



SOLAR FUNDING PILOT

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Eligible Applicants

- Multifamily properties with an existing NJHMFA Primary Permanent Mortgage that have recently completed Energy Efficiency measures
- Multifamily properties coming in for an NJHMFA Primary Permanent Mortgage that have already completed Energy Efficiency measures
- Start & complete construction in a timely manner
- Cannot come in and participate in both the Solar Fund Pilot and MEEIP **or** WAP
- Cannot be in default, delinquent or have had a foreclosure complaint from NJHMFA

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Eligible Property

- Roof that is structurally sound, has no leaks and is less than 10 years old
- Sufficient space to accommodate 20 kW on the roof and equipment in meter room
- At least 20 kW of common area electric load
- ENERGY STAR certified OR participated in State / Utility EE program OR completed & documented EE improvements – in last 10 years
- No outstanding Healthy & Safety issues
- Up-to-date on NJHMFA project reporting requirements

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System Design Requirements

- 20 kW minimum
- 3rd party Engineer develops specifications and bid package
- Separate meter – that tracks Solar PV Electric generation
- Monitoring system



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Additional Requirements

- Davis Bacon Act
- Buy American Provision
- Extension of affordability controls for 15 years
- Participate in NJCEP's 'Renewable Energy Incentive Program' or 'SREC Registration Program'
- Can use Repair & Replacement funds if available & at the determination of NJHMFA
- Sign up for Federal Renewable Energy Grant Program
- Sign up for Energy Benchmarking

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Loan Terms

- 0% Loan, based on SREC production and funding needed
- Each expected SREC will be valued at a maximum of \$400
- No matter the amount of funding, SRECs will be assigned to NJHMFA for the full 15 year term
- SREC production is based on PV Watts analysis and review by NJHMFA Technical Services
- Ineligible uses of solar funds include: roof replacement, structural upgrades not associated specifically with Solar PV installation and insurance after construction
- Construction to Permanent

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Solar Renewable Energy Certificates

- SREC
 - Equal to the kWh produced by a Solar PV system / 1,000
 - The 'ghost-value' of carbon not put into the air
- NJ BPU – Renewable Portfolio Standard
 - Regulated Utility companies are obligates to meet a certain percentage
 - Met either through solar energy purchases or the acquisition of SRECs
- There is a open market for SRECs
 - PJM-EIS GATS
 - Clean Power Markets, Inc.

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SREC Transfer

- SREC Transfer agreement with NJHMFA
 - Submitting a copy of monthly electric generation
 - Update generation and/or usage data in PJM-EIS GATS before the 29th of each month
 - Transfer of all SRECs to NJHMFA by the 10th of each month
- Cannot obligate SRECs or SREC proceeds to another entity
- Monitoring System & Alarm
- Maintenance Plan and/or Contract

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Leveraging

- Repair & Replacement or other Project Funds
- Federal Renewable Energy Grants
 - Up to 30% of the cost
 - Do not need to subtract state incentives
 - Available to entities able to participate in the Federal Investment Tax Credit
 - Participation in the Grant program will take you out of Tax Credit program
- Renewable Energy Incentive Program
 - For systems under 50 kW

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NJ Clean Energy Program

- 2006 – 2008 SUNLIT program
- Customer On-Site Renewable Energy (CORE) program
 - No longer operating
- Renewable Energy Incentive Program (REIP)
 - Currently operating
- SREC Registration Program
- Technical Review, Guidance & Quality Control

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SREC Market

- NJ BPU monitors the availability of SRECs in the market to Utility obligations
- Sets the 8th-year Solar Alternative Compliance Payment
- Transferring from Grant programs to SREC market

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Questions?

