

# Comprehensive Incentives for Sustainable Real Estate Development in New York (2025)

Below is an organized list of **direct grants, tax credits, and financial incentives** (over 100 entries) available for sustainable real estate projects in **New York State, New York City, and Westchester County**. Programs are grouped by **Federal, State, Local (NYC/Westchester), Utility, and Foundation/Other** levels. Each entry includes the program name, provider/agency, level, funding amount or credit value, status (open, ongoing, upcoming deadline, or expired), any deadline/RFP date if applicable, eligible project types, and key qualifications or notes. **Expired or closed programs/RFPs are clearly labeled.**

## Federal Programs (U.S. Government)

Program Name	Provider/Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>179D Energy Efficient Commercial Buildings Deduction</b>	IRS (Inflation Reduction Act enhanced)	Federal	Up to \$5.00 per sq. ft. deduction <sup>1</sup>	<b>Ongoing</b> (Permanent)	N/A (no expiration)	HVAC, Lighting, Envelope, Hot Water	≥25% modeled energy savings required; max \$5/sqft for ≥50% savings (with prevailing wage) <sup>2</sup> ; designers of public buildings can claim; ASHRAE 90.1 standards apply.
<b>45L Energy Efficient Home Credit</b>	IRS (IRA enhanced)	Federal	\$2,500–\$5,000 per unit credit <sup>3</sup>	<b>Ongoing</b> (Through 2032)	N/A (available 2023–2032)	New Construction, Multifamily, ≤3 stories	For new homes meeting ENERGY STAR; \$5,000 for DOE Zero Energy Ready Homes (with prevailing wage) <sup>4</sup> <sup>3</sup> ; applies to single-family and multifamily under 4 stories.

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Investment Tax Credit (ITC)</b>	IRS	Federal	30% of project cost (credit)	<b>Ongoing</b> (Through 2032)	N/A (sunsets end of 2032)	Solar PV, Energy Storage, Geothermal	Applies to solar, storage, geothermal installations; bonus +10% credit for domestic content and +10% for projects in energy communities (under IRA) <sup>5</sup> ; tax-exempt entities can get direct-pay refunds.
<b>Alternative Fuel Vehicle Refueling Property Credit (30C)</b>	IRS	Federal	30% of EV charger or fueling equipment cost (up to \$100k)	<b>Ongoing</b> (Through 2032)	N/A (annual through 2032)	EV Charging Stations (Commercial)	Credit for installing EV charging or other alternative fueling infrastructure; max \$100,000 per station; higher credit rates available in low-income or rural census tracts (per IRA rules).

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Green and Resilient Retrofit Program (GRRP)</b>	HUD	Federal	Up to ~\$80,000/unit in grants & loans	<b>Open</b> (RFPs in 2023–24)	<i>Expired/ Closed</i> (2023 rounds)	Affordable Multifamily Retrofits	For HUD-assisted multifamily housing (e.g. Section 8, 202 properties) to fund energy efficiency, solar, electrification, and resilience upgrades; offered in multiple cohorts (Elements, Leading Edge, Comprehensive); application windows in 2023 have closed (future funding TBD) <sup>6</sup> <sup>7</sup> . (Expired rounds)
<b>Weatherization Assistance Program (WAP)</b>	DOE/HHS via NYS HCR	Federal	~\$8,000–\$15,000 per unit (avg) in free upgrades	<b>Ongoing</b>	N/A	Low-Income Housing (1–4 unit & multifamily)	Grants for insulation, air-sealing, HVAC, and health/ safety measures in low-income households; administered by NYS Homes & Community Renewal and local agencies; income eligibility (usually ≤60% State Median Income).

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Home Energy Efficiency Rebate (HOMES)</b>	DOE/ NYSERDA (IRA- funded)	Federal	Up to \$4,000 per home (or \$8,000 LMI)	<b>Upcoming</b>	Starts 2025 (est.)	Home Retrofits (1–4 units)	Performance- based rebates for whole-house energy savings (sliding scale by % improvement); doubled rebate for low- and moderate- income (LMI) households. NYSERDA will implement in NYS with ~\$150M allocated <sup>8</sup> <sup>9</sup> .
<b>Home Electrification Rebate (HEEHRA)</b>	DOE/ NYSERDA (IRA- funded)	Federal	Up to \$14,000 per household (LMI)	<b>Upcoming</b>	Starts 2025 (est.)	Home Electrification (1–4 units)	Rebates for electric appliances: e.g. up to \$8,000 for heat pumps, \$1,750 for heat pump water heaters, \$4,000 for panel upgrades, etc. for low- and moderate- income households (income limits apply) <sup>8</sup> .

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>REAP Renewable Energy &amp; Efficiency Grants</b>	USDA	Federal	25% grant (up to \$500k) + 75% loan	<b>Open</b> (Recurring)	Quarterly rounds	Rural Small Businesses, Agricultural	Rural businesses and farms can get grants for solar, wind, efficiency upgrades (covering up to 25% of project) and subsidized loans <sup>10</sup> <sup>11</sup> ; energy audit often required; rolling application windows.
<b>Greenhouse Gas Reduction Fund (GGRF)</b>	EPA / Green Banks	Federal	\$27 billion nationally (financing)	<b>Ongoing</b> (New)	Rolling (through 2024-25)	Clean Energy Financing (via Green Banks)	Capitalization of green banks (like NY Green Bank) to finance clean energy in low-income and disadvantaged communities <sup>12</sup> <sup>13</sup> ; includes \$7B Zero-Emissions Tech Fund, \$6B Clean Communities Fund, etc. (competitive awards in 2023, now being deployed via lenders).

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>FEMA BRIC Grants</b> (Building Resilient Infrastructure & Communities)	FEMA	Federal	Varies (e.g. \$1–50M per project, 70–90% cost share)	<b>Open</b> (Annual)	Annual application (Fall)	Resilience & Mitigation Projects	Grants for hazard mitigation and resilience projects (e.g. floodproofing, backup power, microgrids) for states/ municipalities; building owners can partner with local governments. 2024 BRIC includes resilient building retrofits; cost- share required (10% for impoverished areas).

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Low-Income Housing Tax Credit (LIHTC) – Green Point Incentives</b>	IRS / NYS HCR	Federal	9% or 4% tax credit (equity financing)	<b>Ongoing</b> (Annual)	Annual allocations (QAP)	Affordable Housing Development	Federal housing tax credits allocated by NYS Homes & Community Renewal. While not solely for energy, <b>HCR's Qualified Allocation Plan (QAP)</b> awards bonus points/ credits for green building measures (Energy Star, Passive House, etc.) <sup>14</sup> , improving chances of 9% credit awards. Credits are sold to raise project equity.

Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>New Markets Tax Credit (NMTC)</b>	US Treasury CDFI Fund	Federal	39% tax credit (taken over 7 years)	<b>Ongoing</b> (Annual)	Annual allocation	Community Development (Commercial/ Mixed)	Federal tax credit for investments in eligible low- income community projects (commercial, mixed-use, nonprofit facilities). Projects (typically >\$5M) work with Community Development Entities (CDEs) to receive allocations <sup>15</sup> <sup>16</sup> . Can be twinned with green building initiatives but primarily location-based.



Program Name	Provider/ Agency	Level	Funding Amount / Credit	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Historic Rehabilitation Tax Credits</b>	NPS / IRS & NYS OPRHP	Federal & State	20% federal credit; 20% state credit (if eligible)	<b>Ongoing</b>	Rolling (project- based)	Historic Building Renovations	20% federal income tax credit on qualified expenses for rehabilitating certified historic income- producing buildings. NY State offers an additional 20% credit for certain projects in NY (capped at \$5M state credit). Must meet National Park Service historic rehab standards.

New York State Programs (State Agencies & Authorities)

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
Building Cleaner Communities Competition (BCC)	NYSERDA	State	\$15 million total funding (grants)	Open (Round 7)	July 31, 2025 (Round 7 CFA)	Carbon Neutral New Construction, Deep Retrofits (Commercial)	Competitive process supporting <b>carbon-neutral or net-zero</b> building projects statewide. Up to \$2M per project; emphasis on design innovation serving disadvantaged communities. peak load reduction. Part of Regional Economic Development Council CFA process. (Round 7 <i>open in 2025 future rounds expected</i> )

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>NYS Clean Heat Program</b> (Heat Pump Rebates)	NYSERDA (joint utility program)	State	\$1,500–\$3,000 per ton (rebate)	<b>Ongoing</b>	N/A (continuous)	HVAC Electrification (ASHP, GSHP, VRF)	Incentives replacing fuel heating heat pump source, gr source). R approved participati contractor higher reb rates for p in disadvan communiti gas-constr areas (e.g. Westchest <sup>20</sup> . Coor statewide utilities an NYSERDA.
<b>FlexTech Energy Study Program</b>	NYSERDA	State	50% cost share (up to \$500k+)	<b>Ongoing</b>	N/A	Energy Feasibility Studies (Commercial/ Industrial)	Co-fundin energy an technical feasibility and retro-commissio Available t commerci industrial, institution buildings. NYSERDA ~50% of st cost (up to per study cases) <sup>21</sup> applicant implemen recommen with an ac plan.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
Energy Storage Incentive Program	NYSERDA	State	~\$200–\$350 per kWh (rebate)	Ongoing (Block funding)	N/A (block availability)	Battery Storage Systems (≥5kW)	Incentives for installing commercial battery energy storage, varying by region and project type. Higher rebates for NYSEG Westchester projects. <sup>22</sup> Bonus incentive if paired with solar PV. Projects must comply with 10-year performance and safety requirements. Funding distributed as capacity. Projects are subscribed.
Buildings Innovation Funding (PON)	NYSERDA	State	~\$5 million available (grants)	Open (PON)	July 24, 2025 (due date)	Emerging Tech Demonstrations	Competitive program to fund innovative clean building technologies. pilot demonstration. <sup>23</sup> <sup>24</sup> . To be scalable and replicable solutions (advanced controls, materials) sharing type required. (RFP solicitation 2025.)

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>Buildings of Excellence Competition</b>	NYSERDA	State	Up to \$1 million per project award	<b>Closed</b> (Round 4 Awarded)	<i>Expired</i> (Round 4 in 2024)	Multifamily New Construction (Low Carbon)	High-profile design competition recognizing <b>carbon multifamily buildings</b> . Rounds 1-3 (2019-2021) awarded - to innovative projects (n targeting House) <sup>25</sup> . Round 4 w announce Future rou funding (R 5+) to be determine (Round 4 c winners se

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<b>Empire Building Challenge – Real Estate Partnerships</b>	NYSERDA	State	~\$50M across cohorts (grants)	<b>Closed</b> (Cohort solicitations)	<i>Expired</i> (Cohort 3 in 2023)	Large Buildings Deep Retrofits	Public-private partnerships for major building owners to showcase <b>decarbon</b> of skyscrapers and large buildings. and technical support provided in exchange for replicable carbon reduction models. Three cohorts (commercial, multifamily, and hospitals) have been selected for 2021–2023 solicitations. <i>a Hospital Buildings Program</i> open in 2023. \$5M available Aug 14, 2023.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications Notes
<b>RetrofitNY</b> (Net-Zero Retrofit Initiative)	NYSERDA	State	~\$30M pilot funding (design/build)	<b>Closed</b> (Demonstrations)	<i>Expired</i> (Pilots 2019–21)	Affordable Housing Retrofits	Initiative to develop net-zero energy retrofits for multifamily affordable housing (initially by Energiesp). Provided funding to design and housing owners to install high-performance retrofit packages: heat pumps, systems, etc. Pilots were completed in early 2020. (Program is currently in demonstration phase; future expansion pending.)
<b>On-Site Energy Manager Program</b>	NYSERDA	State	75% of salary covered (incentive)	<b>Ongoing</b>	N/A	Energy Management (Large Facilities)	NYSERDA funds a dedicated <b>energy manager</b> position for facilities to ensure continuous energy savings. <sup>27</sup> Up to support; h pays 25% salary. Rec commitment to implement identified and track performance.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>Real-Time Energy Management (RTEM)</b>	NYSERDA	State	30%–50% project cost (incentive)	<b>Ongoing</b>	N/A	Building Controls & Monitoring	Cost-sharing for installation of energy management information systems (EMS), sensors, and cloud analytics to monitor and optimize building performance in real-time. Available to commercial and multifamily buildings; additional incentives for monitoring services.
<b>Charge Ready NY (EV Charging Stations)</b>	NYSERDA	State	\$4,000–\$8,000 per Level 2 port	<b>Ongoing</b>	N/A	Electric Vehicle Charging (Level 2)	Rebates for installing qualified Level 2 EV charging stations at workplaces, multifamily buildings, and public places. Base incentive is \$4k per port <sup>29</sup> ; bonus for sites in disadvantaged communities. Can be combined with utility “Make Ready” infrastructure incentives.



Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
NY-Sun Commercial & Industrial Incentives	NYSERDA	State	~\$0.10–\$0.20 per Watt (rebate)	Ongoing (Block-based)	N/A (block program)	Solar PV (Non-residential, Community Solar)	State solar <b>megawatt</b> incentive program for commercial, industrial, community projects. Incentive W declines capacity b fill. ConEd rates differ bonus inc for prevail wage proj and projec serving disadvant community (DAC) <sup>31</sup> . metering Stack tariff for grid ex
Solar for All (Community Solar for LMI)	NYSERDA	State	~\$5–\$15 per month bill savings	Ongoing (Enrollment)	N/A	Community Solar (Low-Income Subscribers)	Enables in eligible households subscribe <b>communi</b> at <b>no cost</b> receiving that reduc electric bil <sup>33</sup> . Fund NY-Sun; av statewide capacity is Participant unenroll a

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>EmPower+ (Affordable Multifamily)</b>	NYSERDA	State	Grants for free upgrades + 0% loans	<b>Ongoing</b>	N/A	Low-Income Multifamily (5+ units)	No-cost energy efficiency upgrades for income-qualified residents in multifamily buildings. Lighting, refrigerator, insulation, sealing, and health & safety measures. Building owners may also receive 0% financing for additional improvements. Completion of federal Weatherization program.
<b>Clean Green Schools Initiative (P-12)</b>	NYSERDA	State	Up to 100% funding (grants)	<b>Ongoing</b>	N/A (rolling)	K-12 Public Schools (High-Need)	Grants for energy need and underserved public schools to decarbonize and improve indoor air quality. Funding covers energy audits, HVAC upgrades, heat pumps, ventilation, lighting, and solar. High-need districts in disadvantaged communities are eligible for full project funding. 36 37 , P. 2022 State Act funding

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Clean Energy Workforce Development	NYSERDA	State	Varies by program (grants, OJT)	Ongoing (Multiple)	N/A	Training, Internships, Apprenticeships	Funding to the clean energy workforce includes C <b>Energy Internship Program</b> (stipends for interns), C <b>Job Training</b> subsidies for hires, apprenticeship support, and funds for organizational Focus on providing workers from priority populations, veterans, and support HVAC, insulation, solar, manufacturing jobs.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
Climate Smart Communities Grants	NYS DEC	State	50%–90% cost share (grants)	Open (Annual RFP)	July 28, 2025 (2025 round)	Municipal Climate Projects	Grants for municipal climate mitigation/adaptation projects or planning. Supports a wide range of projects like clean energy, electric vehicle fleets, LED streetlights, flood resilient infrastructure, etc. Match funds 50%–90% for disadvantaged communities (eligible projects). Only local government projects apply.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>NY Green Bank Financing</b>	NY Green Bank (NYSERDA)	State	~\$1+ billion capital (loans & credit)	<b>Ongoing</b>	N/A	Clean Energy Projects (All sectors)	State-sponsored investment offering loans and credit facilities for clean energy green building projects. Focuses on commercial viable projects that lack sufficient private financing. Flexible to fund energy efficiency retrofits, storage installation, electrification in New York. Leverages state funds and co-investment.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>Brownfield Cleanup Program (BCP) Tax Credits</b>	NYS DEC/ Taxation & Finance	State	22%–50% of remediation & development costs (tax credit)	<b>Ongoing</b> (Through 2032)	Rolling enrollment	Brownfield Redevelopment (Cleanup & Construction)	State tax credit program to incentivize cleanup and redevelopment of contaminated sites. After completing remediation supervised by developer, credits on cleanup cost (50% rate) additional on qualified construction for environmental builds (up to 22% for green buildings). Projects in Buffalo or disadvantaged areas receive higher credit. Current BCP authorization runs through 2032.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
<b>NYS Historic Property Tax Credit</b>	NYS OPRHP / NYS Tax & Finance	State	20% of qualified rehab expenditures (state credit)	<b>Ongoing</b>	Rolling (expires 2025*)	Historic Building Rehabilitation	For eligible historic buildings (commercial, owner-occupied, residential) in the State that utilize the 20% Historic Credit. NY also offers an additional state tax credit (up to \$5M) for owner-occupied historic buildings for projects under certain contracts. <i>Program currently scheduled to expire in 2025 unless renewed.</i>

Local Programs (New York City & Westchester County)

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
NYC Accelerator PACE Financing	NYC Energy Office / NYCEEC	Local (NYC)	Up to 100% project cost (loan)	Ongoing	N/A	Commercial & Multifamily (Retrofits, Renewables)	Proper Assess Energy financi NYC fo efficien renewa project term lo to 20-3 terms) via pro charge Requir project meet N Climat Mobiliz criteria Local L compli measu Availab existin buildin retrofit new constr above



Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
<b>Energize NY Open C-PACE</b> (Rest of NY State)	Energy Improvement Corp (Westchester County Consortium)	Local (County)	Up to 100% project cost (loan)	<b>Ongoing</b>	N/A	Commercial, Multifamily, Nonprofit	Proper Assess Energy financi availab Westch and ot countie outside Similar PACE: p upfrom for elig energy improv (energ efficien storag repayn throug special tax ass Admin by EIC state s

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
NYC Solar & Storage Property Tax Abatement	NYC Dept. of Buildings/ Finance	Local (NYC)	30% of system cost (taken over 4 years) <sup>43</sup> <sup>44</sup>	Ongoing (Extended)	Expires Dec 31, 2034	Solar PV and Battery Storage Installations (NYC)	NYC pr tax ab for ins solar P energy Provid eligible installa costs, s a tax abaten 4 years \$62,50 year, \$ total) <sup>43</sup> Project in serv 2034 a eligible be com with ce other t abaten subject applica deadlin (March year).

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
NYC Green Roof Property Tax Abatement	NYC Dept. of Buildings/ Finance	Local (NYC)	\$5–\$15 per sq. ft. of green roof (1-yr abatement)	Ongoing (Extended)	Expires June 30, 2027	Green Roof Installations (NYC buildings)	One-time property tax abatement for green roofs (vegetated or installed). Standard abatement is 10% for 1-sf (increased to 15% for enhanced green roofs). Minimum 100-sf in project district. Buildings must be non-profit or public. Beneficial for all building types. Minimum 10% coverage required. (50% reduction in removal). Program budget is \$4M/yr. Come-to-serve law enforcement through 30, 2026. Apply by 2026).

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
<b>Green Housing Preservation Program (GHPP)</b>	NYC Housing Preservation & Dev (HPD)	Local (NYC)	Low-interest loans up to ~\$50,000/ unit + partial forgivable	<b>Ongoing</b> (Rounds)	Periodic application rounds	Small Multifamily Rehabilitation (≤50 units, pre-1990)	Financ progra owners small-t size m buildin perform efficien necess repairs exchan afforda commi Provid low-int loans, potent loan forgive fund m like he upgrad envelo improv lead/as remed etc. Inc limits o tenant post-re

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							NYC Ac progra offerin adviso service buildin 25,000 help co with L <b>97</b> carb emissi limits. Assista include assess retrofit guidan naviga incenti avoid f 50 . 20 compli deadlin 2025) h passed compli periods new su offerin
Local Law 97 Compliance Support	NYC Mayor's Office (Accelerator)	Local (NYC)	Free technical assistance	Closed (2025 cycle)	Expired (May 1, 2025 deadline)	LL97- Regulated Buildings (>25k sf)	

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<b>GridRewards Demand Response</b>	Sustainable Westchester & ConEd	Local (Westchester/ NYC)	~\$10-\$50 per kW curtailed + event payments	<b>Closed</b> (2025 season)	<i>Expired</i> (Enroll by Apr 30, 2025)	Peak Load Reduction (Residential & Commercial)	Program (app) that provides residents with a business incentive to reduce electricity usage during peak energy demand periods (summer months). Participants can earn a bonus for each kW of demand reduction. ~\$10-\$50 per kW for residential and commercial participants. Additional event payments are available for peak demand events. Focused on Edison service territory (Westchester County, NYC). Enrollment for Summer 2025 is expected to be high. Program is expected to be reopened.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualif Notes
<b>Westchester Clean Energy Accelerator</b>	Sustainable Westchester (County)	Local (Westchester)	Technical assistance, training (no-cost)	<b>Ongoing</b>	N/A	Clean Energy Startups & Businesses	County acceler provides support <b>clean e</b> <b>entrep</b> <b>and lo</b> <b>contra</b> Offers mento network and wo training progra grow th buildin econo Westch Focus include electrif and en efficien busine develo

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qualification Notes
NYC DEP Green Infrastructure Grant	NYC Department of Environmental Protection	Local (NYC)	Up to 100% of green infrastructure costs	Ongoing (Rounds)	Annual application	Stormwater Management Projects (NYC)	Grants to private owners to design, build green infrastructure that manages stormwater (green permeable pavement, garden to reduce runoff to NYC Project fully funded exchange maintenance agreement). Focus on rooftop parking combined sewer



## Utility Company Programs (Energy Utilities in NY)

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
Con Edison Commercial & Industrial Energy Efficiency	Con Edison (Utility)	Utility	Up to \$1,000,000 (electric) and \$250,000 (gas) per project (rebates)	Ongoing	N/A	C&I Energy Efficiency Retrofits	Incentives for large commercial, multifamily, and industrial facilities in NYC/ Westchester. Supports both <b>prescriptive</b> measures (lighting, HVAC, BMS controls) and <b>custom</b> projects. Eligible customers $\geq 100$ kW peak demand <sup>54</sup> . Incentive caps ~50% of project cost; pre-approval required. Bonus incentives available for projects in targeted networks (e.g. Brooklyn/ Queens).

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Con Edison Small Business Direct Install</b>	Con Edison (Utility)	Utility	Free energy audit + up to 100% cost coverage	<b>Ongoing</b>	N/A	Small Business ( $\leq 100$ kW)	Turnkey retrofit program for small businesses: offers free energy assessments and heavily subsidized lighting, HVAC, and refrigeration upgrades. Con Ed pays up to 100% of certain efficiency measure costs (common for lighting). Focus on businesses and small multifamily common areas.

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Con Edison Multifamily Energy Efficiency (Market-Rate)</b>	Con Edison (Utility)	Utility	Up to ~\$0.40/sqft or custom incentives	<b>Ongoing</b>	N/A	Multifamily Buildings (≥5 units)	Incentives and free technical services for market-rate multifamily buildings (5+ units) to upgrade aging equipment. Covers common area lighting, heating system upgrades, insulation, etc. Additional “Neighborhood” bonuses may cover up to 100% of common area lighting costs in certain communities <sup>56</sup> . Owners can apply through ConEd’s multi-family program portal.

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Affordable Multifamily Energy Efficiency Program</b>	Con Edison & NYSERDA	Utility	Up to \$2,000 per apartment unit (incentives)	<b>Ongoing</b>	N/A	Affordable Housing (≥5 units, LMI tenants)	<p>Joint utility/ NYSERDA program for <b>affordable multifamily</b> buildings in ConEd territory <sup>57</sup> <sup>58</sup> .</p> <p>Incentives up to \$2k/unit for comprehensive upgrades (air sealing, insulation, HVAC, windows, etc.). Owner must document that a percentage of units house income-eligible tenants. Tiered incentives (Tier 1, 2) based on scope; projects achieving &gt;100 points on a scoring system get highest incentives <sup>59</sup> .</p>

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Con Edison Geothermal Incentive</b>	Con Edison (Utility)	Utility	Up to \$40,000 per project (rebate)	<b>Open</b> (Limited-Time)	May 31, 2025 (deadline)	Geothermal Heat Pump Installations	<p>Bonus incentive for ground-source heat pump projects in ConEd gas service areas (e.g. Westchester). Stacked on top of NYS Clean Heat rebates. An extra <b>\$5,000</b> bonus available (limited time) <sup>60</sup> <sup>61</sup> ; + \$10,000 adder for projects in disadvantaged communities <sup>62</sup> . Must replace an existing oil or gas heating system. <i>(Current offer expires May 31, 2025.)</i></p>

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Smart Solutions for Natural Gas (Demand Reduction)</b>	Con Edison (Utility)	Utility	100% bonus on standard incentives (cost coverage)	<b>Ongoing</b> (Since 2019)	N/A (Westchester program)	Gas Efficiency & Electrification (Westchester)	<p>Launched during the Westchester gas moratorium, this program doubles incentive amounts for gas-saving efficiency measures and electrification in targeted areas. Prioritizes conversions of oil or propane heating to electric heat pumps and other gas demand reduction projects <sup>63</sup></p> <p><sup>64</sup> . Total program budget ~\$223M <sup>64</sup> ; continues to support projects that alleviate gas capacity constraints.</p>

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Con Edison Demand Response Programs</b>	Con Edison (Utility)	Utility	~\$85 per kW per summer (avg) + event \$/ kWh	<b>Ongoing</b> (Seasonal)	Annual enrollment (spring)	Peak Load Curtailment (Large C&I)	Payments to large commercial/ industrial customers for curtailing load during peak events. Multiple programs (CSRP, DLRP, etc.) offer ~\$25–\$200/kW-season depending on network location and notice, plus energy payments for kWh reduced. Enrollment through ConEd or aggregators before summer season. Helps buildings reduce peak demand and earn revenue (also aids Local Law 97 peak emissions compliance).

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Other NY Utility Energy Efficiency Programs</b> (Upstate)	NYSEG, RG&E, National Grid, O&R, Central Hudson	Utility	Varies – rebates up to 50–70% of project cost	<b>Ongoing</b>	N/A	Efficiency Upgrades (Commercial & Residential)	<p>All investor-owned utilities in NY offer <b>energy efficiency incentives</b> similar to Con Edison's, tailored to their regions: e.g. <b>NYSEG/RG&amp;E</b> provide rebates for HVAC, insulation, lighting (and free small business assessments); <b>National Grid</b> (Downstate gas, Upstate gas/electric) offers boiler and insulation rebates, smart thermostat discounts; <b>Orange &amp; Rockland</b> and <b>Central Hudson</b> have rebates and free appliance recycling. Check each utility's program portal for details and current rebate levels.</p>



Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
Utility “Clean Heat” Heat Pump Rebates (Upstate NY)	NYSEG, National Grid, etc. (via NYS Clean Heat)	Utility	Similar to ConEd: \$/ton incentives	Ongoing	N/A	Heat Pump HVAC (Residential & Commercial)	Upstate utility territories administer <b>NYS Clean Heat</b> rebates: for example, <b>National Grid</b> and <b>NYSEG/ RG&amp;E</b> offer rebates around \$1,000–\$2,000 per 10,000 BTU/h ( $\approx$ \$1,200–\$2,400/ton) for cold-climate ASHPs, and higher for ground-source systems. Bonus incentives for whole-building approaches or LMI households may apply. Use approved installer networks.

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>PSEG Long Island Energy Efficiency Programs</b>	PSEG Long Island (LIPA)	Utility	Varies – e.g. \$0.20/kWh saved or equipment rebates	<b>Ongoing</b>	N/A	Residential & Commercial (LI region)	Long Island (not under NYSEERDA fund) has separate programs: residential rebates for ENERGY STAR appliances, pool pumps, HVAC, and free home energy audits; commercial incentives for lighting, HVAC, and custom efficiency projects (often paid per kWh saved). PSEG LI also offers generous solar PV incentives for residential (declining block) in addition to NY-Sun, and EV charger rebates.

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
Utility EV Make-Ready Infrastructure Program	ConEd, O&R, RG&E, etc. (NYS PSC)	Utility	50%–100% of make-ready installation costs	Ongoing (Through 2025)	N/A	EV Charging Infrastructure (All sectors)	Utilities will cover a large portion of the electrical infrastructure costs (“make-ready” work) for new EV charging stations. This includes new service lines, transformers, panels, etc. In many cases, up to 90% of the cost is covered for publicly accessible chargers (100% in disadvantaged communities). Applies to Level 2 and DC fast chargers. Program ends in 2025 (or until funds exhaust).

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>Con Edison Building Management System (BMS) Incentives</b>	Con Edison (Utility)	Utility	Fixed rebates per control point	<b>Ongoing</b>	N/A	Building Automation & Controls	Incentives for installing new energy management control systems or adding control points (sensors, thermostats, VFDs) to existing BMS. Aimed at buildings that integrate new HVAC controls yielding measurable savings. ConEd offers a rebate for each new controlled point (varies by type); similar programs exist upstate (e.g. National Grid). Must show energy savings from automation.

Program Name	Provider/ Agency	Level	Funding Amount / Incentive	Status	Deadline / RFP Date	Eligible Project Types	Key Qualifications / Notes
<b>NYSEG/RG&amp;E Small Business and Multifamily Direct Install</b>	NYSEG / RG&E (Avangrid)	Utility	Free audit + 60%-80% subsidy	<b>Ongoing</b>	N/A	Small Biz; Multifamily Common Areas	<p>NYSEG and RG&amp;E offer <b>Small Business Energy Efficiency</b> programs that provide free energy assessments and cover a majority of the cost for lighting upgrades, refrigeration measures, and more for small commercial customers (typically &lt;100 kW). A similar offering helps multifamily building owners retrofit common area lighting at low or no cost.</p>

Foundation & Other Programs (Private, Non-profit, R&D)

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
Charles Pankow Foundation Research Grants	Charles Pankow Foundation	Foundation	~\$50,000– \$500,000 per project	Ongoing (Rolling)	N/A (open EOI)	AEC Industry R&D (Building Innovation)	Grants for research, development, and advancement in architecture, engineering, and construction technology. Projects should have a clear focus on innovation and practical application. Topics include but are not limited to: public buildings, transportation infrastructure, sustainable systems, materials, project delivery, etc. Research proposals are reviewed quarterly.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
<b>The Clean Fight NY Accelerator</b>	New Energy Nexus (NYSERDA-funded)	Foundation/ Non-profit	Non-dilutive grants up to \$250k; pilot support	<b>Ongoing</b> (Cohort-based)	Cohort applications (annual)	Building Tech Startups & Pilots	<p>Clear startu startu accel target <b>build</b> <b>deca</b> <b>solut</b> smar insula Provi stage with Deple Fund match with owne solut</p> <p>66 .</p> <p>progr on sc prove in NY stock them (e.g. Hous Stora annu</p>

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
<b>Empire Technology Prize (Building Decarb)</b>	NYSERDA / The Clean Fight	Foundation	Awards up to \$10 million total	<b>Open</b> (Competition)	RFP expected 2025	High-Impact Building Tech Innovation	A new program (announced 2022) to accelerate impact decarbonization technology. New Administration. The Clean Technology New Nexus award: million prize solution next-deep meth planning expect launch comp round



Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Notes
<b>Renew America's Nonprofits (Efficiency Grants)</b>	DOE / Sustainable Westchester	Federal (via NGO)	\$1.8M for 32 buildings in NY (grants)	<b>Open</b> (Awarded)	<i>Expired</i> (June 2025 RFP)	Nonprofit Facilities Upgrades	<p>Feder Effici Cons Block (EECE comp awar on no owne Susta West fundi to ret nonp facilit effici meas</p> <p>69 .</p> <p>appli inclus proje imple throu (2025 round - gra awar</p>

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
DOE "BENEFIT" Building R&D Program	U.S. DOE Building Technologies Office	Federal (R&D)	\$500k-\$5M per project (grants)	Open (Annual FOA)	Next FOA due ~Q4 2025	Building Technology R&D, Demonstrations	The E Ener Effici Front Innov Techn (BEN progr provi grant build techn appro 71 . includ innov build envel sens advan manu for b etc. C comp unive natio Annu Oppo Anno (FOA) ~20% requi

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
American-Made Challenge – Buildings Prizes	NREL (DOE-funded)	Federal (Prize)	\$50k–\$5M (prize awards)	Ongoing (Various)	Varies by prize	Building Technology Innovation	<p>Prize comp</p> <p>spur</p> <p>in bu</p> <p>decar</p> <p>admi</p> <p>NREL</p> <p>Exam</p> <p><b>ROBO</b></p> <p>(for a</p> <p>retro</p> <p><b>Ther</b></p> <p><b>Stora</b></p> <p><b>Chall</b></p> <p><b>Deca</b></p> <p><b>Chall</b></p> <p>Innov</p> <p>win c</p> <p>and t</p> <p>supp</p> <p>startu</p> <p>stude</p> <p>inven</p> <p>natio</p> <p>(inclu</p> <p>team</p>

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Note
<b>Fannie Mae Green Financing – Green Rewards</b>	Fannie Mae (GSE)	Private Finance	Preferred interest rate or extra loan proceeds	<b>Ongoing</b>	N/A	Multifamily New Construction or Rehab	<p>Mortgage financing incentives for multifamily properties, commercial energy savings.</p> <p><b>Rewards</b> allow borrowers to lower their property achievement by 30% on energy savings, energy minimization available.</p> <p><b>Build Certi</b> loans constructed to achieve ENERGY STAR similar better Borrower track performance.</p>

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Notes
Freddie Mac Green Up / Green Advantage	Freddie Mac (GSE)	Private Finance	Preferred debt service underwriting	Ongoing	N/A	Multifamily Acquisition or Refi Loans	Similar Fannie program to increase proceeds under project cost savings. Income multifamily acquisition, refinancing plan to energy usage. Also a slight credit. Required party audit verification improvement.

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Notes
Enterprise Green Communities Grants	Enterprise Community Partners (Foundation)	Foundation	~\$5,000–\$50,000 per project (tech assist & grants)	Ongoing (Programs)	N/A (varies)	Affordable Housing Sustainability	Enter various programs, technical assistance, affordable housing, to improve green practices, examples. <b>State Cities</b> and community providing grants, portfolio, retrofits, resilience, upgrades, achieving. Enterprise Community certification Fund available year

Program Name	Provider/ Agency	Level	Funding Amount / Value	Status	Deadline / RFP Date	Eligible Project Types	Key Qual Notes
NYCEEC Clean Energy Loans	NYCEEC (NYC Energy Efficiency Corp)	Non-profit Finance	\$100k-\$3M loans (below-market rates)	Ongoing	N/A	Efficiency, Renewables, Electrification	NYCEEC nonp that p loans impro build (prim area) flexib inter proje boiler repla solar cogen and e conve finan cond affor hous small comr may easily loans partn NYC p (e.g. HPD

**Sources:** New York State Energy Research and Development Authority (NYSERDA) program pages <sup>73</sup> <sup>74</sup> , NYC Climate mobilization incentives summaries <sup>43</sup> <sup>47</sup> , IRS and Department of Energy releases for federal tax credits <sup>4</sup> <sup>1</sup> , Con Edison and NY utility program manuals <sup>54</sup> <sup>56</sup> , and other agency publications. Each program’s current status and details should be verified via official websites as offerings and deadlines are subject to change.

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