

## Multi-Family Programs Q+A

### Q: What qualifies for this MF program?

All MF properties with five or more units can get incentives for saving gas through energy-efficiency upgrades, including:

- ✓ Insulation
- ✓ Windows
- ✓ Furnaces and Boilers
- ✓ Showers/Aerators
- ✓ Weatherization
- ✓ Water Heating
- ✓ Smart Thermostats
- ✓ Other custom measures that save gas consumption

Experts from ICAST can help you identify these energy-saving opportunities at your MF property. You then choose what upgrades to install.

### Q: How does it work?

As a program participant, you get the benefit of our experts performing an energy assessment of your MF property to identify potential energy-efficiency improvements, at no cost to you, because NMGC pays for it!

After the energy assessment, you'll get a project proposal that includes cost and savings estimates to help you make informed decisions. The choice is yours. You can:

1. Choose to move forward with the entire project and install all qualifying upgrades.
2. Select a portion of qualifying upgrades from the project proposal.
3. Elect to do nothing.

We provide incentives for the upgrades you make.

### Q: Why should I participate?

Because we have made it very **easy and hassle-free** for you to earn cash incentives when you make your MF property energy efficient. You'll have a single point of contact at ICAST to help you through the entire process.

And because it makes **financial sense**. By participating, your property becomes more attractive to your tenants and can:

1. Improve your Revenues with higher occupancy and lower turn-over rates
2. Reduce your operating costs with lower O&M costs
3. Lower your energy bills
4. Enhance property value with higher NOI and better equipment installed

And because it will create a better **living environment**. Dozens of studies have shown that Green upgrades increase comfort, health and safety for tenants that in turn creates lower turnover and higher occupancy.

And because ICAST can help you access other **incentives and low-cost financing** such as:

- Other utility incentives (ICAST is a Trade Ally to PNM, Xcel Energy, EPE and others)
- Grants from various sources, including Weatherization, HOME, CDBG, etc.
- Fannie, Freddie and FHA green lending incentives
- Energy efficiency tax credits and deductions
- Low-cost financing from various local sources

Q: Is my property eligible?

All MF properties served by NMGC in New Mexico are eligible to participate. Both existing and new construction properties are eligible. Tenant paid meters as well as common area meters or master metered Gas accounts are all eligible to receive incentives from this program. You may be eligible even if you purchase Gas from a wholesaler who in turn buys Gas from NMGC.

Q: What energy-efficient upgrades are eligible to receive incentives?

Since this is a holistic approach to energy savings for MF properties, all energy efficiency products that you are considering to install, that will result in Gas savings, can be eligible to receive incentives as long as they're certified by organizations such as ENERGY STAR, Consortium for Energy Efficiency, etc., and fit within the following categories:

- Building shell upgrades
- Space Heating
- Weatherization
- Water heating

You cannot receive additional equipment purchase or installation incentives from other NMGC programs such as upstream or downstream incentives.

Q: When can I apply for this program?

You can apply when:

1. You want to evaluate the benefits of energy efficiency upgrades for your MF property and would like help in determining if this program is right for you; or
2. You have determined the energy efficiency upgrades you want to install at your property and are ready to move forward.

In either case, contact ICAST to confirm your eligibility to participate in this program and then schedule a site visit with them, to qualify the energy efficiency upgrades and determine the incentives.

Q: What is the process to receive the NMGC incentive? What is required for participation?

Before you install energy efficient products at your MF property, please call ICAST at (505) 977-6431 or email them at [NMGC@icastusa.org](mailto:NMGC@icastusa.org) to ensure you qualify for the incentive and to reserve your rebate amount. You have the option to have ICAST manage your entire project, including permitting, installation and financing.

1. For New Construction and Retrofit projects, ICAST will send you an application form to fill and send to them. For retrofits, ICAST can conduct a free on-site energy assessment and provide a report that provides recommendations along with costs and incentive amounts.

2. You implement your project and on completion, call ICAST, unless ICAST managed your project.
3. ICAST conducts a post-installation inspection to verify completion per plan, before you get your incentive.

Q: When will I receive my incentive?

You get the incentive within 45 days of project completion and receipt of required documentation. Alternatively, you have the option to reduce the total cost of the project by the incentive amount, if you hire ICAST to manage the EE upgrade installs for you.

Q: What organization is administering this program?

ICAST (International Center for Appropriate and Sustainable Technology), is a 501c3 nonprofit organization that is administering the MF program in NM.

**Contact us before you make energy upgrades at your property.**

Please call **(505) 977-6431** or email us at [nmgc@icastusa.org](mailto:nmgc@icastusa.org) or visit us at <http://www.icastusa.org/home/services/dsm/nmgc/>