Electric Service Rule 4

Electric Service Agreement between TID and Stonegate Village II

November 17, 2020
• Low Income Multifamily complex located in Patterson, CA
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.
Stonegate Village

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

<table>
<thead>
<tr>
<th>Size</th>
<th># of Units</th>
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</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>24 units</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>24 units</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>24 units</td>
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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.
Multifamily Net Metering System

- Solar generator
- Multiple systems
- Solar panels
- Common area meter
- Residential unit meters
- Solar inverters
- Utility power
- Utility
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.
• 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
• 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
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.
Questions?