

MEMORANDUM

APRIL 11, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** ROBERT LUISI, DIRECTOR FOR ADMINISTRATION & FINANCE;  
DANA WHITESIDE, DEPUTY DIRECTOR FOR COMMUNITY  
ECONOMIC DEVELOPMENT

**SUBJECT:** ENERGY THERMAL SYSTEM GRANT FOR GENESIS HOUSE PROJECT  
(BRIGHTON)

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**SUMMARY:** This Memorandum requests approval make an expenditure from the Inclusionary Development Program (“IDP”) Energy Fund in an amount not to exceed \$74,000 to support a high performance retrofit and heating system enhancement for the Genesis House Project, located at 28 Wallingford Road in Brighton.

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**PROJECT BACKGROUND**

On March 16, 2010, the Boston Redevelopment Authority (“BRA”) was authorized to expend up to \$1,000,000 of Inclusionary Development Program (“IDP”) funding to improve the energy efficiency of existing affordable multi-family rental housing. This authorization allowed the BRA to award grants to be spent on energy efficiency measures and renewable energy systems.

Affordable housing developments that are eligible for the IDP Energy Efficiency Funding are required to complete energy audits, demonstrate cost effective construction plans and whenever possible leverage additional funding resources. Many of the applicants are expected to seek funding from the Low-Income Energy Affordability Network (“LEAN”), a multi-million dollar energy efficiency retrofit grant program for existing affordable rental housing, funded by the utilities and the American Recovery and Reinvestment Act of 2009. The IDP Energy Efficiency Funding will increase the number of units that receive energy efficiency improvements, fund cost effective energy conservation measures that fall outside LEAN’s program, and support eligible renewable energy system deployment.

## **PROJECT RECOMMENDED FOR FUNDING**

The Jewish Community Housing for the Elderly (“JCHE”), a 501(c)(3) non-profit, operates and manages the Genesis House at 28 Wallingford Road in Brighton. The Genesis House holds 208 residential units whose energy systems are in disrepair and in need of upgrades that will enable residents to better manage heating costs. The Genesis House provides affordability for residents earning below 80% of the Area Median Income (“AMI”).

EnerSpective Inc. performed an energy audit for the Genesis House; and the efforts for energy retrofit are supported by Action for Boston Community Development Corp which implements the LEAN.

JCHE seeks \$74,000 as part of a \$251,500 energy efficiency costs retrofit that is part of the overall effort to enhance heating systems for this development. The energy systems rehabilitation project consists of replacement of furnaces and boilers that are upwards of twenty years old as well as peripheral equipment, air sealing and wall insulation. Funds from this expenditure will support the replacement of the inefficient HVAC/heating distribution system with an Aegen 75LE Cogen Module system, which will significantly reduce the heating utility costs for residents of these units.

Additional funds that will support this project include \$121,368 in equity from JCHE resources.

## **RECOMMENDATION**

In order to make the City of Boston’s affordable rental properties more energy efficient, staff recommends the BRA make a \$74,000 grant to bridge a funding gap for the proposed energy/heating system rehab.

Conditions related to this proposed grant expenditure are as follows:

- Expenditure of IDP funds must be related to construction/installation costs associated with the energy project’s completion and are to be remitted through an invoice system;
- Evidence of continued progress toward project completion;
- Evidence of firm commitment of additional funding sources related to this project;
- An accompanying IDP Grant Agreement will be executed in association with the expenditure and schedule

Appropriate votes follow:

**VOTED:** That the Boston Redevelopment Authority (“ Authority”) approve a funding award of up to \$74,000 from the Inclusionary Development Program (“IDP”) Energy Efficiency Program to the Jewish Community Housing for the Elderly (“JCHE”) to assist with a energy/heating system upgrades to the Genesis House; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and all documents deemed necessary and appropriate by the Director in connection with these grants from the IDP energy Efficiency Program to the Jewish Community Housing for the Elderly in support of the energy/heating system upgrades to the Genesis Housing Project.