

To: CPA Committee
Cc: Lara Kritzer
RE: Request for Extension and Clarification for use of CPA funding
Date: July 25, 2022

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Cascap Inc. is very appreciative of the funding we received from the Community Preservation Act (CPA) Committee for Nonantum Village Place (NVP), 35 units of affordable housing for seniors at 241 Watertown Street. The Committee approved \$500,000 on July 13, 2021. The funding is for capital improvements, energy conservation measures, and decarbonization measures to decrease the building's greenhouse gas emissions. The CPA approval included siding work, roof work, HVAC to install Air Source Heat Pumps for all units, as well as installation of new roof top units. Siding work for the building has been completed, and we will begin roofing work shortly. We have entered into agreements with an HVAC contractor to install the new equipment. All this work has been in concert with New Ecology Inc., (NEI) that has overseen the Net Zero Over Time plan for Nonantum Village Place. NEI also developed the scope of work for the HVAC equipment installation, including a hybrid thermostat system that will make use of the existing condensing boilers at very low outdoor temperatures. We have secured the HVAC equipment for the apartments. Our HVAC contractor is securing the Roof Top Unit (RTU) equipment. Suppliers have stated that the RTU equipment will be available March 2023. Construction completion is expected to be April 2023.

We are asking the Committee to extend the CPA approval and to clarify that the installation of a solar photovoltaic (PV) roof system is an eligible use of these funds. We have CPA funded construction contingency, to address potential unforeseen conditions in replacing the three roofs at NVP and potential equipment increases. Should we not use all the contingency funding, we would like to use these funds towards installation of a solar PV roof system. We are currently seeking additional grant funding for a solar array plus storage system, and the CPA clarification that this would be an eligible use would be helpful in this process.