Climate United Building Performance Standards for Multifamily Housing

CPC Climate Capital, a new subsidiary of the Community Preservation Corporation (CPC), seeks to bring the benefits of *cleaner air*, *healthier buildings*, and *lower operating costs* to the owners and residents of multifamily buildings by offering financial support for the pre-development, retrofit and construction of highly efficient and low to zero carbon multifamily buildings.

To qualify for financing, **projects must be a multifamily property of at least 5 residential units, and projects must meet minimum building performance standards** (definitions of each performance standard are on page 2).

- For retrofits of existing buildings, there are 3 performance standards: ***Save a Ton***, ***Clean Air***, *and* ***Clean Air Boost***.
- For new construction of buildings, there is 1 performance standard: ***Clean Air Boost***.

Loans will be sized by the modeled amount of Carbon reduced or avoided.

A list of green building certifications that are aligned with Climate United's multifamily performance standards is being developed and will be shared as soon as it is complete.

To qualify for CPC Climate Capital sub-debt, buildings must achieve one of the following performance standards.

Retrofits of Existing Buildings

1. Save a Ton:

- ❑ Modeled 20% reduction in whole building energy consumption OR 1 ton carbon reduction per unit annually.
- ❑ Project must establish a Zero Over Time (ZOT) plan which lays out the building's pathway to achieving the Clean Air standard.
- ❑ Funding cannot be used for projects that install new fossil fuel systems and appliances, but owners will not have to remove existing fossil fuel systems if the ZOT plan addresses their future elimination.

2. Clean Air:

- ❑ Modeled 35% reduction in whole building energy consumption OR a modeled Energy Star Score of 75 or higher.
- ❑ Elimination of all on-site carbon emissions*.
- ❑ Replacement of heating/cooling and domestic hot water systems and electrification of appliances must meet relevant EPA Energy Star requirements.

3. Clean Air Boost:

- ❑ Modeled 35% reduction in whole building energy consumption OR modeled Energy Star score of 75 or higher.
- ❑ Elimination of all on-site carbon emissions*.
- ❑ Replacement of heating/cooling and domestic hot water systems and electrification of appliances must meet relevant EPA Energy Star requirements.
- ❑ Must meet the energy efficiency and on-site emissions requirements as described in the Department of Energy's (DOE) definition of a **Zero Emissions Building** and on-site clean energy generation must be maximized*.

New Construction

1. Clean Air Boost:

- ❑ Must meet the energy efficiency and on-site emissions requirements as described in the Department of Energy's (DOE) definition of a **Zero Emissions Building** and on-site clean energy generation must be maximized*. (Requires modeled energy use to be at least 10% better than the latest local energy code)

**Allowable exemptions include onsite backup power generation and Domestic Hot Water for multifamily buildings 7 stories and above.*