



# Triple Decker Retrofit Pilot: Affordable Housing Application

## Overview

The [Triple Decker Retrofit Pilot](#) will build upon the lessons learned from [MassCEC's Triple Decker Design Challenge](#) to demonstrate cost-effective strategies for decarbonizing small multi-family buildings.

The demonstration pilot will offer technical support and financial incentives to implement high-efficiency, all-electric retrofits of our region's iconic triple deckers. The program will produce real-world examples of all-electric building retrofits, and subsequently help inform future efforts to rapidly scale all-electric retrofits.

This application is for **affordable housing** triple deckers. For more information on this opportunity and what qualifies as affordable housing, please review the [Program Manual](#). MassCEC anticipates releasing a separate application for market rate triple deckers in the Winter/Spring of 2022.

MassCEC seeks owners of affordable housing triple deckers who are committing to decarbonizing their buildings, either as part of a capital project or as a standalone effort. MassCEC is also seeking to fund at least 3 projects that plan to add one or more new units on the site of an existing triple decker. **Applicants do not need to have fully developed strategies to decarbonize their triple deckers as the pilot will include technical support for participants.** MassCEC anticipates awarding approximately 10 triple deckers under this program, with at least 3 of these awards going toward triple deckers adding an additional unit.

If you have any questions, please reach out to [buildings@masscec.com](mailto:buildings@masscec.com).

## Contact Information

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Organization Name \*

Contact Name \*

First Name

Last Name

Contact Position \*

Contact Email (necessary to save application) \*

example@example.com

Contact Phone Number \*

Please enter a valid phone number.

Address \*

Street Address

Street Address Line 2

City

State / Province

Postal / Zip Code

The Triple Decker Retrofit Pilot Manual: Affordable Housing is available here: <https://files-cdn.masscec.com/Affordable%20Housing%20Triple%20Decker%20Retrofit%20Pilot%20Manual.pdf>

Have you reviewed the Pilot Manual, including the minimum project requirements to participate? (Required) \*

Yes

The template grant agreement is available here: <https://files-cdn.masscec.com/Attachment%20B%20Template%20Grant%20Agreement.pdf>

Has the Applicant reviewed the template Grant Agreement and is your organization prepared to sign if selected for participation? (Required) \*

Yes

Does your organization have any of the following certifications from Massachusetts' Supplier Diversity Office? (Optional)

- Minority Nonprofit
- Women Nonprofit
- Minority Business Enterprise
- Women Business Enterprise
- Service-Disabled Veteran Business Enterprise
- Veteran Business Enterprise
- Lesbian, Gay, Bisexual, and Transgender Business Enterprise
- Disability-Owned Business Enterprise

Identify if you believe that your organization meets the criteria for any of the designations above (for example if the board of your non-profit is a majority women or minorities) but has not completed certification with the Supplier Diversity Office. (Optional)

Type here...

Please include a brief summary of your organization’s diversity, equity, and inclusion mission or vision statement or a link to such a statement on your organization’s website. Please describe what your organization is proactively doing to promote diversity, equity, and inclusion and what steps you plan to take in the future. (Optional)

Type here...

## Project Team and Budget

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Please describe who within your organization will be working on this project, as well as any external team members (e.g., architect, general contractor) that are already onboard. Please note if any team members have previous experience with high performance building retrofits and/or building electrification. \*

Type here...

If known, what is the available project budget?

If known, how do you plan to finance this project above MassCEC and Mass Save contribution? (e.g., Municipal Funds, CDBC/HOME, Affordable Housing Trust, Replacement Reserves, Grants, etc. to complete upgrades or additions)

Type here...

## Project Approach

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Will there be tenants living in the building during the renovation? \*

- Yes
- No
- Unsure

**Project Goals & Description:** Describe your current project goals and plans to retrofit this triple decker. As part of the pilot, New Ecology will provide an assessment of your building and guidance on strategies to make the building more efficient and decarbonize, but we are interested in understanding what you are currently planning for the decarbonization retrofit and other upgrades to the building, like kitchen/bathroom renovations and other end of useful life replacements. (Suggested length of 300-1000 words.) \*

Type here...

## Triple Decker Project Site Information

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**Address \***

Street Address

Street Address Line 2

City

State / Province

Postal / Zip Code

**Are you planning to add a new unit/s as part of this project? \***

- Yes
- No
- Unsure

**If you are planning to add a new unit/s, how many new units would be added to the property?**

ex: 1

**If you are planning to add a new unit/s, please describe your current plans for the new units, including where would they be located (e.g., on top of existing structure, beside existing structure) and any energy efficiency, electrification, or renewable**

features that are planned at this time.

Type here...

Has the building had energy efficiency or weatherization upgrades (e.g. insulation, air sealing, new windows) implemented at this building? \*

- Yes
- No
- Unsure

If yes, please describe the previous work and when it was completed to the best of your ability:

Type here...

What is the building's current heating fuel? (check all that apply) \*

- Natural gas
- Oil
- Propane
- Electric resistance
- Other

Does the building have separate heating systems for each unit? \*

- Yes
- No

**What is the heating distribution system? (check all that apply) \***

- Ductwork
- Steam radiators
- Hot water radiators
- Hot water baseboard
- Electric baseboard
- Unsure

**What is the building's current cooling strategy? (check all that apply) \***

- Central air-conditioning
- Through-wall units
- Owner puts in window air conditioners
- Tenants put in window air conditioners or fans as desired
- Other

**What is the building's current hot water fuel? (Check all that apply) \***

- Natural gas
- Oil
- Propane
- Electric resistance
- Other

**What type of hot water heaters does the building have? (Check all that apply) \***

- Tank connected to a boiler for heating
- Tank separate from the heating equipment
- Integrated domestic hot water coil
- On demand separate from the heating equipment
- Unsure
- Other

**What type of stoves does the building currently have? (Check all that apply) \***



What type of stoves does the building currently have? (Check all that apply) \*

- Natural gas
- Electric
- Unsure

Does the property have any current moisture and/or flooding issues? (Information about historic flooding issues will be used to help MassCEC recommend resilience and mitigation strategies.) \*

- Yes
- No
- Unsure

If yes, please describe the current moisture and/or flooding issues:

Type here...

Please refer to the following resources to identify potential future risk from sea level rise:

Properties in Boston: <https://www.boston.gov/departments/environment/climate-ready-boston-map-explorer> (refer to 2070 scenarios)

Properties in Cambridge: <https://www.cambridgema.gov/Services/FloodMap> (refer to 2070 scenarios)

Properties in the rest of the state: <https://www.mass.gov/service-details/massachusetts-sea-level-rise-and-coastal-flooding-viewer>

Does the property have any future risk of flooding due to sea level rise? \*

- Yes
- No
- Unsure

**Project site solar potential: \***

- The building already has solar PV
- The project will include solar PV
- The project will consider solar PV
- The solar PV is not appropriate for this building.

If solar PV is not appropriate for this building, please describe why:

Type here...

**Onsite parking (check all that apply) \***

- Garage
- Driveway
- No onsite parking

If there is onsite parking, please describe the number of garage and driveway spots available.

Approximate year roof last replaced (if known)

ex: 1998

Will the building's roof be replaced as part of this project? \*

- Yes
- No
- Unsure

Approximate year siding last replaced (if known)

ex: 1998

Will the building's siding be replaced as part of this project? \*

- Yes
- No
- Unsure

Is there anything else about this triple decker or your planned project that you would like us to know?

Type here...

## Attachments

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Attachment A available here: <https://files-cdn.masscec.com/Attachment%20A%20Signature%20%26%20Acceptance%20Form.pdf>

**Attachment A: Authorized Applicant's Signature and Acceptance Form \***

**Browse Files**  
Drag and drop files here

**Affordable Housing Verification \***

**Browse Files**  
Drag and drop files here

**Most recent Capital Needs Assessment (or if not available, photographs of the exterior and interior of the building including mechanical space/basement) \***

**Browse Files**  
Drag and drop files here

**Energy auditing and evaluation reports (Optional, if available)**

**Browse Files**  
Drag and drop files here

**Project narrative, renderings, or drawings (Optional, if available)**

**Browse Files**  
Drag and drop files here

**Browse Files**

Drag and drop files here

Any other documents you would like to include in your application

**Browse Files**

Drag and drop files here