



SOMAH

SOLAR ON MULTIFAMILY AFFORDABLE HOUSING

Introduction to SOMAH



Presenters



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Agenda



- SOMAH Program Overview
- SOMAH Application Tracks
- Services offered through Upfront TA
- How to Apply for Track A
- Resources offered by the SOMAH PA
- Q&A

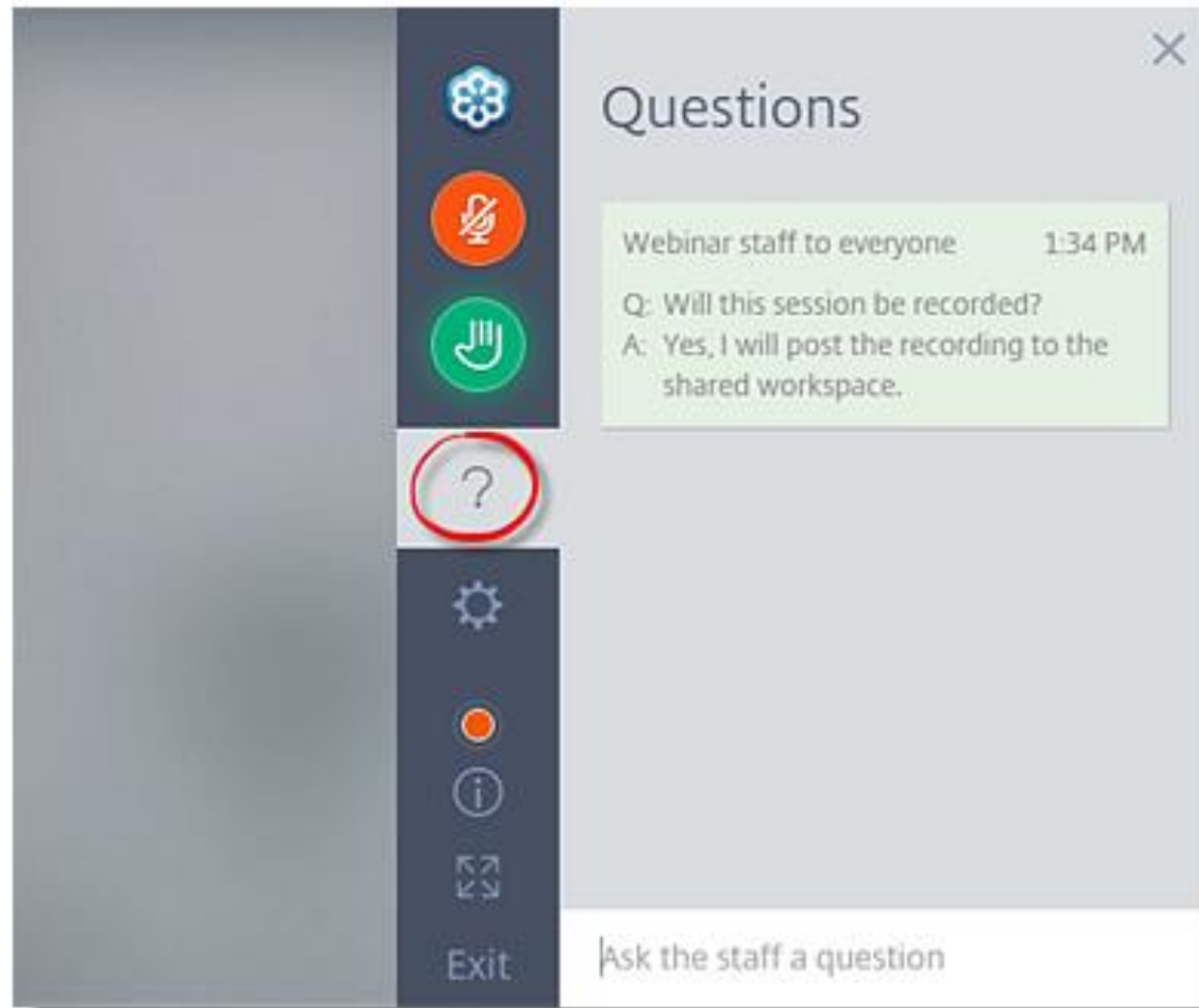
Housekeeping



Here are some things to note about today's webinar:

- Live polls throughout the training
- Q&A portion at the end of presentation

Submitting questions



Live Poll

SOMAH Program Overview



SOMAH Program goals



- Provide clean power and energy cost savings to California multifamily affordable housing residents
- Promote economic development in disadvantaged communities
- Provide maximum direct benefits to tenants
- Develop a larger pool of contractors and a competitive bidding process

Total SOMAH program budget



- Up to \$100 Million annual budget allocated by investor owned utilities (IOUs) from shared greenhouse gas auction proceeds
- The incentive amounts are specifically capped by each IOU territory based on that IOU's auction proceeds
- Projects may only receive incentives from the IOU in which the project is located

Property eligibility

- At least five units
- Deed-restricted with at least 10 years remaining on the property's affordability restrictions
- Separately metered units
- Existing building or retrofit

Property eligibility (continued)

- Satisfy one of the following
 - 80% of property residents have incomes at or below 60 percent of the area median income (AMI)
 - Property is in a defined disadvantaged community (DAC) that scores in the top 25 percent of census tracts statewide in the [CalEnviroScreen](#) version 3
- Be a utility or community choice aggregator (CCA) customer in the participating utility service territories

SOMAH Program application tracks



SOMAH program technical assistance



There are two options to receive Technical Assistance:

- **Upfront Technical Assistance (Track A)** is for property owners who are trying to understand the solar potential for their site, and the associated costs and benefits of moving forward with a SOMAH project.
- **Standard Technical Assistance (Track A & B)** is for property owners and contractors who need assistance with energy efficiency, general project management and construction support.

Services offered through Upfront TA



Upfront Technical Assistance



- Upfront TA services can assist the property owner/operator with:
 - Understanding the solar potential for their site
 - Understanding energy efficiency and clean energy
 - Project management and post application support
 - Financing

Upfront Technical Assistance



- Upfront TA services include:
 - Providing financial modeling and cost/savings analysis
 - Solar feasibility (sizing and saving potential analysis)
 - Establishing common vs. tenant system size split
 - Coordination with non-SOMAH energy programs and upgrades



Technical Assistance Report



- Includes property characteristics and electricity usage data
- Photovoltaic (PV) system sizing and sample design
- Financing analysis
- Estimated cost savings and estimated SOMAH incentive amount
- Utility rate analysis

Site information

Site information	
Electric utility	Pacific Gas & Electric (PG&E)
Number of residential units	16
Annual common area electric usage	12,132 kWh
Annual tenant area electric usage	60,661 kWh

PV System sizing and financial analysis*

Potential PV system size:	33.06 kW-DC / 29.311 kW CEC-AC
Annual potential PV generation:	42,855 kWh
% Offset of annual usage:	70%

Maximum eligible SOMAH system size

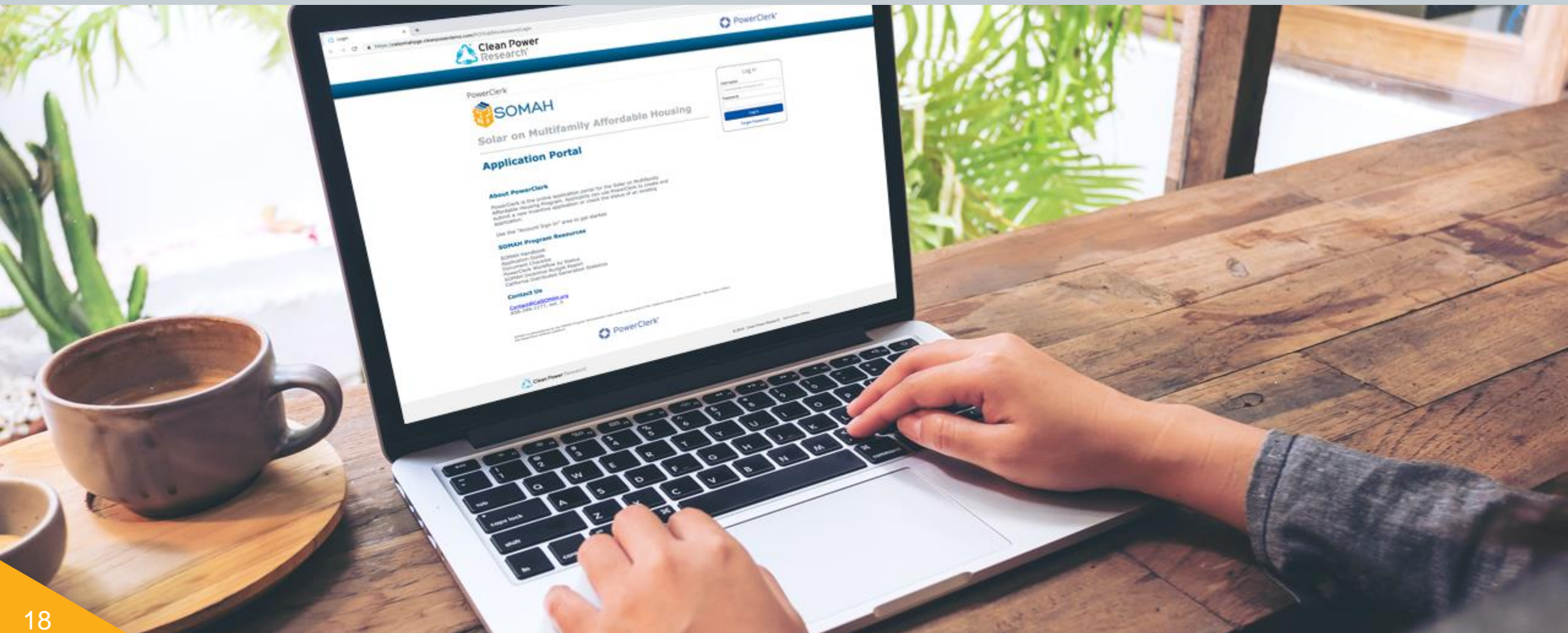
Maximized system	
System size (kW CEC-AC)	29.311
System cost	\$92,568
Estimated SOMAH incentive	\$77,512
Net payment	\$15,056
Payback period	1.8 years
Combined tenant/common direct financial benefits over 20 years	\$199,929

*Usage and savings information is based on average residential electricity consumption for PG&E territory and a common/tenant split of 20%/80%, with no ITC or UHIC leveraging (\$3.20/W CEC-AC for tenant areas, and \$1.10/W CEC-AC for common areas. See all incentives rates at CalSOMAH.org)

CalSOMAH.org/upfront-la
510.877.3737
TA@CalSOMAH.org

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Applying for Track A



PowerClerk is the online application portal for SOMAH and will be used to

- Create and submit new incentive applications
- Monitor the progress of incentive applications
- Keep incentive documentation in a central location
- Export all project information
- Send notifications about project status and updates

PowerClerk



- Go to calsomah.org/apply

Ready to apply?

Select utility



Go to PowerClerk

Ready to apply?

Select utility ^

Liberty Utilities Company

PacifiCorp

Pacific Gas and Electric

San Diego Gas and Electric

Southern California Edison

Ready to apply?

Southern California Edison v

[Go to PowerClerk](#)

PowerClerk



Solar on Multifamily Affordable Housing

SCE Application Portal

Other SOMAH Application Portals:

[Liberty](#)
[PacifiCorp](#)
[Pacific Gas & Electric](#)
[San Diego Gas & Electric](#)

About PowerClerk

PowerClerk is the online application portal for the Solar on Multifamily Affordable Housing Program. Applicants can use PowerClerk to create and submit a new incentive application or check the status of an existing application.

Use the "Log In" area to get started.

Requesting Upfront TA



- Go to calsomah.org/technical-assistance



Upfront TA

Upfront TA services can assist the property owner in understanding the solar potential for their site, the associated costs and the benefits of moving forward with a SOMAH project. Once upfront TA is approved, incentive funds will be earmarked for a period of three months to complete TA and find a contractor.

Request Upfront TA

Required documentation

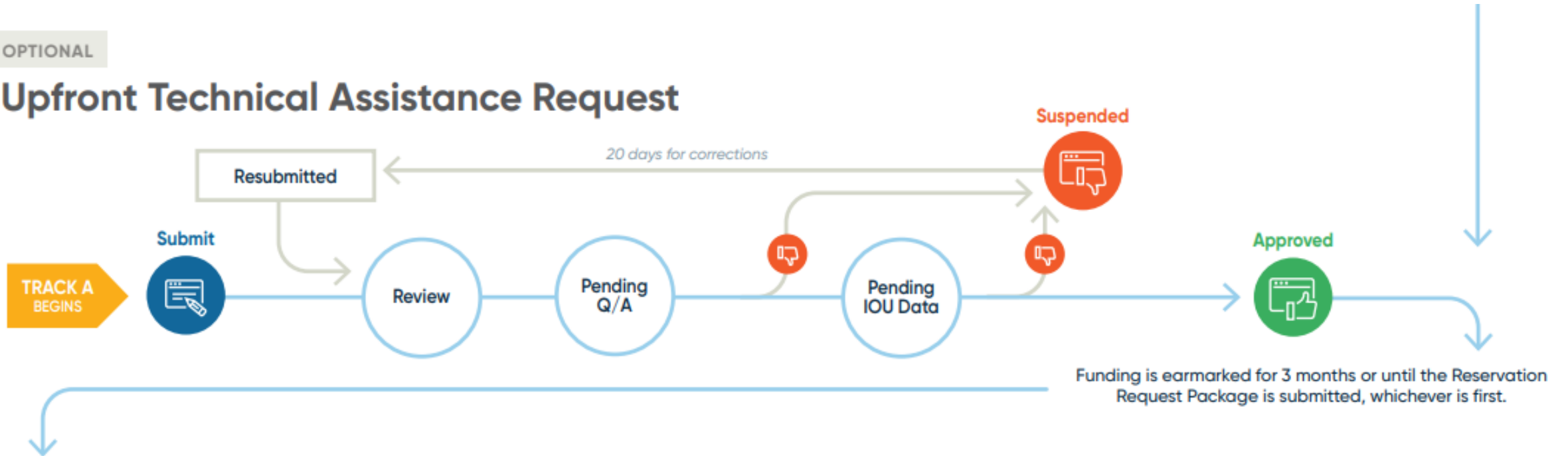
- Documentation of Multifamily Low-Income Housing Eligibility
- Cover Sheet for Multifamily Low-Income Housing Documentation
- Letter of Authorization to Receive Customer information or Act on a Customer's Behalf
- List of tenant addresses

Solar on Multifamily Affordable Housing (SOMAH) Program Multifamily Low-Income Housing Documentation Cover Sheet	
Complete the document and sign below. Submit this form with the SOMAH Reservation Request Package.	
Property Name:	
Address:	
Number of Units:	
Section I	
The property meets the SOMAH eligibility requirement under the following criteria:	
1. The property is financed with one of the following: <ul style="list-style-type: none">• Low-income housing tax credits,• Tax exempt mortgage revenue bonds,• General obligation bonds, or• Local, state or federal loans or grants	
AND rents of the occupants who are lower-income households do not exceed those prescribed by deed restrictions or regulatory agreements pursuant to the terms of the financing or financial assistance.	
AND for which the following applies:	
<input type="checkbox"/> Option A	80% of property residents have incomes at or below 60% of the area median income as determined by the Department of Housing and Community Development.
<input type="checkbox"/> Option B	The property is located in a disadvantaged community as identified by the California Environmental Protection Agency.
Section II	
Specify which of the following public entities or non-profit housing provider with authority to regulate affordable housing costs and/or rents the documentation comes from.	
<input type="checkbox"/>	California Tax Credit Allocation Committee (TCAC)
<input type="checkbox"/>	California Debt Limit Allocation Committee (CDLAC)
<input type="checkbox"/>	California Department of Housing and Community Development/ The California Housing Finance Agency (HCD/CALHF)

Review process

OPTIONAL

Upfront Technical Assistance Request



Additional resources for Property Owners



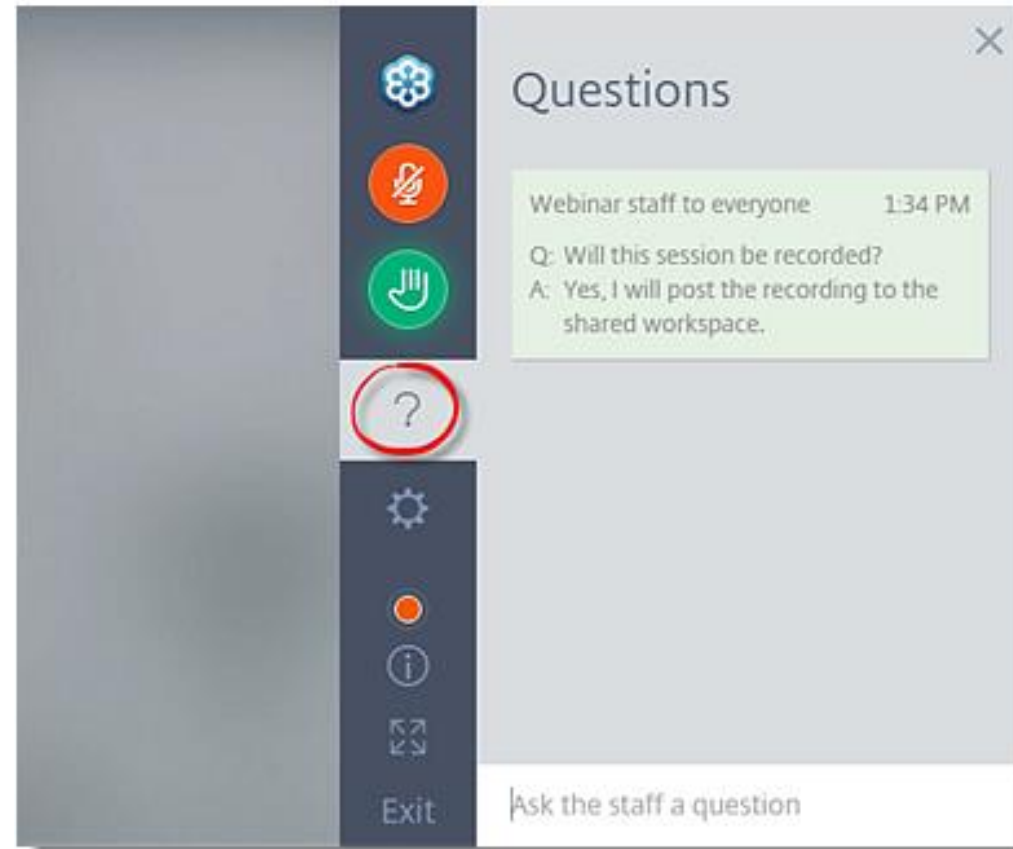
- The SOMAH PA has a number of resources available online at **CalSOMAH.org** that includes:
 - Short TA videos that explain the TA report and its more technical aspects, system sizing and more
 - Ways to engage your tenants and resources available for download
 - Information on gap financing

Live Poll

Wrap up



Submitting Questions



Q&A

Thank you!



Questions?

contact@CalSOMAH.org

858-244-1177 ext. 5

