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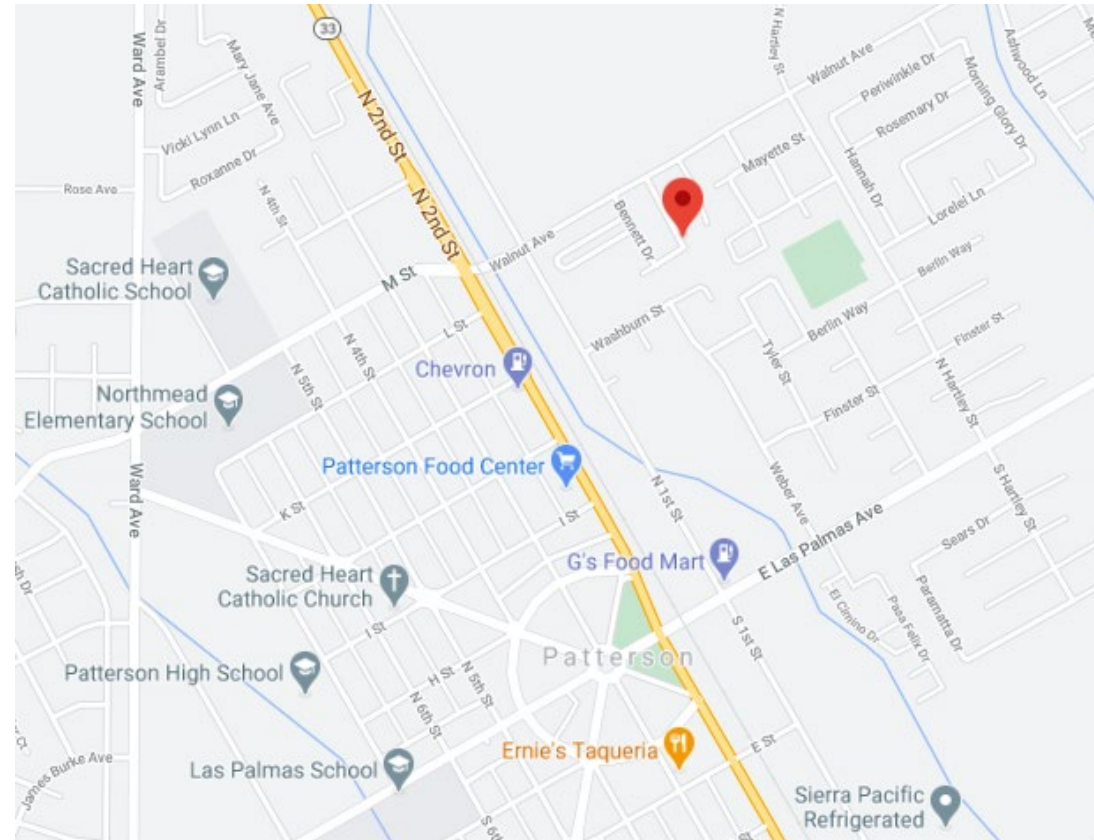
Electric Service Rule 4

**Electric Service Agreement between
TID and Stonegate Village II**

November 17, 2020

Stonegate Village

- Low Income Multifamily complex located in Patterson, CA





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Title 24

- In January 2020, the building energy efficiency standards (Title 24) took effect, requiring solar on new construction under three stories tall.
- Multi-family complexes are challenged with the added cost to install solar to each unit.





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Stonegate Village

- Phase I (11) buildings, 66 residential units
- Phase II (12) buildings, 72 residential units



Size	# of Units
1 Bedroom	24 units
2 Bedroom	24 units
3 Bedroom	24 units



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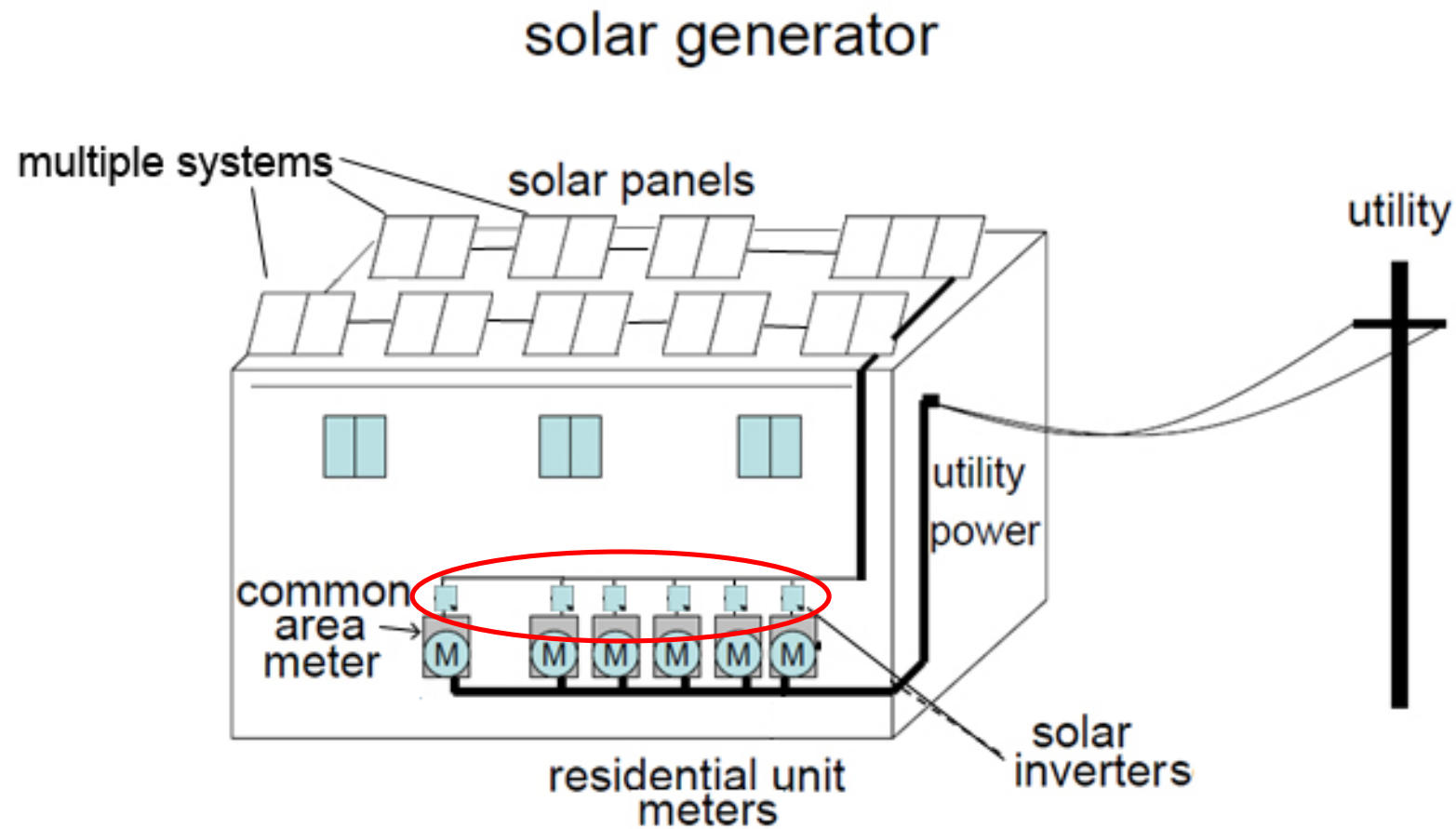
Electric Service Rules

- Electric Service Rule 23, Electric Service Rates, does not address multifamily net metering.
 - Service Rule 23 is intended for a single customer
 - Current Solar Program requires a separate solar system for each meter on the site which is very complicated and expensive for developers.



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Multifamily Net Metering System





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Virtual Net Metering (VNM)

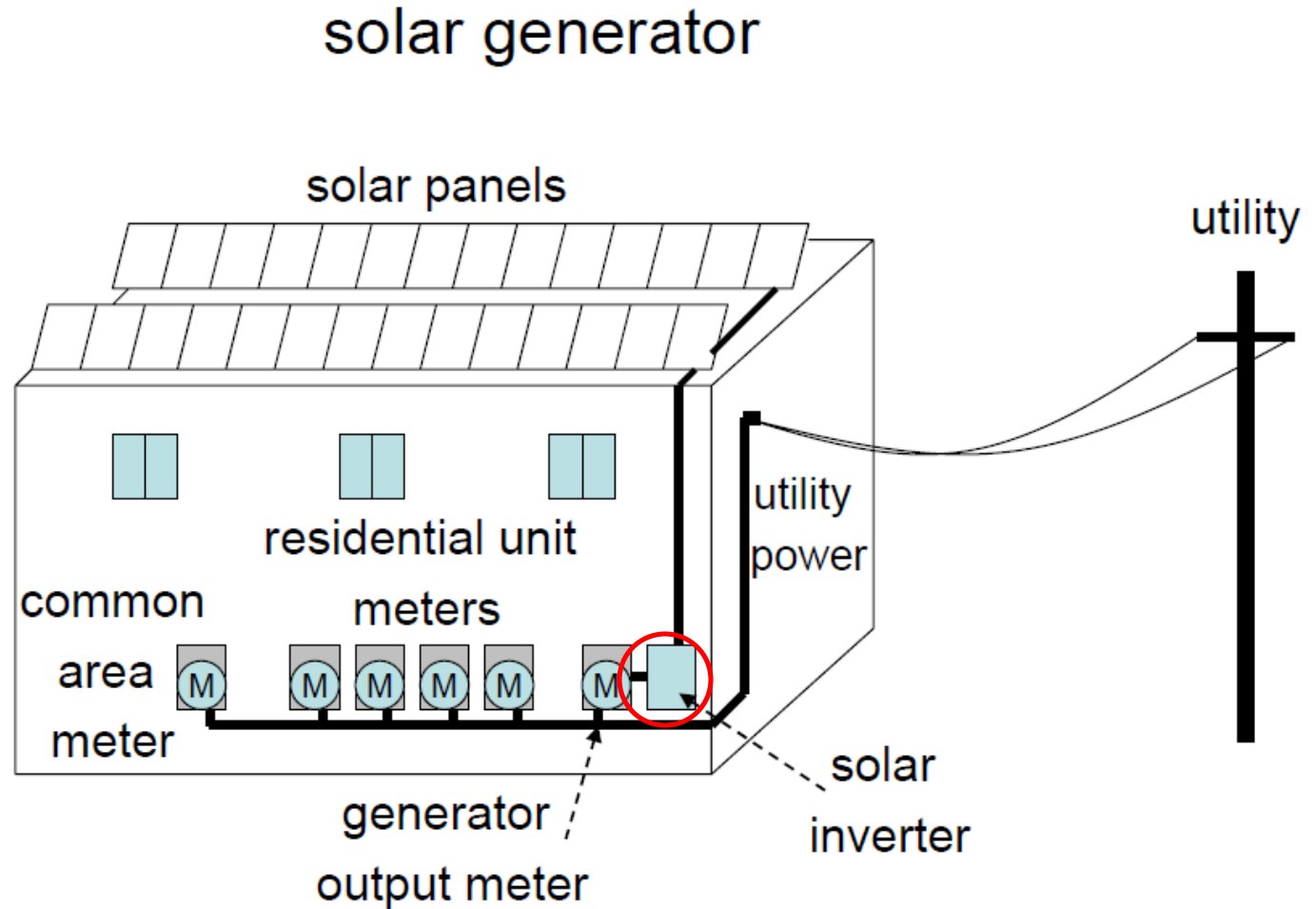
- VNM allows the benefit of on-site solar generation without requiring the generator to be physically connected to each billing meter
- Generated kWh credits are allocated to individuals accounts offsetting their usage



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Virtual Net Metering System

Source: www.cpuc.ca.gov





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Allocation

- Aggregated Solar System Size 218.8 kW
- 90% will be allocated to the residential units
 - 1 Bedroom Units = 28%
 - 2 Bedroom Units = 30%
 - 3 Bedroom Units = 32%
- 10% will be allocated to the common area



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TID and Stonegate Agreement

- Agreement would include:
 - Allow Stonegate to install multiple solar systems and the metered generation will be aggregated and will be allocated to each premise serviced on the property.
 - 90% of allocation will go to the tenants, 10% common area
 - Stonegate can modify the allocation every 12 months
 - Tenants will receive allocation if account is open at the time of billing.
 - Tenants will be on the DG rate



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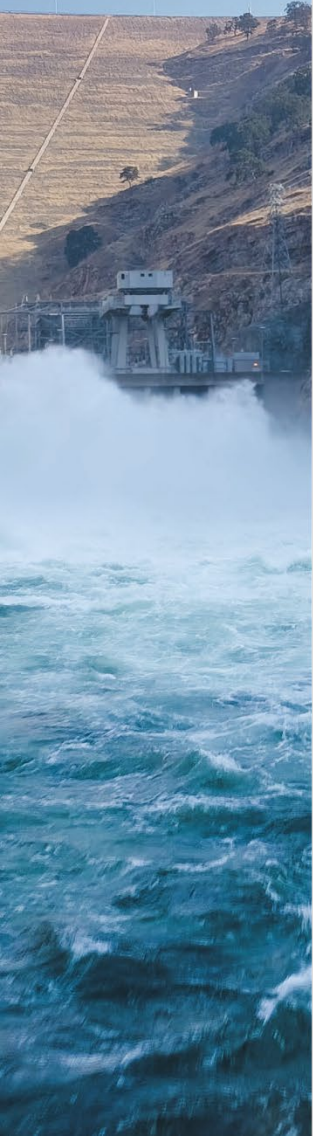


Staff Recommendation

- Adoption of resolution authorizing the General Manager or her designee to execute Electric Service Agreement between TID and Stonegate Village II
 - Allow Virtual Net Metering for Stonegate Village Phase II, a low income multi-family complex.



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Questions?