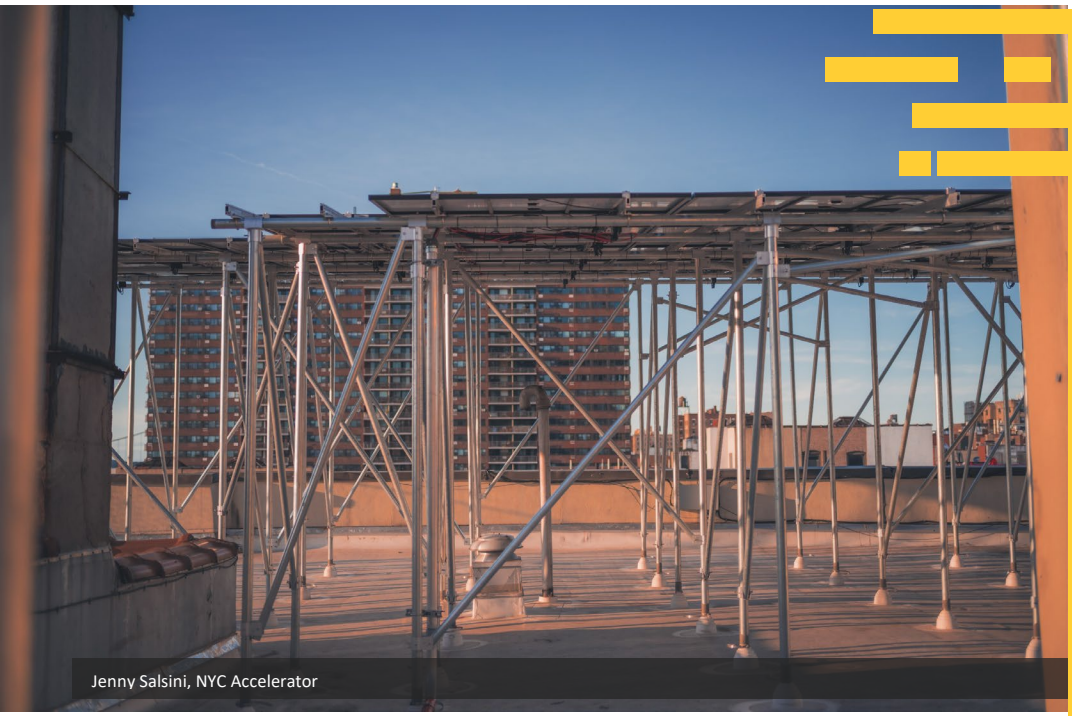
SOLARone | 9-03 44th Road, Suite 201, Long Island City, NY 11101
T: 212- 505-6050 www.solar1.org

Residencia Esperanza Goes Solar!


Jenny Salsini, NYC Accelerator

THE STORY

In 2023, Residencia Esperanza suffered from having an aging roof and boiler system—a reminder of their needs to modernize their infrastructure and comply with Local Law 97. The building wanted to install a new domestic hot water (DHW) system but feared a sharp increase in electricity cost for building residents. The leadership of the building, led by board member David Stroler, saw an opportunity to pair solar and a new roof with the installation of the DHW system to reduce reliance of the aging boiler and offset the increase in electricity costs.

Solar One in partnership with the NYC Accelerator, helped guide Stroler and the board through every stage: from preliminary designs, a solar feasibility study with incentive coverage, to selecting vetted contractors through an RFP process. The building was able to take advantage of solar incentives and GAP funds to help alleviate the cost of their building upgrades. Although the entire process took several years, Residencia Esperanza was able to select Best Energy Power as their solar and roof installer through an RFP in May 2024. The solar installation was completed in January 2025, and fully operational by March 2025.

OVERVIEW

Address: 616 W 137th St
Location: Harlem, NYC
Building type: HDFC Limited-income cooperative
Solar installer: Best Energy Power
System size: 82.215 kW
Modules: 203 Panasonic (405W)
Inverters: Solar Edge
Financing: Loan and Grant
Year Built: 2025

TIMELINE

Site Evaluation: Aug 2023
Installer Procured: May 2024
Permit Secured: 2025
Installation: Jan 2025
Placed into Service: March 2025

ECONOMICS

Project Cost: $366,884
Incentives: $ 164,430
Net cost: $202,454
Annual Savings: $22,806
Payback Period: 2 years
Lifetime Savings: $508,566

PARTNERS

NYC ACCELERATOR

Immediately after the project went online, the building saw a drop in their electric bill from $700 to $34 dollars. These savings allow the building to lower their emissions through the domestic hot water system and remain financially stable. The board had a big challenge to get the shareholders of the HDFC onboard but were able to communicate effectively how pairing solar and electrification projects like domestic hot water would only positively benefit the building long term and protect it against rising Con Ed rate increases.



Jenny Salsini, NYC Accelerator

"NYCA made it so easy and finding grant and funding sources. Making sure all those corners and possibilities are explored made it incredibly easier for us. Couldn't have done that all on my own. Having people, you can rely on for information and conversations, no matter how many educational calls it takes, makes it easier. NYCA has always been there when we needed them, especially when something was so new and beyond our specialties."

- David S. – Board Member

TAKEAWAYS

This project shows what's possible when building leadership is motivated and well-supported. Residencia Esperanza's success hinged on the board's commitment and the expert coordination by NYCA and Solar One. From handling the RFP for a new DHW system to securing tax incentives and guiding the solar procurement process, the team ensured the project stayed organized and impactful.

As David put it, "NYCA has been our guiding star."

SUMMARY

95%

Decrease in their monthly electric bill

225

Tons of CO_2 emissions reduction

2 YR

Payback period

22K

In savings a year

