



## Getting Started: Solar for Multi-family Affordable



### Why go solar?

A solar power installation can provide significant benefits for multi-family affordable housing owners. Benefits include providing lower and more predictable energy costs, helping long term property cash flow, enhancing residents' quality of life, and engaging residents in energy and energy efficiency discussions. A solar installation can also provide workforce development and community engagement opportunities for residents.

Installing solar is a multi-layer process that requires a few basic considerations to get started. Here are some factors to consider as you examine the feasibility of solar for your properties.

### Constructability:

- Where can your solar system be sited; roof, parking lot, other?
- Do you have adequate space to appropriately size a solar system to meet your energy reduction targets?
- Is the roof in good condition; what is the age of the roof?
- Can the roof physically support the additional weight of a PV system? A structural engineer may be required to make this assessment.

### Local Solar Policies:

- Does your utility support net energy metering, virtual net metering, or shared/community solar (for off-site options)?
- Are there Local or State solar rebates or incentives available?



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### Economics:

- How much are you paying for power and how much are you aiming to save?
- What is your electricity rate structure?
- Who will realize the savings generated from the solar system; owners or tenants?

### Funding:

- If a new debt, lease or power purchase agreement will be executed, do existing lenders have policies that support the system's installation or what will the lenders require for their approval?
- Is the building planned for an upcoming recapitalization that can support the costs of solar (LIHTC, RAD, other)?
- Can cash reserves be invested into the solar system?

### Tenant Benefit Opportunities:

- Can tenant energy costs be lowered?
- Are there opportunities to integrate workforce development into solar project including tenant engagement in the planning or installation processes?
- Can educational workshops or trainings about energy efficiency or energy conservation be integrated into the solar installation process?

### About GRID Alternatives

GRID Alternatives is the nation's largest non-profit solar installer that exclusively serves affordable housing owners and low-income families. GRID Alternatives provides affordable housing owners with a range of solar services including portfolio assessment, technical assistance, financing options, and turnkey solar installation using a workforce development model.

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