RED HOOK COMMUNITY SOLAR INITIATIVE

RETI CENTER

SOLAR ONE

RETI center

RESILIENCE
EDUCATION
TRAINING
INNOVATION

HERE COMES SOLAR

LOCAL POWER: COMMUNITY SOLAR

BACKGROUND

We seek to develop solar energy projects on local buildings with local ownership and governance, primarily through a community solar model.

- Continuation of RETI Center's community resiliency work
- Must benefit affordable or low-income housing
- Partnered with Solar One's Here Comes Solar team to provide solar technical assistance
- Received funding from NYSERDA for solar "pre-development"
- Includes all technical feasibility work for solar energy

CONNECTION TO RETI / RED HOOK'S COMMITMENT TO A LOW-CARBON FUTURE

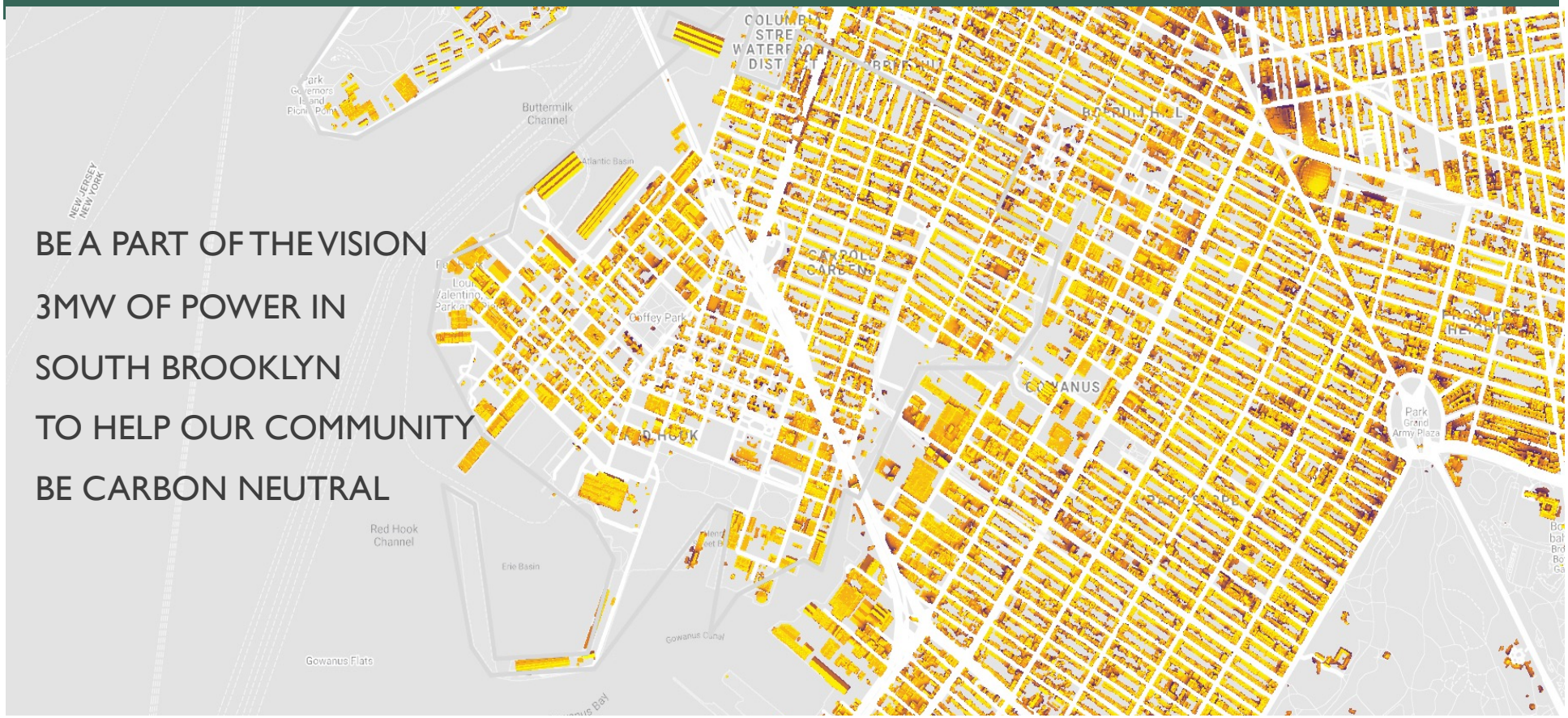
BE A PART OF THE VISION

3MW OF POWER IN

SOUTH BROOKLYN

TO HELP OUR COMMUNITY

BE CARBON NEUTRAL



DESIRED OUTCOMES WITH NYSERDA GRANT

Building Engagement Track

- Receive commitments from local building owners to install solar projects at the end of pre-development
- Create a pipeline of buildings to host solar energy projects in subsequent rounds
- Finalize agreements with host sites, solar installers, and financiers

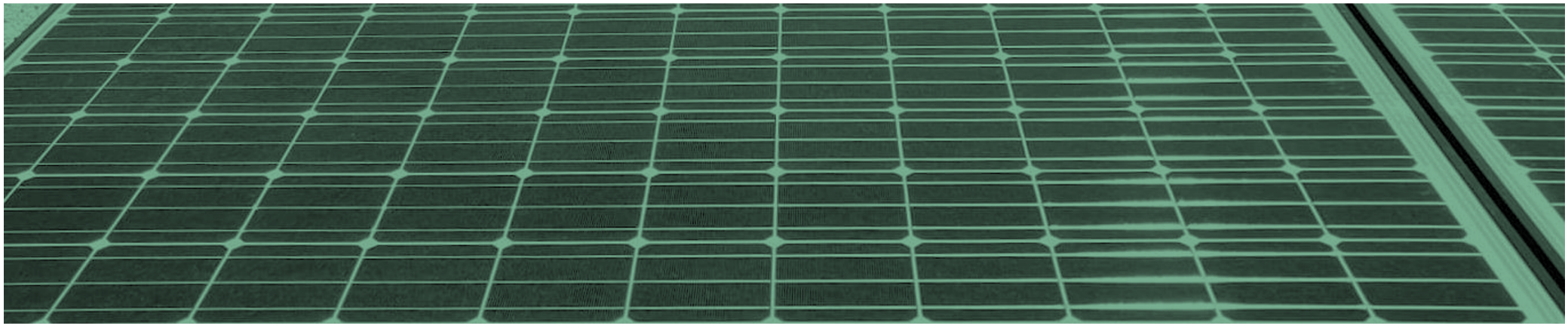
Community Engagement Track

- Complete a community engagement process that determine the best use of benefits from the initiative
- Determine community-focused ownership and governance model based on community input
- Expand community benefits through building pipeline in the future

BUILDING TECHNICAL ASSISTANCE PROCESS

Owner Outreach	Remote Solar Assessment / Interested Expressed	Detailed-On Site Assessment	Commitment
Q1-3 2022	Q2-Q4 2022	Q2 2022-Q1 2023	Q2 2022-Q2 2023

Remote Assessment & Initial Proposal → Onsite Assessment by Solar One → Detailed Financial Analysis → Engineering Assessment → Installer & Financier Recruited → Rooftop Lease



SOLAR FOR YOUR BUILDINGS - BENEFITS

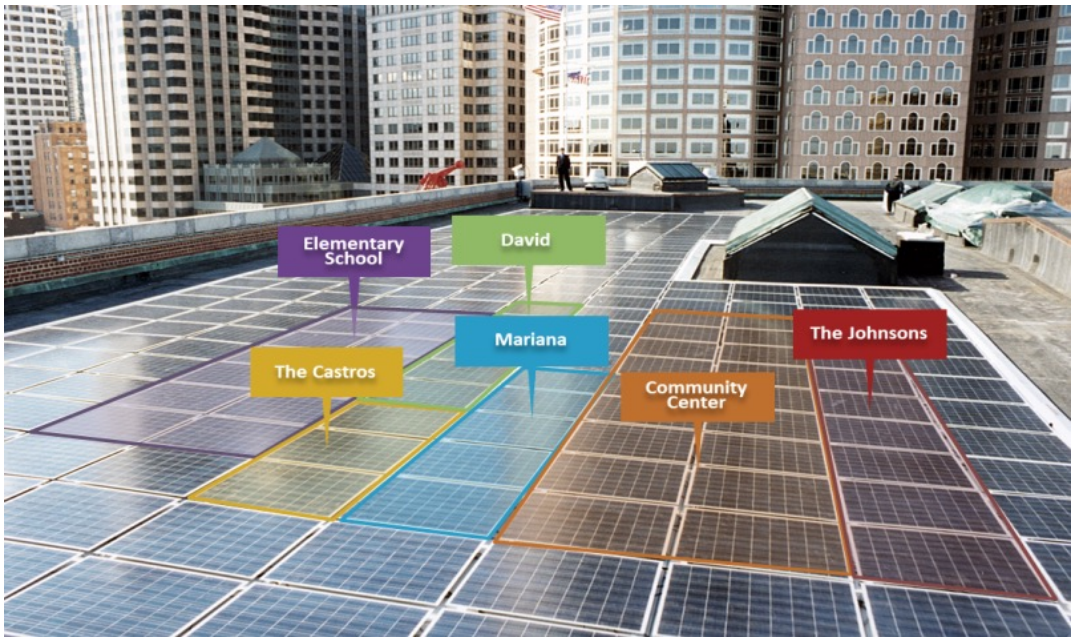
- Reduces operating expenses
  - Energy savings or lease revenue
  - Substantial tax abatement over 4 years
- Low-maintenance, reliable technology
  - Not responsible if leased
- 25+ year lifetime
- LL97 compliance
- Roof warranty preserved
  - Often, no penetrations needed
- Clean, renewable energy
- Community co-benefits
  - Energy Savings
  - Workforce
  - Ownership/Governance

COMMUNITY SOLAR – GIVING POWER TO THE NEIGHBORHOOD

Community Solar is a type of solar energy project where the energy that is produced is sold to Con Edison customers at a discount, typically 10-20%. Community solar is also known as "shared solar" or a "solar garden."

As a building owner, you can get paid to lease your rooftop space and/or receive some of the solar credits from the system to reduce energy costs, and sell the rest. Your property will be significantly reduced for the first four years after installation.

Participants, local households and small business, can save money by sharing your solar energy system without having to install anything on their roofs or making any upfront costs.



SOLAR FOR YOUR BUILDINGS – OWNER OPTOINS

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
- Property tax abatement over first four years of operation

PURCHASE OR FINANCED

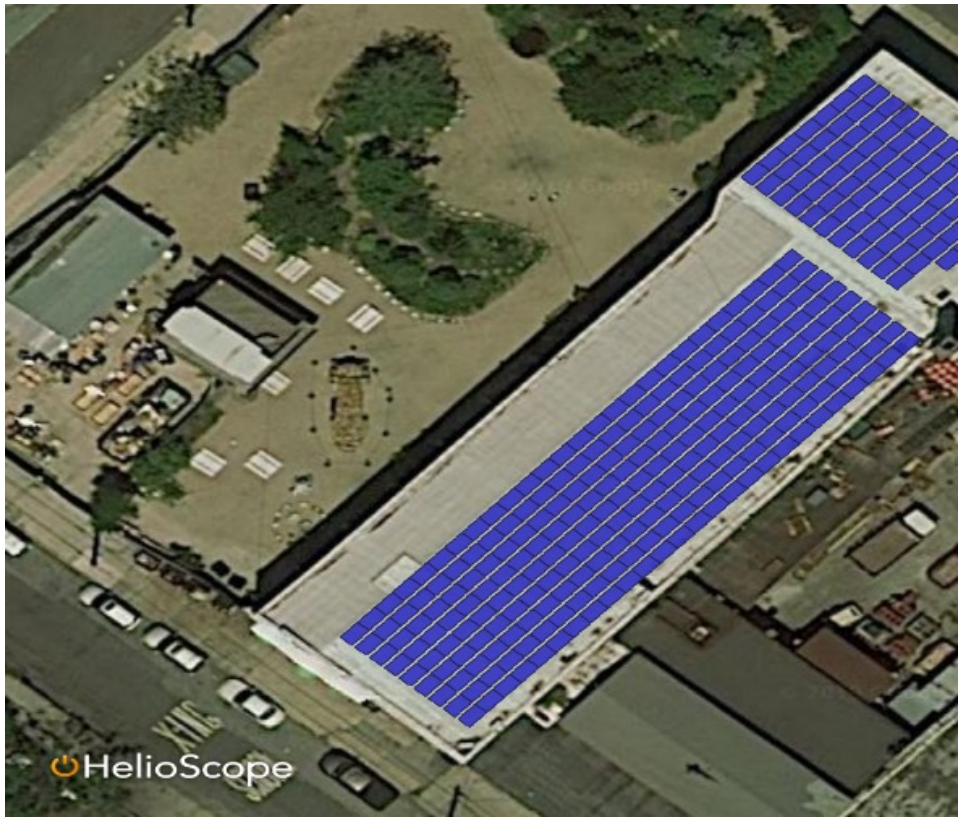
- Greatest financial return
- Control over project operations and maintenance
- Community-centered financing and ownership strategy
- Option to sell energy (community solar) or use solar energy in-house
- Property tax abatement over first four years of operation

COMMITTED PARTNERS

The initiative has a variety of committed stakeholders joining the effort, with close to **700kW of solar production** in the pipeline.

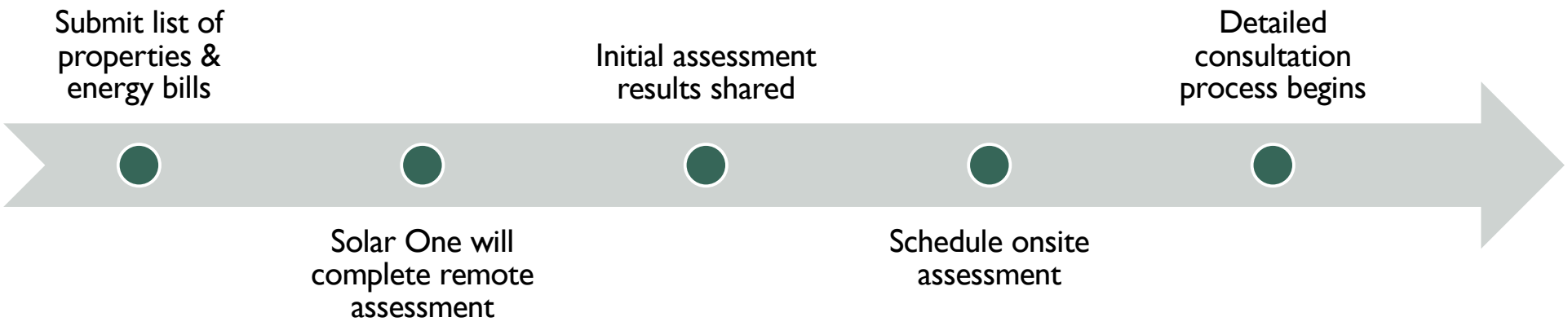
- 153 Coffey St. Studio, 50 kW fully-financed system to be installed and operational by Q4 2022, $52,000 estimated value to owner over the lifetime of the system
- Carroll Gardens Associates, a low-income housing provider with several buildings in Red Hook
- Jim Tampakis, private real estate holder and industrial business owner / advovate, with several buildings in Red Hook
- Pioneer Works, a local NGO and community asset with a large footprint of buidings and open space

EXAMPLE - PIONEER WORKS



Solar Capacity for Buildings Pictured
99.5 kW
Site summary:
One building; good solar access; roof looks to be in good shape. Great candidate for solar.
Site notes
There is a tall chimney and bulkhead that will cause some shading.

NEXT STEPS


Submit list of properties & energy bills
Solar One will complete remote assessment
Initial assessment results shared
Schedule onsite assessment
Detailed consultation process begins