

Serving Rental Properties in Assisted Home Performance with ENERGY STAR

NYSERDA will provide financial assistance for projects in one-to-four unit residential dwellings in which an **occupying owner or tenant is income qualified**. The maximum moderate income incentive (Assisted Home Performance Subsidy) is up to 50% of the approved work scope, not to exceed \$4,000 for a single-unit building and \$8,000 for a two-to-four unit building. If not all tenants are income-qualified, the subsidy is calculated as follows:

Assisted Home Performance with ENERGY STAR				
	Total Number of Building Units			
Number of Income Eligible Units	1	2	3	4
4				50% up to \$8,000
3			50% up to \$8,000	40% up to \$6,000
2		50% up to \$8,000	40% up to \$5,820	30% up to \$4,000
1	50% up to \$4,000	30% up to \$3,400	20% up to \$2,700	15% up to \$2,000

- A Building Owner's Agreement is required for each project, including rental units not occupied by an income-eligible owner. The participating contractor will be responsible for obtaining a completed form from the owner and submitting to it to NYSERDA's income verification contractor, Energy Finance Solutions (EFS), or other approved lenders as identified by NYSERDA.
- For eligibility consideration, income verification is required for each tenant where the rental unit is not occupied by an income-eligible owner. The Participating Home Performance Contractor will be responsible for verifying income eligibility from EFS or another approved lender.
- An income qualified owner that occupies a unit in a two-to-four family residential building may receive the moderate income incentive representing up to 50% of an approved project, capped at \$4,000 for the whole building without any income verification for the tenants.
- Owners of rental properties are eligible to apply for program financing. Full details on program financing options can be found in Section 4 of the Contractor Resource Manual.
- The value of the project to the income-eligible tenants must be documented prior to approval of the work scope. The documented value of the project to the income eligible tenants must fairly reflect the value of the NYSERDA incentives.
- For owners of multiple one-to-four unit properties, once the owner has received 10,000 of incentives in a calendar year, the incentive for any subsequent moderate rate 2-4 family projects submitted that year will be capped at 30% of the cost of the eligible measures up to \$1,500 per unit providing there is at least one moderate income eligible tenant.
- See Section 7 for EmPower NY (low income) services for rental properties.