



# 2007 New Jersey Clean Energy Leader

## Springfield Commons

### Clean Energy Project of the Year

#### PROJECT INFORMATION

- Organization
  - RPM Development, LLC
- Project Name
  - Springfield Commons
- Location
  - Newark, NJ
- Project Contact
  - Ed Martoglio, President  
RPM Development
- Technologies
  - Solar PV System
  - ENERGY STAR Appliances
- NJCEP Incentive/Rebate
  - \$306,000
- Project Size
  - 80 kW Solar PV System
- Cost of Solar PV Installation
  - \$588,000
- Total Project Cost
  - \$10,659,555

#### PROJECT SAVINGS

- Annual Energy Benefits
  - Estimated 66,000 kWh
- Annual Environmental Benefits
  - Avoids 54,120 lbs. of CO<sub>2</sub> emissions
- Annual Savings
  - \$14,400 in reduced energy costs

*Project information, savings, and environmental benefits were provided by the project manager.*



“The SUNLIT Program makes sense for Springfield Commons because energy savings are critical for our residents and sustainable design serves the environment for all of us.”

*Ed Martoglio  
President  
RPM Development, LLC*



#### Background

RPM Development, LLC, developer of the Springfield Commons project in the Amity neighborhood of Newark, NJ, a Low-Income Housing Tax Credit project, succeeded in making the multi-family housing development affordable and “green” through the New Jersey Housing and Mortgage Finance Agency’s SUNLIT Program (NJHMFA).

NJHMFA is a state agency that finances affordable housing opportunities in New Jersey. Its SUNLIT Program was designed to combine NJHMFA’s low income tax credit subsidy program and its low interest debt financing with the New Jersey Board of Public Utilities’ solar incentives. The NJBPU’s Clean Energy Program ensures that funding is available for the SUNLIT Program.

#### Challenge

Resources for renewable energy technologies are usually invested in commercial buildings, industrial complexes, and upscale single-family homes. The challenge for RPM Development was to incorporate energy efficient and renewable energy technologies into affordable housing units for low-income to middle-income residents. Developers of affordable housing units often don’t have the money in their budgets for the up-front costs of energy efficient measures, nor the experience in building that way.

However, RPM Development is very familiar with NJHMFA financing and the Low-Income Housing Tax Credit program. Within these programs, they were able to produce an ENERGY STAR® certified building and qualified for solar rebates.

#### Solution

Through NJHMFA extended financing, rebates, and renewable energy certificates through New Jersey’s Clean Energy Program, solar is now a feasible option in affordable housing. RPM





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Springfield Commons in Newark, NJ, and developer RPM Development made solar power more feasible through financing, rebates, and Renewable Energy Certificates (RECs).

Development was granted a federal Low-Income Housing Tax Credit allocation of \$1,068,487, which generated \$8,759,555 in private equity to support construction costs. Additionally, the project received \$1,900,000 in Home Express Financing through the New Jersey Department of Community Affairs (NJDCA). Also, the \$588,000 cost to install a solar electric system was offset in part by a \$306,000 solar rebate through the SUNLIT Program.

The resulting project is Springfield Commons, a group of 19 low-rise buildings with a total of 72 units. The 80 kilowatt solar photovoltaic system services the common area electrical needs for 24 units. The project met the Low-Income Housing Tax Credit requirements by being ENERGY STAR certified and by installing a solar PV system. It then went a step further by incorporating many of the New Jersey Affordable Green Program design items in its construction. The residents are pleased with the results. Their new homes feature better indoor air quality, hardwood floors, low-VOC paints and sealants, native drought-resistant landscaping, on-site water retention, ENERGY STAR appliances, and lower utility costs than typical affordable housing.

### Benefits

Estimates project the solar PV system will generate 66,000 kilowatt hours per year, avoiding over 54,120 lbs. of carbon dioxide emissions that would have been released through traditional electricity generation. This is saving approximately \$14,400 a year in energy costs. Both the residents and the environment are benefiting from these savings.

Springfield Commons was a collaborative effort of government, industry, and neighborhood. Working together to make an energy-efficient, affordable reality were the residents, the City of Newark, the NJDCA, the NJHMFA, and RPM Development.

Named as the 2007 New Jersey Clean Energy Project of the Year, Springfield Commons provides an example to other developers of how to finance and design green, affordable housing. RPM Development and the City of Newark also each received an award for Springfield Commons from the NJDCA and the NJHMFA. They won the Governor's Excellence in Housing Award in the Green/Sustainable Development category for the use of solar PV panels for a multi-family housing project. Springfield Commons was the first property built under the SUNLIT Program and NJHMFA hopes its success will help shift the market toward buildings which are better for New Jersey's environment.

Media Contact

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To learn more about New Jersey's Clean Energy Program, and to find out why **clean energy is smart business**, go to [NJCleanEnergy.com](http://NJCleanEnergy.com).

