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MPDC and BHA celebrate ribbon cutting for \$7.6 million Twenty at Luma

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The Madison Park Development Corp. (MPDC) and the Boston Housing Authority (BHA) completed Twenty at Luma. The development contains 20 affordable homes for first time low and moderate-income homebuyers in the city.

Jeanne Pinado, executive director of MPDC, said, "Twenty at Luma represents not only a new beginning for the families who will make these units their homes, but it's also a fresh start for the neighborhood and the community."

Joining Pinado at the ribbon cutting were prospective homebuyers and senator Sonia Chang-Diaz; representative Gloria Fox; Tina Brooks, undersecretary, Commonwealth Department of Housing & Community Development; Thomas Gleason, executive director, MassHousing; Bill McGonagle, administrator, BHA; and other supporters.

The project team for the \$7.6 million development includes: developer, MPDC; architect, DHK Architects, Inc.; general contractor, Landmark Structures Corp.; solar panel installation, Nexamp; civil engineer, Samiotes Consultants; site contractor, R.J. Cincotta Co; structural engineer, DMJM Harris/AECOM; and Fire Protection, Fire Inspectional Services, Inc.

Twenty at Luma marks the completion of the last phase of the Orchard Gardens HOPE VI redevelopment effort, transforming previously vacant parcels of land near the original Orchard Park site. The development includes four attached townhouses along Dudley St. and 16 duplex units on Eustis and Adams Sts. All of these units have energy efficient features and the duplexes are equipped with solar panels. The name of "Luma" is a way of referencing the solar panels and other green features of the project.

Connor McGuire, LEED AP, sustainable coordinator and construction estimator at Landmark Structures said, "Partnering with the owner and architect early in the process really contributed to the great success of the project. Being part of the team benefitted the project because construction and design considerations could be merged seamlessly with cost implications."

The design team participated in a green design charette to brainstorm and coordinate sustainable design features. Both the owner and design team had worked together in the past and they were dedicated to creating a LEED certifiable project. Landmark Structures is an Energy Star partner and all units were built to meet or exceed Energy Star for homes requirements. Other green features of Twenty at Luma include:

- * High development density (17.5 residences/acre)
- * Foundation concrete used recycled content 30% fly ash
- * Very tight buildings due to careful air barrier placement and sealing
- * Indoor air quality managed by interior ventilation fans with boost option to reduce localized humidity sources

- * Indoor Air quality improved through use of no/low VOC paints, coatings, & adhesives
- * Cellulose insulation exceeding code R-value requirements
- * Fiberglass window frames (not PVC or Vinyl)
- * All Energy Star appliances throughout the units
- * All lighting used CFL bulbs to further reduce building energy loads
- * High efficiency condensing boilers
- * 92% construction waste recycled and diverted from landfill or incineration
- * Onsite infiltration of storm water
- * Photovoltaic arrays total 71 kW for project to offset electrical usage.
- * Net-metering of PV arrays so the electric usage is offset by PV production. Owner's bills will be reduced by whatever amount the panels produce. If the owners use less electricity than they produce, the electric company pays them.

MPDC selected Nexamp to design and install the solar arrays, which total 71.5kW of capacity. The arrays are expected to provide as much as 80 dioxide each year, the annual equivalent of taking 11 cars off the road.

"Nexamp is proud to support the community in partnership with Madison Park and the Commonwealth of Mass. through the installation of these solar arrays," said Jonathan Abe, senior vice president at Nexamp.

Nexamp works with business and government entities to implement renewable energy and energy efficient projects that substantially reduce energy costs at their facilities.

Funding came from the U.S. Department of Housing & Urban Development (HUD), the city of Boston, the Department of Neighborhood Development, the Commonwealth of Mass., the Department of Housing and Community Development, the Federal Home Loan Bank of Boston, Wainwright Bank, MassHousing and MassDevelopment. The BHA also provided MPDC with \$100,000 for homeownership counseling.