

MEMORANDUM

JULY 16, 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 64-70 BURBANK STREET,
FENWAY

SUMMARY: This Memorandum requests approval to make an expenditure from the Inclusionary Development Program ("IDP") Energy Fund to support a high performance solar thermal system for apartments at 64-70 Burbank Street in the Fenway neighborhood of Boston.

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 (the "IDP Energy Efficiency Funding"). 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 Recovery Act. 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 Fenway Community Development Corporation ("Fenway CDC"), a 501c3 non-profit, operates and manages the apartments at 64-70 Burbank Street which consist of thirty-six (36) residential units of housing whose energy systems are in disrepair and in

need of upgrades that will enable residents to better manage heating costs (the "Project"). The Project provides affordability for residents below 80% of Area Median Income ("AMI").

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

Fenway CDC seeks Fifty-Nine Thousand Thirty-One Dollars (\$59,031) as part of an energy efficiency retrofit in the overall effort to enhance heating systems for this development. The energy systems rehabilitation project consists of replacement of water heating systems for all apartments within the building. Funds from this expenditure will support the installation of a 30KBB K20MS Solar Collectors, a racking system for structural support, a SunReports remote monitoring system, storage tank, controllers and piping. This completed system will significantly reduce the water heating utility costs that residents of these units pay.

RECOMMENDATION

In order to make the City of Boston's affordable rental properties more energy efficient, staff recommends the BRA make a Fifty-Nine Thousand Thirty-One Dollars (\$59,031) grant to Fenway CDC to support the installation of the enhanced solar/thermal system.

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 Fifty-Nine Thousand Thirty-One Dollars (\$59,031) from the Inclusionary Development Program ("IDP") Energy Efficiency Program to the Fenway Community Development Corporation ("Fenway CDC") to assist with a energy/heating system upgrades to the Apartments at 64-70 Burbank Street in the Fenway neighborhood of Boston (the "Project"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with these grants from the IDP Energy Efficiency Program to the Fenway CDC in support of the Project.