



The Story

In March 2017, a representative from Community Retrofit NYC, a City-funded energy efficiency program, introduced Solar One to the board of 838 Park Place HDFC, a limited-equity cooperative that was interested in exploring a solar project for their building. Through the Here Comes Solar program, Solar One provided the building with free comprehensive technical assistance including onsite assessment, board consultation, and assistance soliciting bids from qualified local solar installation companies.

It was immediately apparent that the building was viable for solar, and Solar One determined that with a canopy array, the co-op could offset not only their common area electrical costs as is common for multifamily buildings, but also a portion of each apartment's usage as well, through community shared solar.

One major factor in the project was the fact that the building is located in a Historic District, so the solar design needed to be approved by the NYC Landmarks Preservation Commission prior to installation.

Project Snapshot

Client: 838 Park Place HDFC

Building Type: Limited-income cooperative

Location: Brooklyn, NY

Financing: Direct purchase

Solar Installer: Brooklyn SolarWorks

System Size: 33.5 kilowatts-DC

Modules: LG 335 Watt-DC

Inverters: SMA

Lifetime Solar Production: 927,233 kWh

Lifetime CO2 Reduction: 566 tons

"We'd like to thank Solar One, Urban Homesteading Assistance Board (UHAB), BlocPower and Brooklyn Solar Works. We hope to be a model and an inspiration for other coops and New Yorkers interested in community solar."

- Annabelle H., Board of Directors

Details

Solar One issued a request for proposals (RFP) for the HDFC in October 2017. The building received four proposals, and ultimately selected Brooklyn SolarWorks as their installation partner. Brooklyn SolarWorks secured all of the necessary approvals and permits, and the installation was completed this spring. This project has several unique characteristics:

Among the first...

It is among the first affordable HDFC cooperatives in NYC to install solar.

Maximize solar production...

The project is utilizing an elevated canopy design to maximize solar production on a relatively small roof.

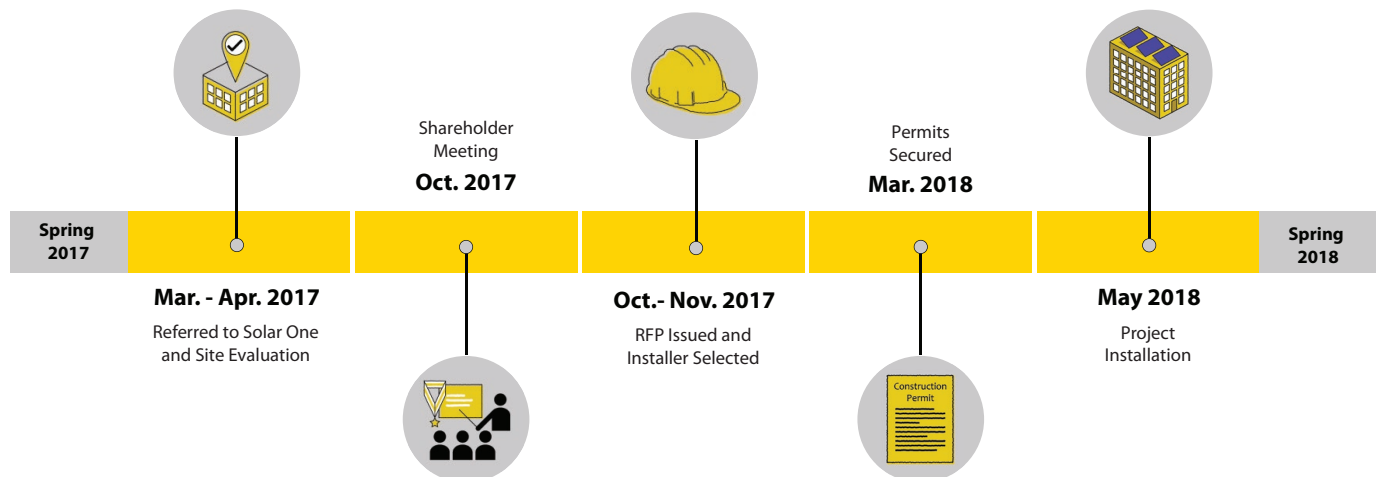
Community shared solar...

In addition to offsetting the common area electricity consumption, the solar energy system is utilizing “community shared solar” to distribute solar energy credits to the individual apartments in the building.

Historic district...

In addition to all of the standard federal, state and local solar incentives, the project is located in a historic district and an income qualifying census tract, making it eligible for an additional 25% NY Historic Homeowner Rehabilitation Tax Credit. The solar project will also qualify for an additional solar incentive for affordable housing from the New York State Energy Research and Development Authority.

Timeline



Savings

Project Cost	\$135,006
Incentives	\$129,931
Net Cost	\$5,075
Annual Savings	\$8,300
Payback Period	2 years
Lifetime Savings	\$224,824

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