



Local Power Community Solar Newburgh

Info Session for Interested Host Sites
8.23.23

SOLARone



RESILIENCE
EDUCATION
TRAINING
INNOVATION



Agenda

Background

Intro to Community Solar

Solar for Building Owners

Questions



CONNECTING PEOPLE TO THE WATER

RETI
center

RESILIENCE
EDUCATION
TRAINING
INNOVATION

CONNECTING CLIMATE CHANGE TO ACTION



RETI Center's mission is to educate, train, and work with local youth, experts, professionals, and community members to transform our coastal city from one that is driven by fossil fuels to one balancing equity, ecology, and economy. We believe experiential learning and innovative ideas empower all of society to adapt and thrive together.

Local Power Community Solar

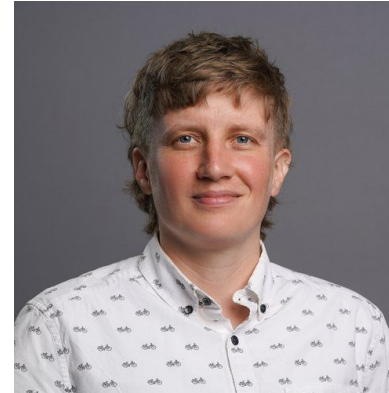
We seek to develop community solar (CS) projects in New York that incorporate ownership and governance structures and maximize local community benefit.

- Continuation of RETI Center's community resiliency work
- Partnered with Solar One to provide solar technical assistance and Working Power to provide financing support
- Received funding from NYSERDA for solar “pre-development” and U.S. Department of Energy as part of the Community Power Accelerator
- We support building owners by providing technical feasibility, design, financing, and project procurement support

RETI's Local Power Team



Kaila Wilson,
Director of Energy
Development



Al Beatty, AICP
Energy and Education
Coordinator



R. David Gibbs,
Director of Energy
Technology



Gabe Landes,
Community Solar
Advisor

Roof RETI Solar Training Graduates

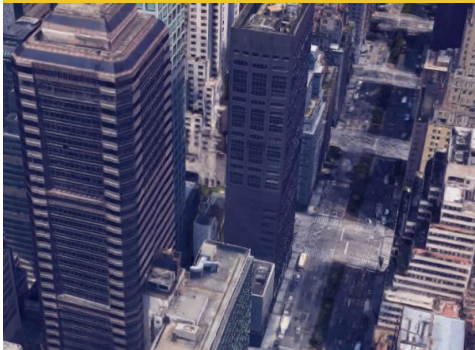


INTRO TO COMMUNITY SOLAR



Not Everyone Can Install Solar

Unsuitable Roofs



Lack of Ownership



Too Expensive



Complex Permitting



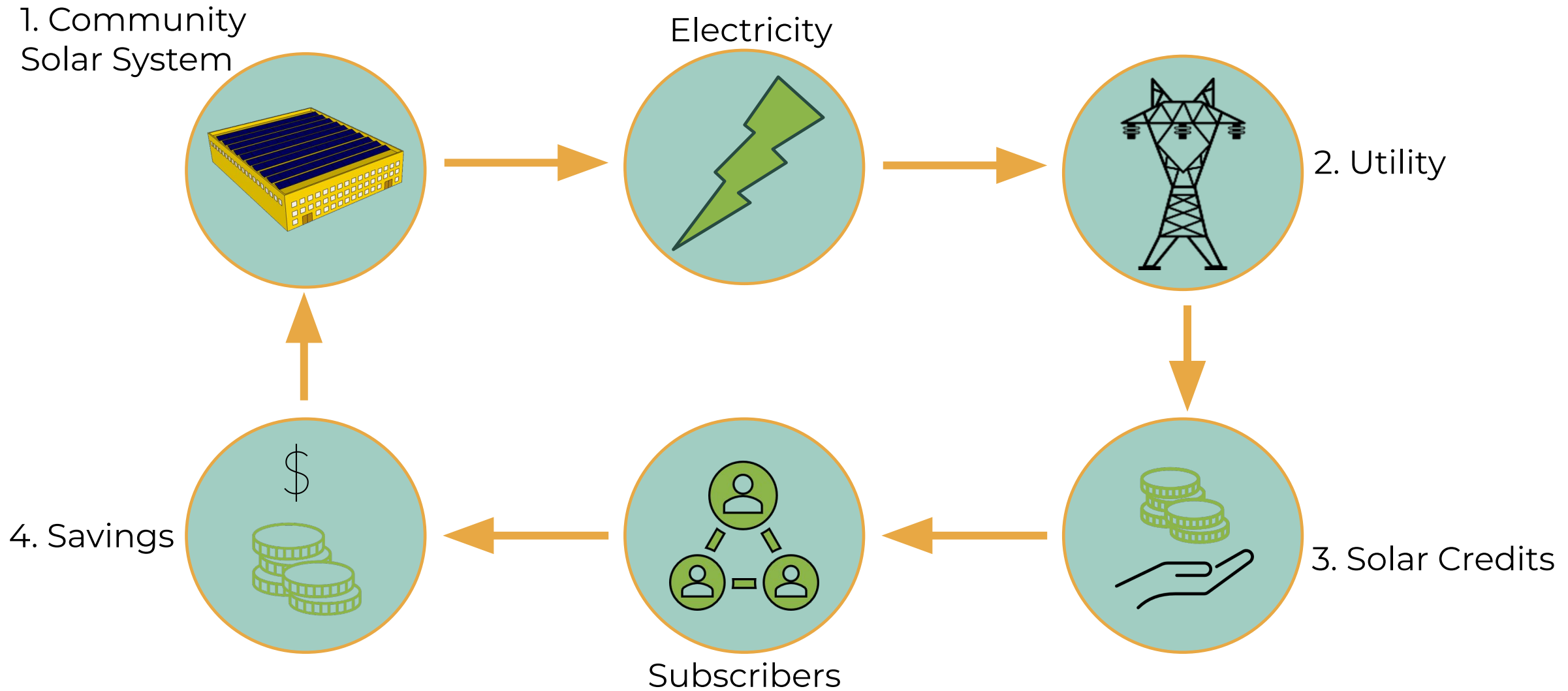
While solar adoption is growing rapidly, many still face barriers to participating in and benefiting from solar, that's where community solar comes in.

WHAT IS COMMUNITY SOLAR?

A form of solar energy that allows individual households to join a single, shared solar energy system and reduce their energy bill through solar credits



How Does Community Solar Work?



Why Community Solar?

Traditional Solar

You have to pay for the solar energy system

The roof needs sufficient space for solar panels

The economic and environmental benefits go directly to the building owner or homeowner

You have to be the homeowner or building owner

The solar installation is a long-term commitment



Community Solar

There is no upfront cost to participate in a community solar project

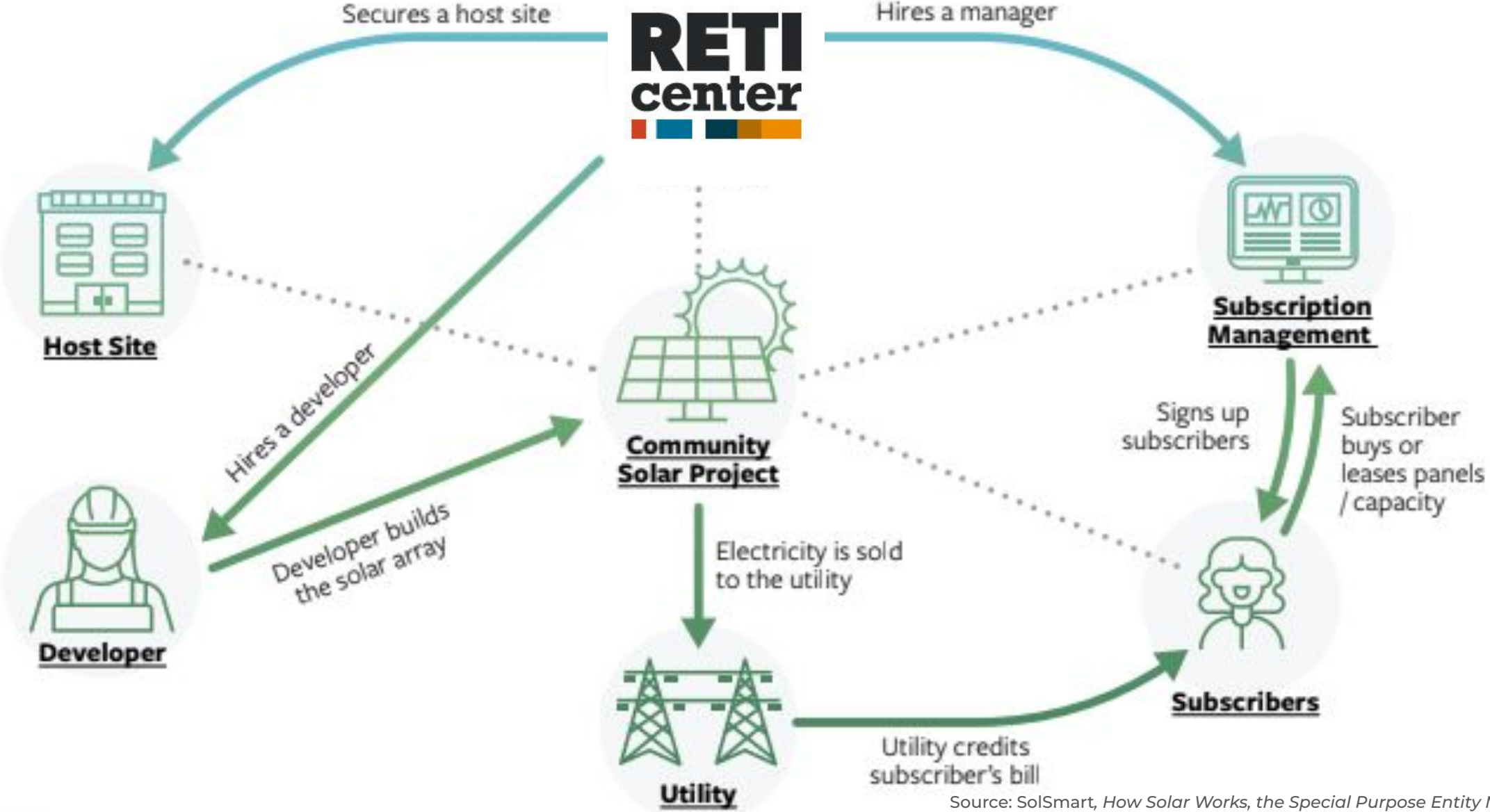
The solar energy system is not installed on your roof, but elsewhere in NYC

The benefits are shared between the community solar participants

Anyone who pays a Con Edison bill can participate, even renters

You can leave the community solar program anytime without cancellation charges.

Local Power Community Solar

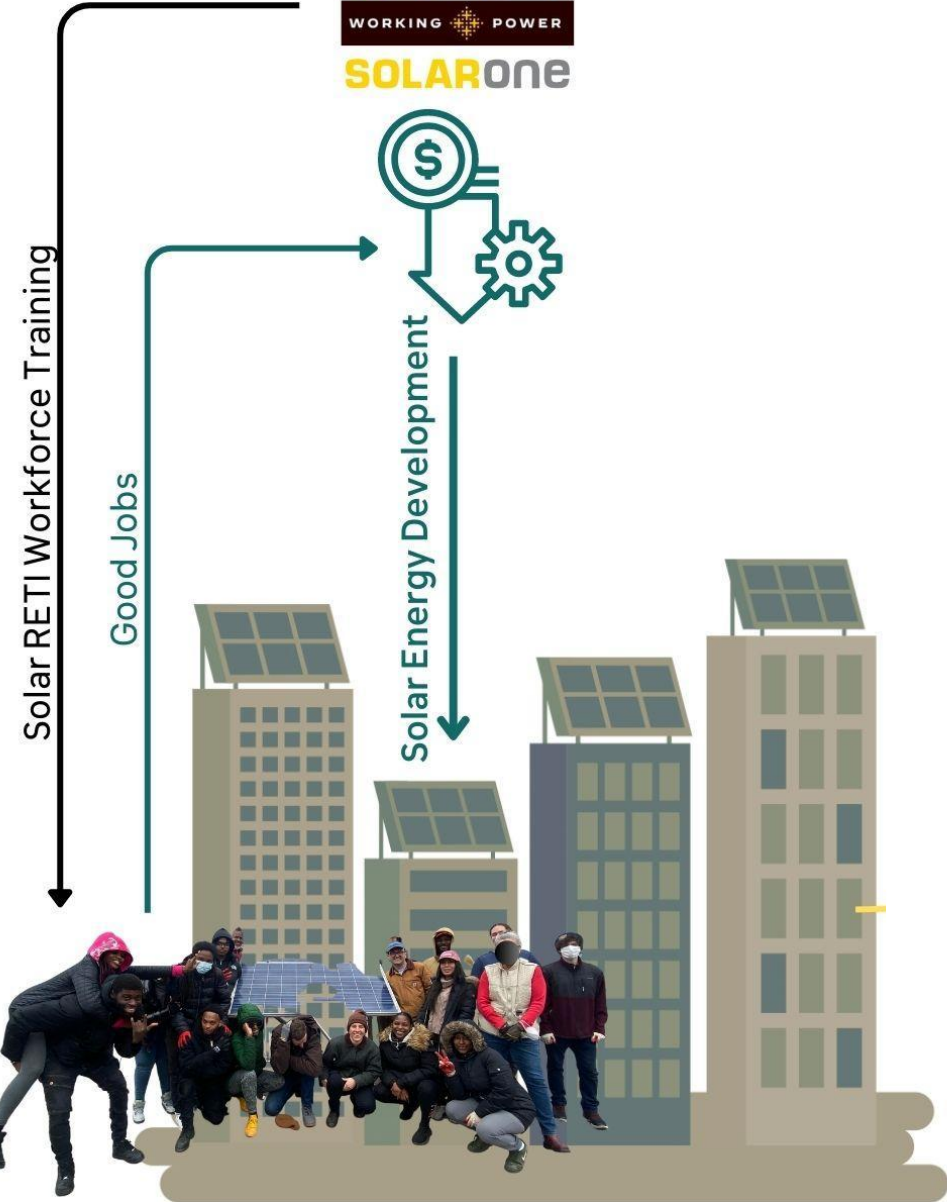


Source: SolSmart, *How Solar Works, the Special Purpose Entity Model*, Environmental Law and Policy Center

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Local Power Provides

- **Development**— procurement, permitting, interconnection
- **Financing**— access to local, state, and federal incentives, construction loans, etc.
- **Workforce Training**

Job Training + Job Placements

Roof RETI Solar trains +60 people a year who are disadvantaged workers, low-income, and/or reside in frontline environmental justice communities

Job and paid-internship placements within project and other within Local Power projects

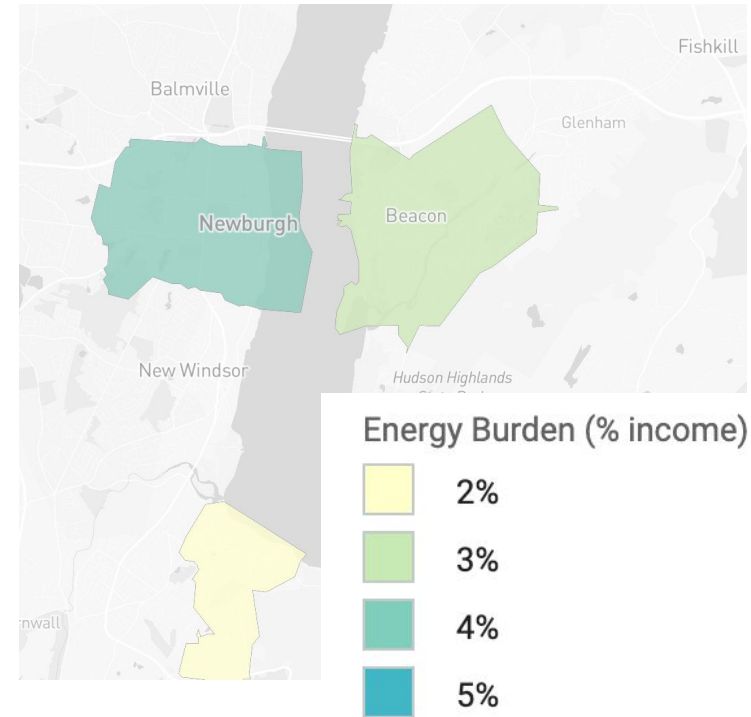
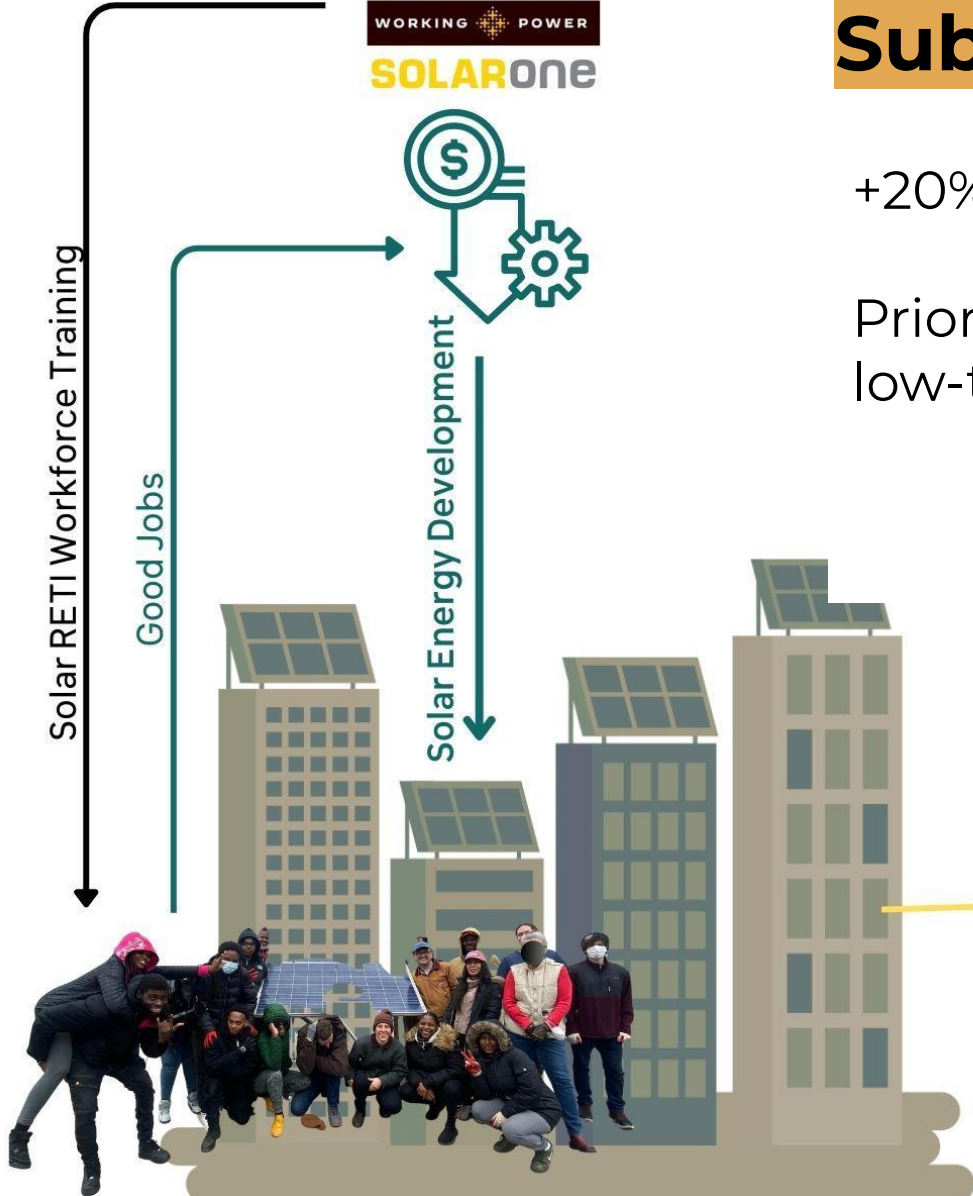




Energy Savings for Subscribers

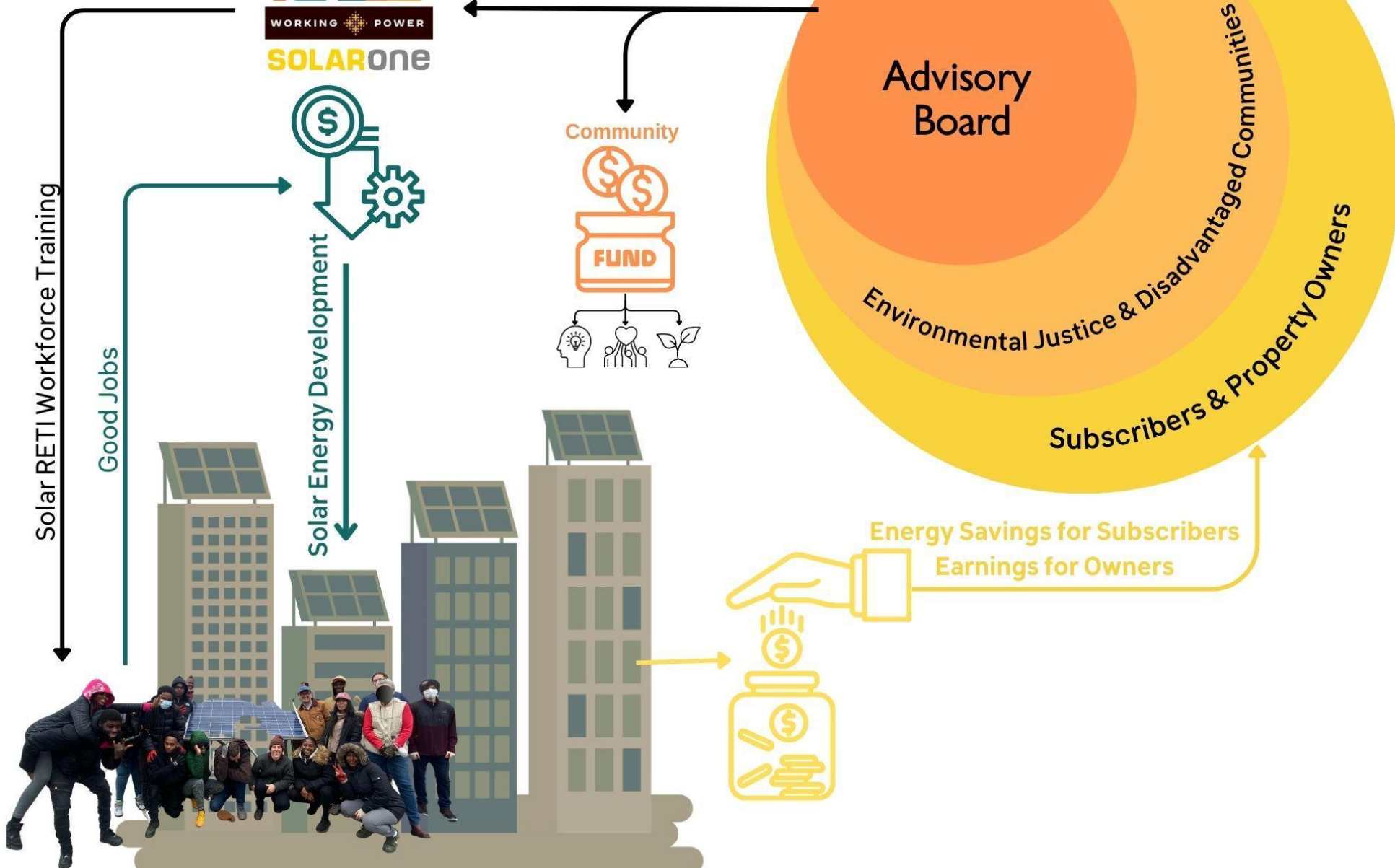
+20% energy savings for households

Prioritize energy burdened and low-to-middle income households





Wealth Building + Community Ownership



Project dividends directed to the **Local Power Community Fund**, an inclusive community/ subscriber-led fund.

Funds will be reinvested back into the local community through micro grants and other community-driven projects focused on climate, resiliency, and innovation projects

Overseen by Local Power Advisory Board and final projects selected through participatory budgeting process of all members.

~Community Benefits *Estimated* Breakdown for 1 Megawatt of Community Solar

Community Benefits	25-Year	Year-One	% Community Benefit
Estimated Community Ownership Dividend/ Community Mutual Aid Fund	\$749,161	\$29,966	34%
Community Energy Savings	\$1,463,872	\$58,555	66%
<i>% community energy savings</i>	25%	25%	
Lease Payments	\$0	\$0	0%
<i>\$/kW lease payment</i>	<i>\$0</i>	<i>\$0</i>	
Total	\$2,213,033	\$88,521	
households served	286	286	
Financing Assumptions			
ITC %	40%		
sponsor equity	\$300,000		



Newburgh

Safe Harbors

ADS Warehouse

Washington Street School

Solar for Newburgh

Atlas

Wireworks

FabHaus

Support Newburgh Climate Goals



1. Build a Climate Smart Community.



4. Shift to clean, renewable energy.



7. Enhance community resilience to climate change.



10. Engage in an evolving process of climate action.



2. Inventory emissions, set goals & plan for climate action.



5. Use climate-smart materials.



8. Support a Green innovation economy.



11. Innovation.



3. Decrease Energy Use.



6. Implement climate-smart land use.



9. Inform and Inspire the public.



12. Performance.

Benefits of Solar for Your Buildings

Reduces operating expenses

- Energy savings or lease revenue

Low-maintenance, reliable technology

- Not responsible if leased

25+ year lifetime

Roof warranty preserved

- Often, no penetrations needed

Clean, renewable energy

Community co-benefits

- Energy Savings
- Workforce
- Ownership/Governance



Owner Options

Solar Roof Lease

- + No upfront cost
- + Earn lease revenue from solar system owner
- + Maintenance is not owner responsibility
- + Typically, 20 year lease with buyout or termination payment schedule
- + Option to take energy savings in lieu of lease

Purchased or Financed

- + Greatest financial return
- + Control over project operations and maintenance
- + Community-centered financing and ownership strategy
- + Option to sell energy (community solar) or use solar energy in-house

Financing + Incentives

Federal ITC

- 30-50% of project value

NY-Sun– VDER

- \$0.09 - \$0.25 per watt

NY-Sun Community Adder

- \$0.07 per Watt

NY-Sun Inclusive Community Adder

- \$0.15 - \$0.20 per watt

BUILDING TECHNICAL ASSISTANCE PROCESS

Initial Feasibility

2-4 weeks

Detailed Solar Assessment

2-4 weeks

Commitment

3-6 weeks



EXAMPLE - ADS Warehouse



Total KW on roof: 53 kW
~15 solar subscriptions

Site Summary:

Flat roof building with solar access; roof looks to be in good condition

Utilize local trainees seeking solar install experience

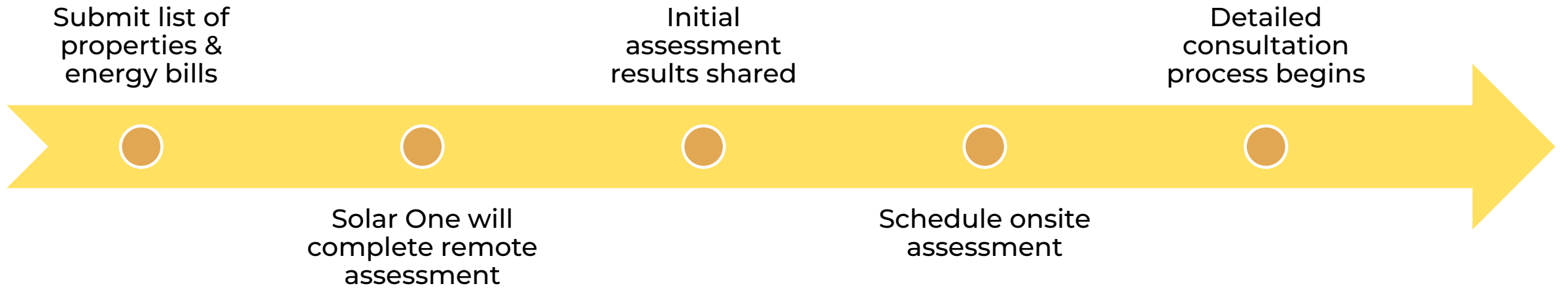
Tall trees in SE corner that may cause some shading

Solarize Newburgh

invite your neighbors to
go solar together

- + Negotiate rates collectively
- + Select an installer competitively
- + Decrease up-front costs associated with going solar
- + Newburgh as a model for innovation
 - + Industrial buildings
 - + Flat roofs
 - + parking lots
 - + community commitment

Next Steps



Thank you!

www.reticenter.org

Contact us at:

Gita@reticenter.org

Kaila@reticenter.org

Al@reticenter.org

