

## ADDENDUM ANNOUNCEMENT

# New York State Healthy Homes



**To:** Participating EmPower NY Contractors and Interested Parties:  
**From:** NYS Healthy Homes Value-Based Payment Pilot Team  
**Subject:** Opportunity for Contractors Serving Western NY and NYC

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The New York State Healthy Homes Value-Based Payment Pilot (Pilot) is being implemented as a partnership between the New York State Energy Research and Development Authority (NYSERDA) and the New York State Department of Health (NYS DOH). The Pilot seeks to deliver residential healthy homes interventions to 500 households in targeted regions of New York State over a two-year period. For the purposes of this Pilot, a healthy homes intervention is comprised of the following dwelling-based services: energy efficiency/weatherization measures, environmental trigger reduction measures, and home injury prevention measures. In tandem with these services, the intervention includes asthma-specialized educational support from a Community Health worker throughout the Pilot duration and potentially includes in-home visits from a Registered Nurse. When implemented, these combined interventions can improve occupant health, reduce energy bills, improve the comfort and safety of the home, and may result in healthcare cost savings for New York State.

The Pilot intervention is comprised of a full suite of in-unit measures. Additional detail about the possible services included is available in the NYS Healthy Homes Value-Based Payment Pilot Addendum. Not all measures will be installed in every household. Each dwelling will be assessed for appropriate measures, subject to work scope review and approval by NYSERDA. Services can be delivered by Participating Contractors or their subcontractors. Approximately \$6.1 million is available for the completion of these projects.

NYSERDA is seeking Participating Contractors serving the counties listed below who meet the qualifying criteria outlined in this Addendum. These Participating Contractors shall have the technical and administrative capacity to deliver the dwelling-based services included in the Pilot intervention. Dwelling-based services can be delivered by Participating Contractors or their technically-qualified subcontractors. NYSERDA anticipates referrals to be provided under this Addendum between March 2021 and June 2023. Dwelling-based services will be delivered within some or all of the following counties, which have been identified by NYS DOH as regions of the State with high asthma burden that will also be served by Pilot-participating Medicaid managed care organizations:

- Chautauqua County (Western NY)
- Erie County (Western NY)
- Niagara County (Western NY)
- Onondaga County (Central NY)
- Bronx County (The Bronx)
- Kings County (Brooklyn)
- New York County (Manhattan)
- Queens County (Queens).
- Richmond County (Staten Island)

Participating Contractors seeking consideration for this offering should complete and submit the NYS Healthy Homes Value-Based Payment Pilot Addendum.

Due to the nature of this offering and target households served, NYSERDA will provide all referrals to contractors. Customers may not be referred into the program by Participating Contractors or outreach organizations. This offer should not be advertised or promoted in order to recruit additional participants. Further, customers may not receive funding for the same measure from other programs.

Please contact Matt Houle at [Matthew.Houle@nyserda.ny.gov](mailto:Matthew.Houle@nyserda.ny.gov) if you have any questions about this offer.

*EmPower NY and Assisted Home Performance with ENERGY STAR,® combined, will be referred to as EmPower + as of June 9, 2023  
NYS Healthy Homes VBP Pilot Addendum  
June 2023*

**Addendum to the  
Current Participation Agreement for Residential Contractors  
to Provide Services for the NYS Healthy Homes Value-Based Payment Pilot**

The New York State Healthy Homes Value-Based Payment Pilot (Pilot) is being implemented as a partnership between the New York State Energy Research and Development Authority (NYSERDA) and the New York State Department of Health (NYS DOH). The Pilot seeks to deliver residential healthy homes interventions to 500 households in targeted regions of New York State over a two-year period. For the purposes of this Pilot, a healthy homes intervention is comprised of the following dwelling-based services: energy efficiency/weatherization measures, environmental trigger reduction measures, and home injury prevention measures. In tandem with these services, the intervention includes asthma-specialized educational support from a Community Health worker throughout the Pilot duration and potentially includes in-home visits from a Registered Nurse. When implemented, these combined interventions can improve occupant health, reduce energy bills, improve the comfort and safety of the home, and may result in healthcare cost savings for New York State.

NYSERDA is seeking Participating Contractors serving the counties listed below who meet the qualifying criteria outlined in this Addendum. These Participating Contractors shall have the technical and administrative capacity to deliver the dwelling-based services included in the Pilot intervention. Dwelling-based services can be delivered by Participating Contractors or their technically-qualified subcontractors. NYSERDA anticipates referrals to be provided under this Addendum through June 2024. Dwelling-based services will be delivered within some or all of the following counties, which have been identified by NYS DOH as regions of the State with high asthma burden that will also be served by Pilot-participating Medicaid managed care organizations:

- Chautauqua County (Western NY)
- Erie County (Western NY)
- Niagara County (Western NY)
- Onondaga County (Central NY)
- Bronx County (The Bronx)
- Kings County (Brooklyn)
- New York County (Manhattan)
- Queens County (Queens).
- Richmond County (Staten Island)

This Addendum is completely voluntary and can be terminated at any time, for any reason, by NYSERDA or the Participating Contractor. Upon applicant's approval, the Participating Contractor agrees to actively participate in the Pilot and will be responsible for timely completion of projects in accordance with service specifications to be provided at Pilot participation commencement and quality standards established under current NYSERDA residential programs.

Policies contained in this Addendum apply solely to Pilot-participating households and are not applicable to other low-income, market or moderate-income projects. Participating Contractors providing these Pilot services in addition to standard Program procedures outlined in the current Participation Agreement for Residential Contractors must adhere to the following:

**1. Pilot Intervention Measures and Services Requested**

For the purposes of this Pilot, a healthy homes intervention is comprised of the following dwelling-based services: energy efficiency/weatherization measures, environmental trigger reduction measures, and home injury prevention measures. Additional detail about the possible services included in the dwelling-based intervention are below. Not all measures will be installed in every household. Each dwelling will be assessed for appropriate measures, subject to work scope review and approval by NYSERDA. Services can be delivered by Participating Contractors or their technically-qualified subcontractors.

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*Healthy Homes Pilot Assessment*

Pilot-specific residential dwelling assessment, including identification of needed energy efficiency measures, environmental trigger reduction measures, and home injury prevention measures

*Energy Efficiency Measures*

<ul style="list-style-type: none"> <li>- Insulation</li> <li>- Air sealing</li> <li>- Heating unit clean and tune, repairs, and replacement</li> </ul>	<ul style="list-style-type: none"> <li>- Replacement of air filters in HVAC system</li> <li>- Installation of programmable thermostat</li> <li>- Refrigerator/freezer replacement</li> </ul>	<ul style="list-style-type: none"> <li>- Installation of LED light bulbs</li> <li>- Installation of low flow showerheads</li> </ul>
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*Environmental Trigger Reduction Measures*

<ul style="list-style-type: none"> <li>- Range stove clean and tune up</li> <li>- Range stove replacement</li> <li>- Kitchen exhaust fan - repair/install</li> <li>- Bathroom exhaust fan - repair/install</li> <li>- Dryer venting</li> <li>- Carpet removal and installation of replacement flooring</li> <li>- Carpet steam cleaning</li> <li>- Non-invasive Integrated Pest Management</li> <li>- Full Integrated Pest Management</li> <li>- Mold remediation (less than 10 ft<sup>2</sup>)</li> <li>- Mold remediation (greater than 10 ft<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>- Window air conditioner and installation</li> <li>- Dehumidifier (with built-in pump) - basement</li> <li>- Dehumidifier - room</li> <li>- Humidifier - room unit</li> <li>- Dirt floor vapor barrier basement/crawlspace</li> <li>- Roof repair</li> <li>- Gutter/Downspout system - repair/replacement</li> <li>- Cleaning of gutters and installation of gutter screens</li> <li>- Plumbing - repair to supply and waste lines</li> </ul>	<ul style="list-style-type: none"> <li>- Plumbing - faucet replacement</li> <li>- Ventilation system</li> <li>- Repairs to Condensate Drain</li> <li>- Repairs to boilers (steam and water)</li> <li>- Basement Water proofing - Coatings</li> <li>- Basement Water proofing - Drainage systems</li> <li>- Basement Water proofing</li> <li>- Sump pump repair/replacement</li> </ul>
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*Home Injury Prevention Measures*

<ul style="list-style-type: none"> <li>- Smoke detectors</li> <li>- Carbon monoxide detectors</li> <li>- Anti-scalding devices</li> <li>- Shower seat with feet grips</li> <li>- Tub/shower safety grab bar</li> <li>- Toilet safety grab bar</li> <li>- Toilet safety frame</li> <li>- Grip strips for bathtub</li> <li>- Tip resistant furniture anchors</li> </ul>	<ul style="list-style-type: none"> <li>- Window repair/replacement</li> <li>- Handrail – interior/exterior – repair/installation</li> <li>- Walkway repair</li> <li>- Stair gripper treads, non-slip</li> <li>- Repair to damaged floors or stairs: trip and fall hazards</li> <li>- Threshold lowering/repair</li> <li>- Porch repair</li> <li>- Exterior motion sensor lights</li> </ul>	<ul style="list-style-type: none"> <li>- Installation of LED nightlights with day/night sensors</li> <li>- Cabinet safety latches</li> <li>- Child safety self-closing electrical outlet covers</li> <li>- Child safety gates (permanently fixed only)</li> <li>- Bump guards for tables</li> <li>- Electrical hazard mediation</li> </ul>
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*Resident Education*

Resident education and end-user demonstration of installed measure functionality and optimization

## 2. Minimum Requirements

In order to be considered for participation, Participating Contractors must meet the following minimum requirements:

- A. Only “Full Status” or “Provisional Status” Participating Contractors, not currently on suspension or probation will be considered.
- B. Participating Contractors must have a minimum of two inspections over the past 12 months with an overall post-completion quality control average inspection score of 4.0 or better for 2 inspections in EmPower under the current QACSS scoring system.
- C. Participating Contractors must have no more than two (2) open customer concerns or Corrective Action Reports (CARs) unresolved for over 30 days at the time of the submission and review process.
- D. Participating Contractors must have the technical and administrative capacity to deliver, or willingness to subcontract with appropriately licensed and accredited parties, for the full menu of services included in the Pilot intervention in designated Pilot counties, as listed in the “Pilot Intervention Measures and Services Requested” section of this document.
- E. At commencement of Pilot participation, Participating Contractors are required to have at least one staff with Building Performance Institute Healthy Home Evaluator (HHE) certification. A staff member with the Healthy Homes Evaluator certification must be on the job site 30% of the time when measures are being installed in cases when the HHE staff member cannot be on site, they must fill out and provide the crew and/or subcontractor with the New York State Healthy Homes On-site Precautions Agreement. Information is available at <http://www.bpi.org/certified-professionals/healthy-home-evaluator>.
- F. Building Performance Institute Healthy Housing Principles certification is preferred, but not required, for administrative staff working on Pilot activities.
- G. A commitment to participation in future business development webinars (dates to be determined) designed to prepare Participating Contractors to engage in sustainable business practices for healthy homes work beyond the Pilot, aligned with recent changes to New York State healthcare policy.

## 3. Additional Evaluation Criteria

In addition to the minimum requirements outlined above, preference will be given to Participating Contractors based upon the additional recommended qualifications and evaluation criteria outlined below.

- A. Healthy Home Evaluator Certification - Preference will be given to Participating Contractors who already have at least one staff with Building Performance Institute Healthy Home Evaluation (HHE) certification, prior to applying to the pilot.
- B. Routinely perform work through the Program - Participating Contractors who have a strong presence in the counties listed on the first page of this Addendum and have the capacity, and can commit to, and complete 20 or more projects referred to the Participating Contractor during the participation period.
- C. Provide comprehensive energy efficiency services - In addition to meeting the requirements of the Participation Agreement and the Minimum Requirements outlined above, contractors with additional certifications allowing them to install a comprehensive work scope will be given preference with project assignment.
- D. Contractor’s performance - NYSERDA will seek input from Program Implementation staff on the applicant’s ability to consistently meet or exceed Program expectations including, but not limited to, responsiveness to Implementation/Program staff, proficiency of administrative procedures, responsiveness to inspection reports, customer concerns, and ability to perform quality work on a consistent basis.

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#### 4. Selection Process

- A. All applications received by the contractor application submission deadline will be reviewed by a scoring committee to ensure they meet the Minimum Requirements outlined in Section 2 and will be scored and ranked based on the Additional Evaluation Criteria listed in Section 3.
- B. All applicants will be notified of approval/denial status.

#### 5. Referrals

Referral procedures will follow the provisions outlined in the Low-Income Addendum with the following exceptions:

- A. Work will be distributed based upon the number of successful applicants, the ranking of the applicants, and their capacity. Meeting the requirements and additional evaluation criteria of this Addendum is not a guarantee of referrals. Interventions will be completed utilizing NYSERDA's residential program implementation infrastructure, to include assignment of projects on a first come first served basis according to the procedure established by the existing NYSERDA residential programs implementation infrastructure to ensure fair distribution of projects among [participating] entities.
- B. Under this Addendum, NYSERDA will allocate all work. Participating Contractors may not refer households into the program nor shall advertise or promote the program to recruit participants.
- C. By signing this Addendum, the Participating Contractor understands that NYSERDA cannot guarantee the number of referred projects associated with the Pilot for any participating contractor.

#### 4. Program Procedures and Requirements

- A. All Program procedures, including pricing, shall follow the provisions outlined in the current Participation Agreement for Residential Contractors
- B. The process and requirements for compensation will follow those referenced in the "Project Requirements" section of the current Participation Agreement for Residential Contractors. For each project completed, the Pilot Participating Contractor will submit all required documentation needed to process Pilot incentives. Projects must be completed within 120 days of referral acceptance. All completion documents must be submitted within 30 days of completing work.
- C. Pilot Participating Contractors will comply with the quality assurance and quality control expectations established in NYSERDA's current residential programs as outlined in the "Quality Assurance" section and as referenced throughout the current *NY Residential Existing Homes Program Contractor Participation Agreement*, with the stipulation that 20% of completed Pilot projects will be inspected.
- D. Projects are not eligible for incentives for the same measures through both the NYS Healthy Homes Value-Based Payment Pilot and other programs, such as EmPower NY, the New York State Weatherization Assistance Program and Utility-supported low-income programs.

## 5. Participating Contractor Approval

NYSERDA has a defined budget and timeline to serve NYS Healthy Homes Value-Based Payment Pilot households and reserves the right to limit the number of contractors approved to provide programmatic services, and the number of projects assigned to approved Participating Contractors. Approval of this Addendum by NYSERDA does not guarantee that projects will be assigned to the Participating Contractor.

### APPLICANT AGREEMENT OF TERMS & CONDITIONS

By signing this Addendum, I attest that I have read, understand and agree to comply with the terms and conditions listed in this Addendum, in the current Participation Agreement for Residential Contractors and the Contractor Resource Manual. This Addendum will remain valid unless the contractor no longer wishes to participate in the Pilot, provides written notice to NYSERDA that they no longer wish to participate in this effort, or the funding source for these activities is exhausted. I understand that I must maintain minimum criteria for eligibility throughout the duration of this agreement.

Company Information:

\_\_\_\_\_  
Company Name

Number of Residential Energy Efficiency Projects completed within the Pilot counties in the last 12 months (both in and outside of NYSERDA programs): \_\_\_\_\_

List of Current Certifications:

\_\_\_\_\_  
Name of Authorized Contact

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Applicants should submit this entire Addendum including signed signature page to [HealthyHomes@nyserda.ny.gov](mailto:HealthyHomes@nyserda.ny.gov) for consideration. Applications submitted after the contractor application deadline will not be considered.