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Use Less Energy and Save Money

Own or manage a residential 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.

Which Incentives Are Best For Your Building?

Affordable Housing Buildings can now participate in the New York State Affordable Multifamily Energy Efficiency Program (AMEEP), which has two pathways:

1. Non-comprehensive pathway—this offers prescriptive measures for buildings looking to complete smaller projects and incentives are based on equipment installed and/or energy savings.
2. Comprehensive pathway—this offers greater incentives (up to \$2,000 per dwelling unit) for more intensive retrofit projects across multiple building systems. Incentives are based on meeting a point score.

Read the [AMEEP Program Manual](#) and learn more at conEd.com/AffordableHousing.

Market Rate Buildings can receive incentives for prescriptive and custom measures and are based on equipment installed and/or energy savings through the Multifamily Energy Efficiency Program (MFEED).

Read the [MFEED Program Manual](#) and learn more at conEd.com/MarketRateMultifamily.

Looking to Electrify Your Heating & Cooling? Incentives are available to make your building more comfortable and efficient year-round with clean heat pump technology.

Read the [Clean Heat Program Manual](#) and learn more at conEd.com/CleanHeatMultifamily.

Neighborhood Program participants can receive enhanced incentive opportunities exclusively offered to eligible multifamily buildings in select Brooklyn & Queens neighborhoods. This includes free LED lighting upgrades and additional incentives for HVAC equipment.

Learn more at conEd.com/NeighborhoodMultifamily.

For more information, call 1-844-316-4288, or email Multifamily@conEd.com.

Gas Incentives

Common Area*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$	
Hot Water Boilers	Minimum Boiler Efficiency: Et or AFUE of 85% for boilers < 2,500 kBtu/h or 88% Ec for boilers > 2,500 kBtu/h	\$7 per MBH	\$8 per MBH	
Condensing Boilers	Minimum Boiler Efficiency: Et or AFUE of 90% for boilers < 2,500 kBtu/h or 93% Ec for boilers > 2,500 kBtu/h	\$9 per MBH	\$16 per MBH	
Steam Boilers	Minimum Boiler Efficiency: Et or AFUE 82%	\$7 per MBH	\$8 per MBH	
Storage Tank Water Heaters	Storage tank volume > 70 gallons and Et>90%	\$4,000 per tank	\$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	\$2,000	\$3,000
		20-40	\$4,000	\$5,000
		41-99	\$8,000	\$10,000
	100-249	\$12,000	\$15,000	
Linear Pipe Insulation	Fiberglass insulation or rigid foam < 2" Pipe Diameter ≥ 2" Pipe Diameter	\$4 per linear ft. \$8 per linear ft.	\$5 per linear ft. \$10 per linear ft.	
Roof and Wall Insulation	R-11 added R-19 added R-38 added	\$200 per MMBtu		
Windows		\$200 per MMBtu		
Steam Traps	Covers the repair or replacement of steam traps in low pressure heating systems (<15 psig)	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		

*Market rate and affordable housing incentives cannot exceed 85% of the customer's project cost.

Comprehensive Packaged Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
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	\$3 per therm	**Free
2-pipe Steam Retro-Commissioning	Treats heating imbalance issues by designing and installing: 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 and draft adjustment, water cleaning, electronic pressure control, and combustion testing d) Steam trap repair throughout common areas	***\$4 per therm	

*Market rate incentives cannot exceed 70% of the customer's project cost and affordable housing incentives cannot exceed 85% of the customer's project cost.

**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.

***All projects to undergo a post-installation M&V performance review which will require, at a minimum, 3 months of the heating season. The incentive payment will be Pay For Performance (P4P), i.e. based on the verified energy savings resulting from this performance analysis and will not be paid out until 2023.

Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
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, building management systems, and ventilation controls.	\$1 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 Con Edison. Custom projects include but are not limited to: boiler economizers, linkageless burner controls, and heat pump boiler pre-heaters.	\$3 per therm	\$4 per therm

*Incentives cannot exceed 70% of the customer's project cost for market rate and 85% of the customer's project cost for affordable housing.

In-Unit Direct Install

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

A subcontractor must install all faucet aerators and showerheads and remove 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.*

Electric Incentives

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	\$10 per lamp	\$15 per lamp
	Screw-In Lamps	\$6 per lamp	\$8 per lamp
	Interior Fixtures – New Fixtures	\$55 per fixture	\$75 per fixture
	LED Exit Signs	\$10 per sign	\$15 per sign
Exterior New Fixture	HID less than or equal to 100 W	\$80 per fixture	\$125 per fixture
	HID over 100 W	\$150 per fixture	\$175 per fixture
	Non HID Fixture replacing Screw-In/Pin Based Lamp	\$55 per fixture	\$90 per fixture
Lighting Controls	Bi-level fixtures (LED) Stairwell, Corridor, Parking Garage	\$80 per fixture	\$115 per fixture
	Parking Lot	\$70 per fixture	\$90 per fixture
	Occupancy sensors – infrared, ultrasonic, and high frequency	\$15 per sensor	\$25 per sensor
Miscellaneous	Relamp and reballasting, retrofit kits (includes exterior relamp and 8-ft. linear conversion)	50% of fixture replacement incentive	

**Market rate and affordable housing incentives cannot exceed 85% of the customer's project cost.*

Custom Measures*

Installed Measure	Incentive Detail	Market Rate Incentive \$	Affordable Housing Incentive \$
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	\$0.16 per kWh	\$0.18 per kWh
Custom Other	Other non-lighting efficiency upgrades not listed in this document may be eligible for performance-based custom incentive	\$0.60 per kWh	\$0.65 per kWh

*Incentives cannot exceed 70% of the customer's project cost for market rate projects and 85% of the customer project cost for affordable housing projects. All custom projects must follow the custom measure requirements/application submittal checklist.

HVAC Measures*

Installed Measure	Market Rate Incentive \$	Affordable Housing Incentive \$
Air Conditioner – Central Unit Replacement	\$0.60 per kWh	\$0.65 per kWh
Packaged Terminal Air Conditioner	\$0.60 per kWh	\$0.65 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

*Incentives cannot exceed 70% of the customer's project cost for market rate projects and 85% of the customer project cost for affordable housing projects. All custom projects must follow the custom measure requirements/application submittal checklist.

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

A subcontractor must install all in-unit LEDs and remove old equipment.

New York State Affordable Multifamily Energy Efficiency Program

The Comprehensive Pathway features greater incentives for heating and cooling, insulation, and lighting for improved energy efficiency in intensive retrofit projects across multiple building systems.

Learn more at conEd.com/AffordableHousing.

Downstate Electric and Gas Incentives*

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-up • 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

* Comprehensive projects will be capped at 85% of the project cost.

For more information, visit conEd.com/Multifamily, call 1-844-316-4288, or email Multifamily@conEd.com.

Electric and Gas Measures & Points

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	Variable frequency drive	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	Variable refrigerant flow cooling only	20
HVAC controls	Energy management system	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.

Save Thousands by Investing Today

Make your building more comfortable and efficient year-round with clean heat pump technology. Incentives are available on a first come, first served basis, so take advantage of this special opportunity right away, and save energy and money in the long run.

Site Eligibility

Customers must own or manage a residential multifamily building with 5+ residential units, have an eligible Con Edison electric account, and pay into the EE tracker.

Project Eligibility

- The site must be occupied year-round. For new construction, the site owners must plan to have the site occupied year-round.
- For new construction, the baseline heating fuel for space heating and domestic hot water will be determined on a case-by-case basis, based on contemporary construction practice in the area.
- Heat pumps must be designed to provide domestic and service hot water heating and/or both space heating and cooling. Heat pumps that are used primarily for space cooling are ineligible for incentives under the NYS Clean Heat Program.
- Heat pump projects are eligible regardless of the type of heating fuel they are replacing.

Service	Category #	System Description	Incentive Basis	Customer Incentives	Contractor Incentives
Space Heating	1	ccASHP—Partial Load (Mini-Splits Only)	\$/Outdoor Condenser	\$500	\$250/Outdoor Unit
	2	ccASHP—Full Load	\$/10,000 BTUH of Max Heating Capacity at NEEP 5dF	\$2,000	\$1,000/Project
	3	GSHP—Full Load	\$/10,000 BTUH at Full-Load Heating Capacity defined by AHRI	\$5,000	\$500/Project
	4*	Custom Incentive	\$/MMBTU of Annual Energy Savings	\$200	\$1,000/Project
Water Heating	5	Air Source HPWH (<120 Gal)	\$/Unit	\$1,000	N/A
	6*	Commercial Air Source HPWH (>120 Gal)	\$/MMBTU of Annual Energy Savings	\$200	N/A
	7	GSHP Desuperheater	\$/Unit	\$150	N/A
	8	Ground-Source HWHP	\$/Unit	\$1,000	N/A
Combined	9	Combo ASHP + Air-Source HWHP	Additional Bonus per Combination Installation	\$250	\$250/Project

*Project incentive will be capped at 70% of project cost.

Each participating contractor may retain up to amount shown in the “Contractor Incentives” column above. The balance of the “Customer Incentive” above less the contractor incentive must be passed or otherwise credited to the customer in its entirety, documented in the site owner invoice or contract.