



**INQUILINOS
BORICUAS EN
ACCIÓN**

Inquilinos Boricuas en Acción
Portfolio Solar Analysis

September 2024

Agenda

- 1. Introductions**
- 2. Project Overview**
- 3. Representative Design Review**
- 4. Process Review**
- 5. Next Steps**





RESONANT ENERGY

- **Mission:** To expand access to clean energy in underinvested communities
- **Service Area:** Boston-based development company building projects in MA, NY
- **Focus:** Affordable Housing, Nonprofit, Small Commercial
- **Specialty Services:** Lender & investor consent support, ITC adder and Elective Pay support



Certified



Build Local Power

Leader with MA Affordable Multifamily



**Planning Office for Urban Affairs
Haverhill, MA**



Dakota Partners Hanson, MA



Dorchester Bay EDC Boston, MA



**Homeowner's Rehab, Inc
Cambridge, MA**

Project Overview

- The **City's BERDO requirements** will impact this development financially.
 - BERDO is reducing the carbon emissions of our buildings.
 - Solar is a cost effective, low impact means of BERDO compliance.
- IBA and Resonant have focused on **Viviendas Apartments LLC** at this stage.
 - 10 buildings where solar PV is proposed, all in the SELDC.
 - 3 buildings are exempt (visibility from public way).

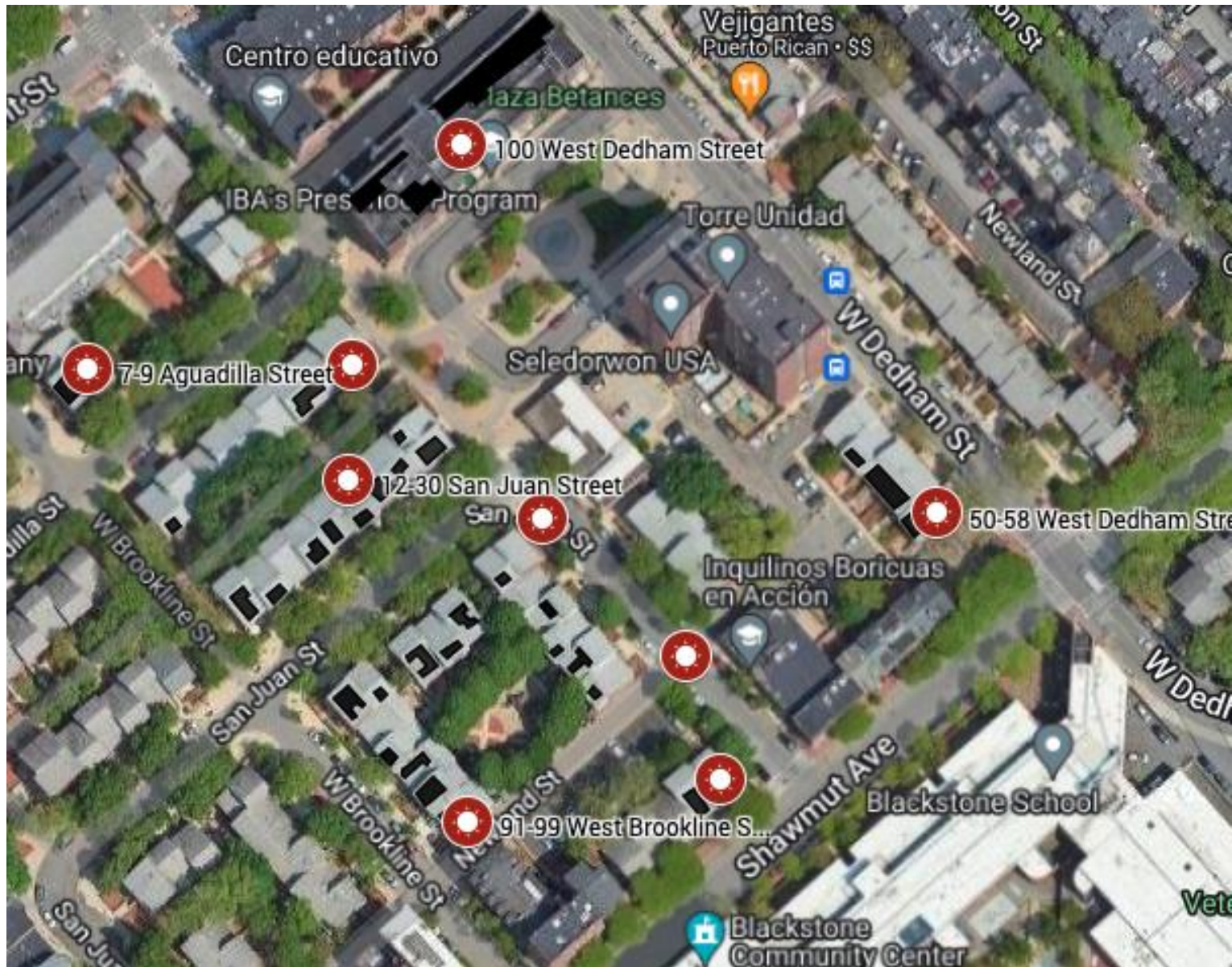


Design Considerations

- **Removable, Replaceable Equipment**
 - Should Tesla roof tiles, or alternatives, become a financially viable alternative in the future.
- **Minimized Visual Impact**
 - Sleek, black-framed panels are proposed.
 - Conduit will be placed inside the building soffit where possible.
 - Disconnect switches will be placed in private ways and behind fences.



Site Map: 7 Solar Systems



SELDC Guidance ([link](#))

- F. ROOFS (including rooflines, cornices and dormers, skylights, greenhouses, arbors, penthouses, roof fences and decks, mechanical penthouses, **solar panels**, and devices, and the like).
 - 1. The **original roof configuration and cornice line shall be retained**. Additional floors visible from the public streets and avenues may be permissible in special circumstances provided the addition does not interrupt a contiguous row of even cornice lines. Raising or lowering the existing roofline will only be allowed for the purpose of restoring the roof to its original profile. Alterations or new construction such as greenhouses, penthouses, arbors or trellises, **solar panels** and devices, mechanical and electrical equipment, **if visible from a public street or avenue, may be approved only on a case-by-case basis but in general are discouraged**. Approval criteria shall be:
 - a. placement to minimize visibility,
 - b. minimizing visible mass,
 - c. non-reflective dark appearance, and
 - d. conformance to State Building Code Requirement.



2024 Climate Law (Pending Passage)

The state legislature seems likely to pass the 2024 climate law, which is currently drafted to include the following language encouraging historic districts to consider the impact of climate change in permitting solar installations.

“[...] shall give substantial weight to threats posed by climate change and the commonwealth’s obligation to meet the statewide greenhouse gas emission limits and sub limits established under chapter 21N. “



Other SELDC Solar Projects

- 79 Chandler
- 2 Durham (in the St. Botolph Street LHD)
- 450 & 460 Harrison Ave. (SoWa) and 32-60 Paul Sullivan Way (Pine Street Inn)
- 74 Montgomery
- 518 Tremont
- 160 West Brookline



389-391 Shawmut Avenue ([link map](#))



389-391 Shawmut Avenue ([link](#))



389-391 Shawmut Avenue

The most visible building in the portfolio



Proposed location of emergency shutoff (per code, cannot be gated, must be accessible)



4-10 San Juan Street ([link map](#))



4-10 San Juan Street ([link](#))



12-30 San Juan Street ([link map](#))



12-30 San Juan Street ([link design](#))



4-22 Aguadilla Street ([link map](#))



4-22 Aguadilla Street ([link design](#))



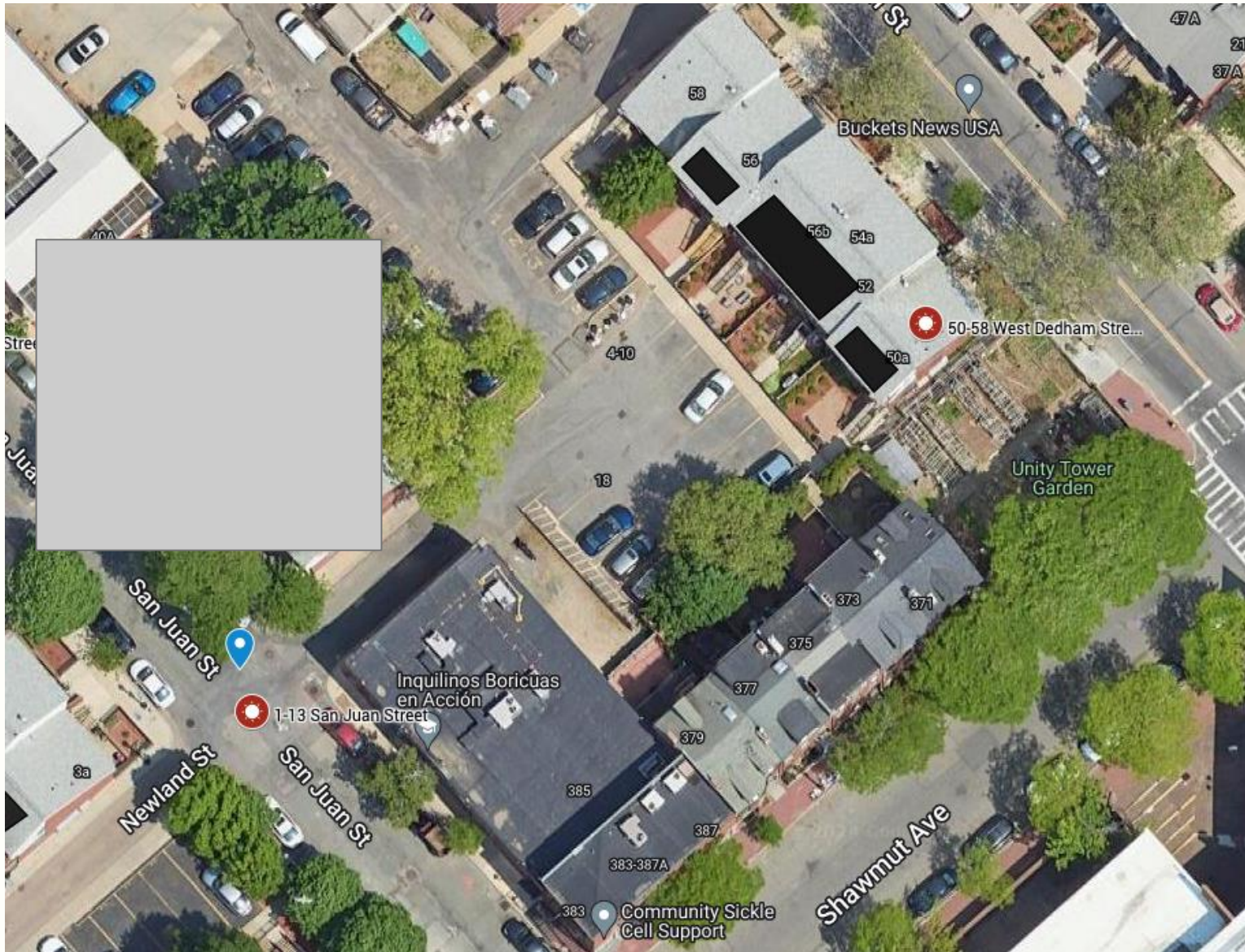
91-99 West Brookline Street ([link map](#))



91-99 West Brookline St ([link design](#))



50-58 West Dedham Street ([link map](#))



50-58 West Dedham Street ([link design](#))



7-9 Aguadilla Street ([link map](#))



7-9 Aguadilla Street (design link)



Resonant Anticipated Process

1. Engineering Visits (final measurements taken of roof)
2. Final Design & Presentation to Client & SELDC
 - a. Fifteen business day deadline in advance of next meeting
 - b. Aim for December meeting
3. Approval / Requested Changes / Denial of Designs
4. Permitting with Eversource
5. Application to Department of Energy (bonus credits +20%)
6. Application to BERDO EEIF (\$250k)
7. Permitting with City of Boston
8. Construction (Fall 2025)



Exempt Sites

- 100 West Dedham Street
- 1-13 San Juan Street
- 15-19 San Juan Street