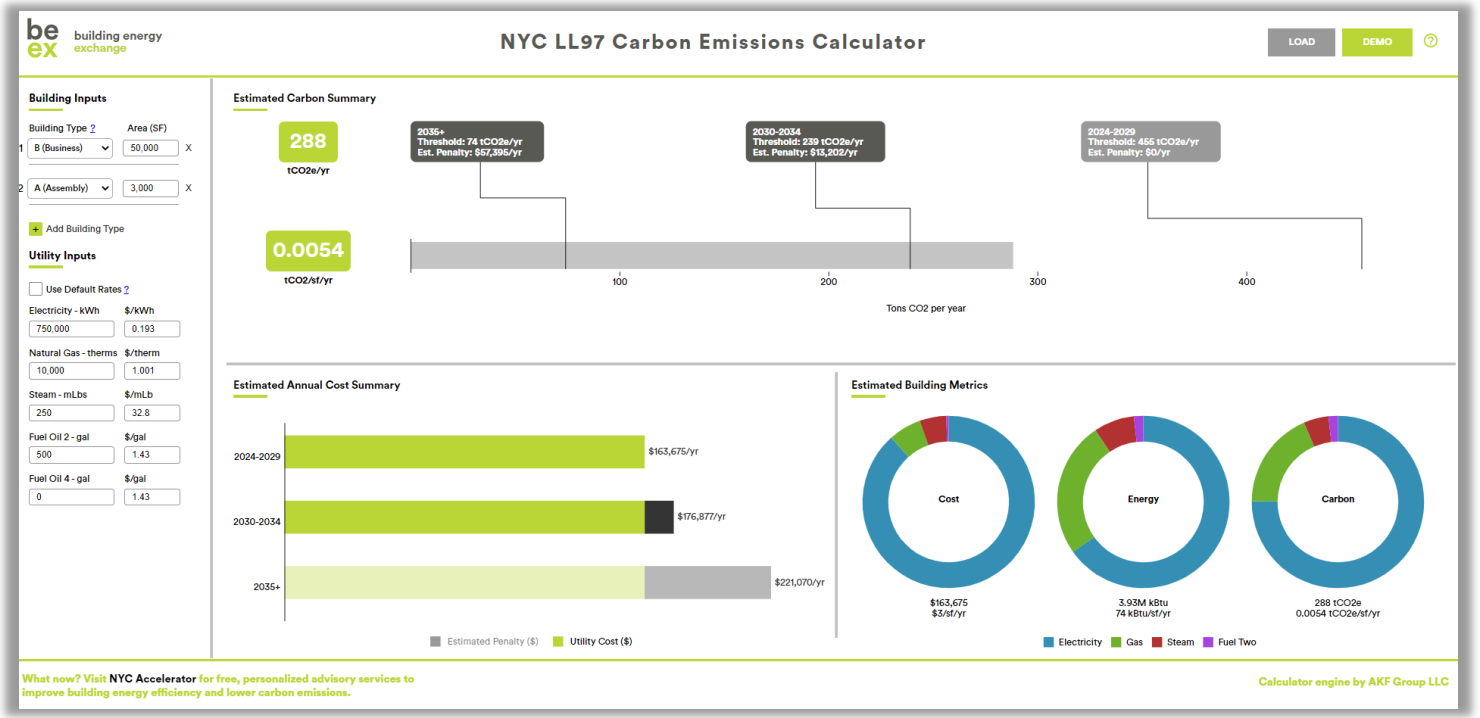
By what year must rent regulated buildings with more than 35% rent regulated apartments have to implement prescriptive measures to comply with LL97?

2024	**A**
2026	**B**
2030	**C**
Rent regulated buildings are exempt	**D**

Building Energy Exchange Calculator

How to use the calculator to estimate your potential fines:

1) Look up Building Block and Lot (BBL) for your property through oasisnyc.net
2) Visit www.be-exchange.org/calculator
3) Click **Load** button at the top right corner and enter BBL
4) Calculator will provide carbon summary based on benchmarking data, which will give you estimated potential fines three major penalty periods: 2024 – 2029, 2030 – 2034 and beyond.



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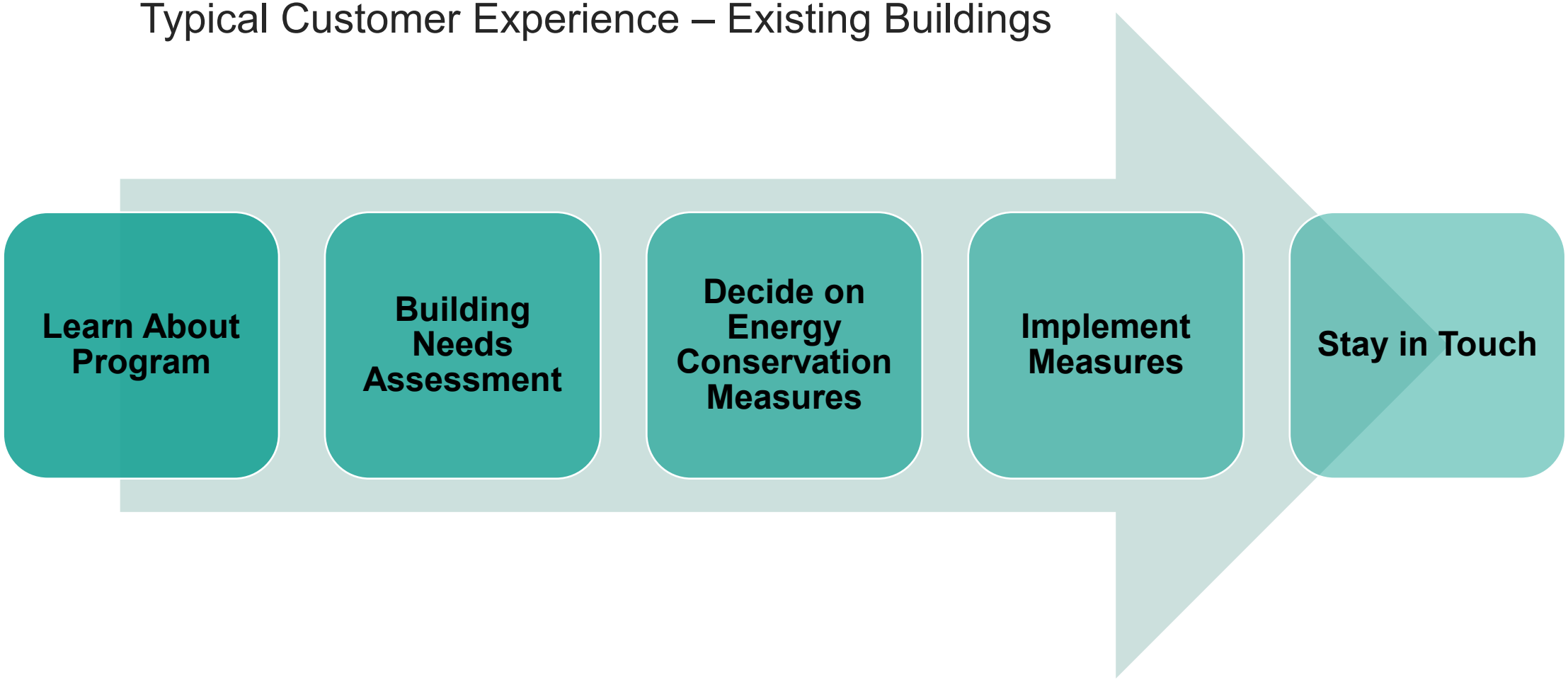
How Can NYC Accelerator Help?

How can NYC Accelerator help you?

Typical Customer Experience – Existing Buildings



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Available Resources and Programs

+ Utilities

- ***Con Edison***
  - Multifamily Energy Efficiency Program
- ***National Grid***
  - Multifamily Program

+ Agency

- ***Housing Preservation & Development***
  - Electrification Pilot
  - Solar where feasible
  - Green Housing Preservation Program

+ State

- ***New York State Energy Research Development Authority (NYSERDA)***
  - Multifamily Performance Program
  - FlexTech
  - Clean Carbon Planning & Retrofit

+ Other Financing Options

- Property Assessment Clean Energy Financing
- New York City Energy Efficiency Corporation (NYCEEC)

nationalgrid

conEdison

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At what stage should you reach out to NYC Accelerator for assistance?

Contractor procurement

Research on LL97 compliance

Assistance with energy efficiency program application

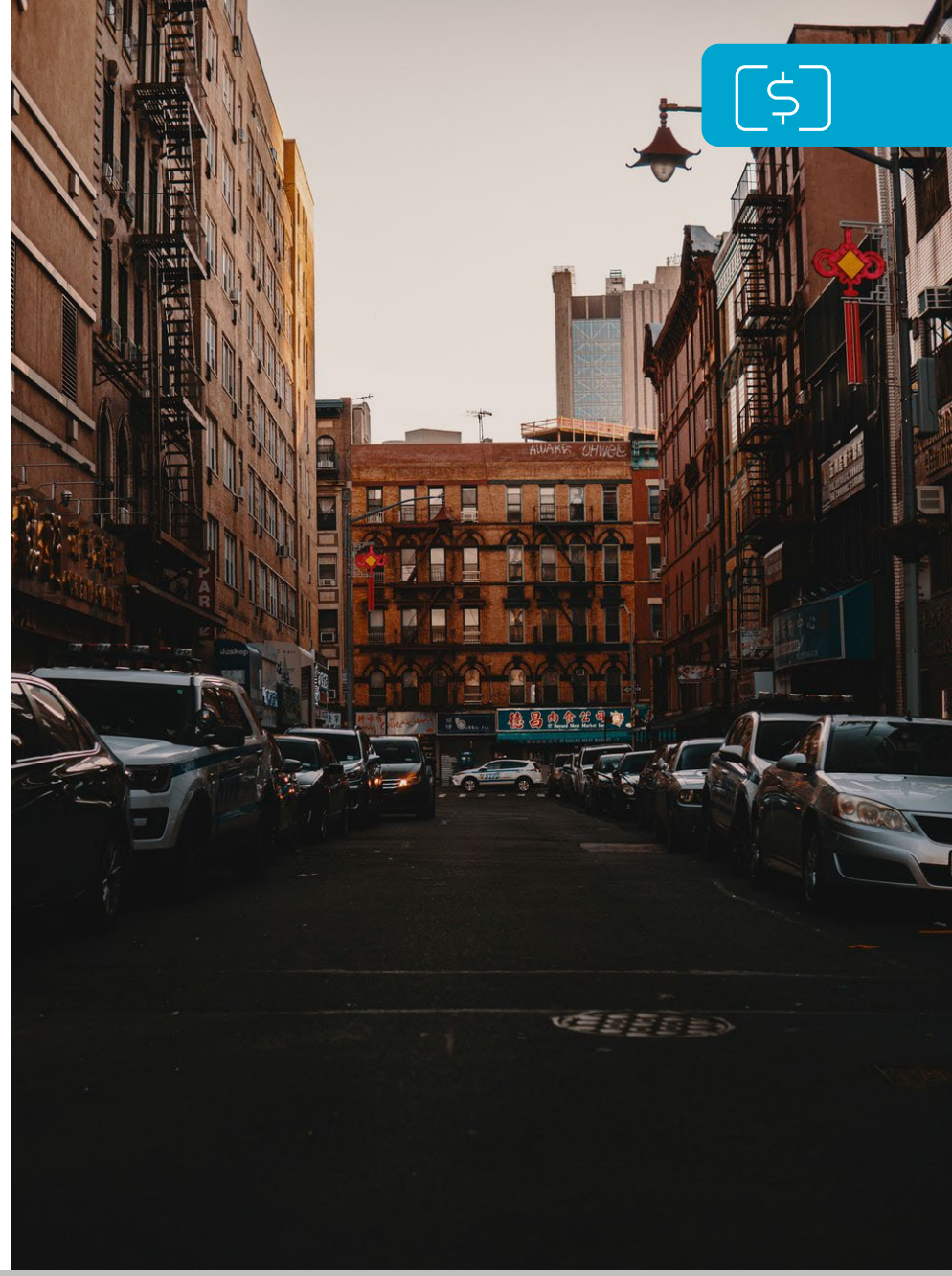
Selecting energy efficiency measures

All of the above

Multifamily Energy Efficiency Program (MFEEP) Overview

MFEEP Overview

- Rebates and incentives for approved energy-saving equipment and technology upgrades in multifamily buildings with **5+** residential units in New York City and Westchester county.
- These upgrades use less energy which in effect reduce cost, protects the environment and lessens the strain on Con Edison grid.
- Incentives are applied though Willdan Energy Solutions, the implementation contractor for the Con Edison Multifamily Energy Efficiency Program.



Increase Profitability, Decrease Energy Usage

- Offset project costs with cash incentives
- Increase ROI
- Lower monthly bill
- Lower maintenance costs
- Avoid paying fines

- Reduce carbon footprint
- Meet sustainability goals
- Meet state compliance goals

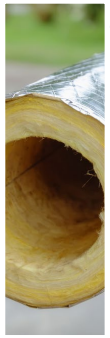
$14.8 Million and Counting

- In 2020, Con Edison paid over **$14.8 million in cash incentives** to multifamily customers saving over **2.7 million kWh** and **over 2,000,000 Therms**

LL97 Affordable Housing Prescriptive Path

3. Maintain the heating system in clean and good operating condition

4. Install individual controls or insulated enclosures with controls for all radiators



5. Insulate space heating and DHW pipes

6. Insulate steam condensate or water tanks

7. Apply heating sensors & boiler controls

8. Inspect all steam traps, repair or replace

9. Install master venting on mains, large pipes, risers

10. Upgrade lighting to NYCECC

11. Weatherization and air sealing

12. Install timers on exhaust fans

13. Install radiant barriers behind all radiators

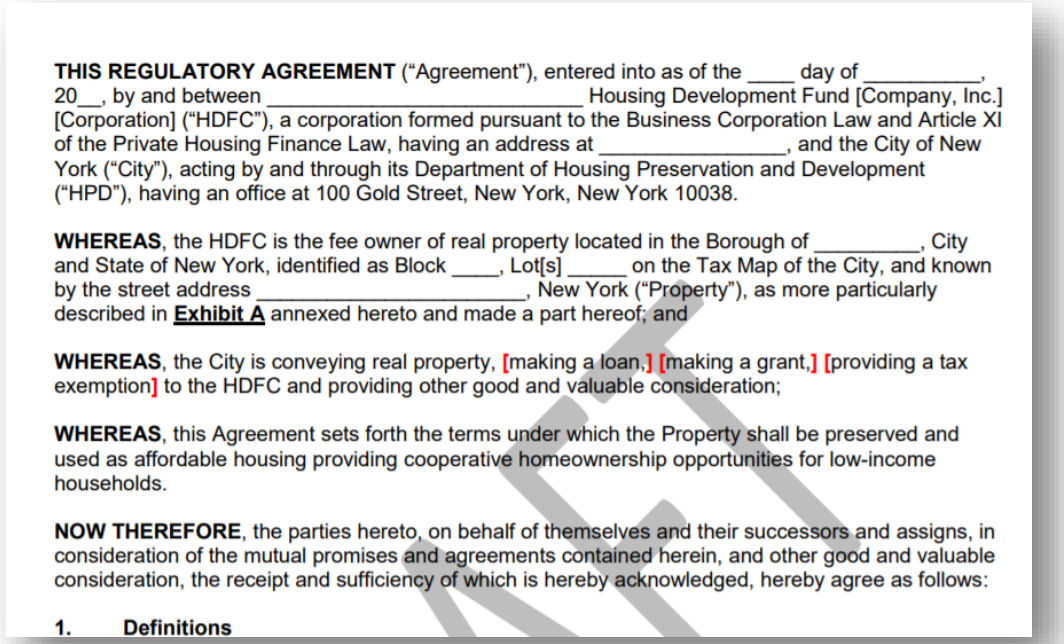
Low & Moderate Income (Affordable Housing)

Affordable Housing in NYC

- Affordable housing makes over 2,312,000 units in all of New York City
  - Ownership can range from low-income cooperatives (HDFC), non-profit supportive housing (senior homes and shelters), and rent-controlled or stabilized
- Limited income and COVID-19 constraints have delayed necessary maintenance and operations needs
- Con Edison provides additional funding to support Low- & Moderate-Income buildings complete energy efficiency, building optimization, and electrification projects

Source: anhd.org/blog/new-york-citys-unfair-share

Who is Affordable Housing for MFEEP?



THIS REGULATORY AGREEMENT ("Agreement"), entered into as of the ____ day of _____, 20__, by and between _____ Housing Development Fund [Company, Inc.] [Corporation] ("HDFC"), a corporation formed pursuant to the Business Corporation Law and Article XI of the Private Housing Finance Law, having an address at _____, and the City of New York ("City"), acting by and through its Department of Housing Preservation and Development ("HPD"), having an office at 100 Gold Street, New York, New York 10038.

WHEREAS, the HDFC is the fee owner of real property located in the Borough of _____, City and State of New York, identified as Block ____, Lot[s] _____ on the Tax Map of the City, and known by the street address _____, New York ("Property"), as more particularly described in **Exhibit A** annexed hereto and made a part hereof; and

WHEREAS, the City is conveying real property, [making a loan,] [making a grant,] [providing a tax exemption] to the HDFC and providing other good and valuable consideration;

WHEREAS, this Agreement sets forth the terms under which the Property shall be preserved and used as affordable housing providing cooperative homeownership opportunities for low-income households.

NOW THEREFORE, the parties hereto, on behalf of themselves and their successors and assigns, in consideration of the mutual promises and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Definitions

Enhanced Incentives for Income eligible customers!

Eligibility Proxy

1) HUD-Regulated Affordable Housing
2) DHCR-Regulated Affordable Housing
3) Low Income Housing Tax Credits
4) NYCHPD-Regulated Affordable Housing (or other local housing agency)
5) SONYMA mortgage insurance
6) Weatherization Assistance Program
7) HFA 80/20 Program
8) NYCHDC 80/20 or Mixed Income Programs

Proof of Affordable Housing

- Proxy documentation accepted
- Rent Rolls accepted*

Application Process

Program Pathways

Prescriptive

- Electric and Gas Equipment upgrades outlined in program fact sheets.
- MFEEP has a tool that customers and contractors use to input equipment information that will automatically calculate energy savings.

Custom

- Equipment upgrades not listed in program fact sheets.
- Custom projects may require extensive energy calculations and/or measurement and verifications of savings.

Clean Heat Program

- Prescriptive and custom paths that offer incentives for heat pump installations.
- Completed or in-progress projects will no longer be accepted.

In-Unit Direct Install

- Free In-Unit LED upgrades and low-flow aerators for faucets and showerheads in dwelling units.
- Serviced through Association for Energy Affordability.

**All projects must be installed by November 15, 2021.*
**Any projects not completed by this deadline may be subject to de-commitment.*

Application Process

Check Project & Equipment Eligibility

1

- If you have a Con Edison account, contact our energy advisors to start the process.
  - MFEEP - ConEdMultifamily@willdan.com
  - NYCA – cassandra@accelerator.nyc

- **An MFEEP Energy Advisor or NYCA Account Manager will reach out to confirm eligibility and assist you throughout the program.**

Application Process

Submit Application Package

2

- Discuss your properties' energy needs with your MFEEP Energy Advisor to identify ways to make your building more energy efficient.
- **Choose a contractor(s) to service your energy-saving equipment upgrades and submit the MFEEP application package to ConEdMultiFamily@willdan.com.**

Pre-Inspection & Initial Engineering Review

3

- MFEEP coordinates a pre-inspection with contractor(s) to confirm the existing condition of your building equipment and identify the energy savings measures being installed.
- **In order to be eligible for incentives work may not begin until this pre-inspection has been completed.**

Application Process

Sign Commitment Letter

4

- You will receive a Commitment Letter with an updated incentive offer, indicating project work may begin.
- The Commitment Letter must be signed by the Customer and Participating Contractor and returned to Willdan.

Notice to Proceed

5

- You will receive a generate email from Willdan stating estimated project savings and incentive.
- This email serves as the Notice to Proceed and you may proceed with installation.

Install Equipment or Perform Project Work

6

- Contractor installs energy-saving measures in your building and submits a completed work order.
- All projects must be completed by November 15, 2021.

Application Process

Post-Inspection & Final Engineering Review

7

- After the contractor has completed work MFEEP schedules a post-inspection.
- Con Edison will inspect the new condition of the site to determine eligible incentives.

Receive Incentive Payment

8

Once your energy savings and incentives are finalized by the MFEEP team, an incentive check will be mailed to you or your Participating Contractor.

Application Process

Enjoy Energy Savings!

9

These energy improvements will help you

- **Reduce energy consumption.**
- **Cut down on monthly utility bills.**
- **Increase occupant satisfaction.**
- **Help protect the environment.**

Prescriptive Electric Upgrades

Common Area Measures – Electric Lighting

Common Area Lighting
Lighting products must be Energy Star or DLC listed.

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
LED Lighting	Tube Lamps Screw-In Lamps Interior Fixtures – New Fixtures LED Exit Signs	$12 per lamp $8 per lamp $70 per fixture $10 per sign	$25 per lamp $12 per lamp $100 per fixture $20 per sign
Exterior New Fixture	HID less than or equal to 100 W HID over 100 W Non HID Fixture replacing Screw-In/Pin Based Lamp	$100 per fixture $150 per fixture $70 per fixture	$150 per fixture $200 per fixture $100 per fixture

Common Area Lighting

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Lighting Controls	Bi-level fixtures (LED) Stairwell, Corridor, Parking Garage Parking Lot	 $80 per fixture $70 per fixture	 $150 per fixture $200 per fixture
	Occupancy sensors – infrared, ultrasonic, and high frequency	$25 per sensor	
Miscellaneous	Relamp and reballasting, retrofit kits (includes exterior relamp and 8-ft. linear conversion)	50% of fixture replacement incentive	

In-Unit Direct Install

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
LEDs	Up to 15 free LEDS available to qualifying tenants	Free	

All in-unit LEDs must be installed by subcontractor, and they are required to remove the old equipment.

Electric HVAC Prescriptive

Incentives for HVAC Customers

- All projects must be installed by November 15, 2021. Any projects not completed by this deadline may be subject to de-commitment.
- Incentives cannot exceed 70% of the project cost.

HVAC Measures

Installed Measure	Market Rate Incentive $	Affordable Housing Incentive $
Air Conditioner – Central Unit Replacement	$0.60 per kWh	$0.75 per kWh
Packaged Terminal Air Conditioner	$0.60 per kWh	$0.75 per kWh
Elevator Modernization	$0.25 per kWh	$0.35 per kWh
Variable Frequency Drive	$0.19 per kWh	$0.29 per kWh
Blower Fan – with Electronically Commutated Motor for Furnace Distribution	$0.60 per kWh	$0.75 per kWh
Circulator Pump – with Electronically Commutated Motor for Hydronic Distribution	$0.60 per kWh	$0.75 per kWh
Air Conditioner and Heat Pump – Refrigerant Charge Correction	$0.60 per kWh	$0.75 per kWh

Prescriptive Gas Upgrades

Common Area Measures - Gas

New Boilers

Measure	Incentive Details	Market Rate Incentive $	Affordable Housing Incentive $
Hot Water Boiler	Min efficiency 85% ≤ 2,500 kBtu/h; 88% for boilers > 2,500 kBtu/h	$5 per MBH	$8 per MBH
Condensing Boiler	Min efficiency 90% ≤ 2,500 kBtu/h; 93% for boilers > 2,500 kBtu/h	$9 per MBH	$16 per MBH
Steam Boiler	Min efficiency 82%	$5 per MBH	$8 per MBH
Storage Tank Water Heater	> 70 gallons at Et >90%	$4,000/tank	$7,000/tank

**Existing Boilers < 100% EUL or > 125% EUL can take advantage of the Early Replacement/Extended Life energy savings method as well as the custom incentive rate regardless of their input capacity size. his method computes the energy savings of the new boiler over the existing boiler rather than compared to a code-compliant boiler as is the case.*

Common Area Measures - Gas

Pipe Insulation

Measure	Incentive Details	Market Rate Incentive $	Affordable Housing Incentive $
Pipe Insulation	Fiberglass or rigid foam on pipe diameter < 2 inches	$9 per linear foot	$10 per linear foot
Pipe Insulation	Fiberglass or rigid foam on pipe diameter ≥ 2 inches	$14 per linear foot	$15 per linear foot

Common Area Measures - Gas

Energy Management System Incentives

Measure	Incentive Details	Market Rate Incentive $	Affordable Housing Incentive $
Energy Management Systems (EMS)	10-19 Units	$2,000	$3,000
Energy Management Systems (EMS)	20-40 Units	$4,000	$5,000
Energy Management Systems (EMS)	41-99 Units	$8,000	$12,000
Energy Management Systems (EMS)	100-249 Units	$12,000	$18,000
Custom Energy Management Systems (EMS)	250+ Units	$4/Therm	$5/Therm

Common Area Measures - Gas

Common Area Additional Incentives

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Roof and Wall Insulation	R-11 Added R-19 Added R-38 Added	$1.00 per sq ft $2.00 per sq ft $3.00 per sq ft	$2.00 per sq ft $4.00 per sq ft $6.00 per sq ft
Duct Seal	Sealing and insulation of space heating and air conditioning duct distribution	50% of cost; Up to $500 per unit	
Boiler Clean and Tune	Advanced clean & tune not routine seasonal boiler tune-ups	$1,500 per boiler $2,100 for two-boiler plant $2,700 for three boiler plant	

In-Unit Measures - Gas

In-Unit Direct Install Measures

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Faucet Aerators	Up to four per unit, 1.5 GPM installed in Kitchen, and 1 GPM installed in bathroom	*Free	
Showerheads	Up to two per unit, 1.5 GPM installed in bathroom	*Free	

**All in-unit measures must be installed by subcontractor, and they are required to remove the old equipment.*
**Free incentive requires a pre-screening to determine eligibility. Please consult with Willdan Energy Solutions for a list of preliminary requirements and for assistance in determining if your building is eligible. Only a limited number of free projects will be accepted this year.*

Comprehensive Packaged Measures - Gas

Combine any 2 or more gas measures except Steam Traps & Custom

Example Measure Package Options	Incentive Details	Market Rate Incentive $	Affordable Housing Incentive $
Boiler Clean & Tune + Pipe Insulation	Multiple measures must be submitted and completed as one package	20% bonus for completed packaged measure	
Roof/Wall Insulation + Pipe Insulation			
Boiler + Pipe Insulation			
Boiler + Pipe Insulation + EMS			
Boiler + EMS			

**Incentives cannot exceed 70% of the customer's project cost.*

Custom Upgrades

Common Area Measures - Electric

Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Unitary Controls Incentive	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	$.16 per kWh	
Custom Incentive	Other non-lighting efficiency upgrades not listed in this document may be eligible for performance-based custom incentives	$0.60 per kWh	$0.75 per kWh

**All projects must be installed by November 15, 2021. Any projects not completed by this deadline may be subject to de-commitment. All savings calculations are subject to Con Edison Measurement & Verification review and incentives cannot exceed 70% of the customer's project cost. All custom projects must follow the custom measure requirements/application submittal checklist. Final custom measure eligibility, savings and incentives are determined at the sole discretion of Con Edison.*

Common Area Measures - Gas

Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
Unitary Controls	Simple control projects that do not allow for multiple data inputs. This includes Wi-Fi Thermostats, Thermostatic Radiator Valves, Building Management Systems, and Ventilation Controls	$1 per Therm	
Non-Simple Controls and Other	EE upgrades not listed in fact sheets may be eligible for custom incentives. Includes but not limited to: Boiler Economizer, Linkage-less Burner Controls, Heat Pumps Boiler Pre-Heater	$4 per Therm	$5 per Therm

**All custom project must follow the custom measure requirements/application submittal checklist. All projects must be installed by November 15, 2021. Any projects not completed by this deadline may be subject to de-commitment. All savings calculations are subject to Con Edison Measurement & Verification review and incentives cannot exceed 70% of the customer's project cost.*

Common Area & In-Unit Measures - Gas

Steam Traps

- **UPDATED INCENTIVE, effective with an owner's agreement signed date of August 1st**
- Any projects that have over 2,000 steam traps being replaced must go custom.

Installed Measure	Incentive Detail	Market Rate Incentive $	Affordable Housing Incentive $
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	All Traps - $200 per failed trap Common Area Traps - $500 per failed trap	All Traps - $225 per failed trap Common Area Traps - $525 per failed trap

Electric HVAC Heat Pump Projects

- Heat pumps provide electrified heating and cooling, these upgrades will help your building transition away from fossil fuels.

Category	Description	Incentive	Customer Incentive $	Participating Contractor Incentive $
1	ccASHP: Partial Load Heating	$/outdoor condenser unit	$500	$250/outdoor unit
2	ccASHP: Full Load Heating	$/10,000 Btu/h of maximum heating capacity at NEEP 5° F	$2,000	$1,000/project
3	GSHP: Full Load Heating	$/10,000 Btu/h of full load heating capacity as certified by AHRI	$5,000	$500/project
4	Custom Space Heating Applications	$/MMBtu of annual energy savings	$200	$1,000/project
4A	Heat Pump plus Envelope	$/MMBtu of annual energy savings	$400	N/A
5	HPWH (up to 120 gal)	$/unit	$1,000	N/A
6	Custom Hot Water Heating Applications	$/MMBtu of annual energy savings	$200	N/A
7	GSHP Desuperheater	$/unit	$150	N/A
8	Dedicated DHW WWHP	$/unit	$1,000	N/A
9	Simultaneous Installation of Space Heating & Water Heating	Additional Bonus per combination installation	$250	$250/project

Multifamily Neighborhood Program and Affordable Housing Bonus Incentives

Con Edison Multifamily Neighborhood Program

- Eligible neighborhoods in Brooklyn and Queens qualify for free and additional incentives.
- This is a Con Edison initiative focusing on local electric grid constraints.
- Free installation of approved energy-efficient lighting and lighting controls in your building's common areas
- Get an additional incentive of up to $2,000 per kW
  - **Packaged Terminal Air Conditioner (PTAC)**
  - **Elevator Modernization**

Contact us today to get started!

ConEdMultifamily@willdan.com

Q&A Session

Moderated by Cassandra Walker, *Program Manager & Sr. Account Manager, NYC Accelerator*

+ NYC Accelerator || Local Law || Energy Efficiency

- Rosy Tavares – Rosy@accelerator.nyc
- Samia Oishi – Samia@accelerator.nyc

+ Con Edison Multi-Family Program

- Angel Chen – Angel@kc3.nyc

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