

# Tangible Benefits Template for Residents of Master- Metered Properties

## Introduction

Please use this template to describe the proposed tangible benefits that master-metered property residents, or otherwise non-utility paying residents, will receive. Information and requirements on Tangible Benefits can be found in the Approved Vendor Manual 5.6 “Tangible Benefits and Value to Participants” and the 2024 [Long-Term Renewable Resources Procurement Plan](#) (2024 Long-Term Plan) .” Section 1-56(b)(2) of the IPA Act stipulates that the Illinois Solar for All Program shall “ensure tangible economic benefits flow directly to program participants.” This is accomplished through the requirements of the Illinois Solar for All REC Contracts. Section 1-56(b)(2) requires that “[e]ach contract that provides for the installation of solar facilities shall provide that the solar facilities will produce energy and economic benefits, at a level determined by the Agency to be reasonable, for the participating low-income customers.” In addition, contracts should “ensure [that] the wholesale market value of the energy is credited to participating low-income customers or organizations and to ensure tangible economic benefits flow directly to program participants, except in the case of low income multi-family housing when the low-income customer does not directly pay for energy.”” (2024 Long-Term Plan, Section 8.2.2)

“ For master-metered buildings, the economic benefits of installing a photovoltaic system will not directly impact the occupants of the building because they do not individually pay an electric bill; instead, the benefits accrue to the building owner/manager. Therefore, for master-metered building owners to be eligible for the Residential Solar (Small) and the Residential Solar (Large) categories, the building owner/manager will need to commit to passing along the value of at least 50% of the energy savings from net metering to tenants in tangible ways: reduced (or not raised) rents; new staff that serves all tenants; facility upgrades (excluding repairs and renovations necessary to maintain building codes or organization certifications); new equipment that serves all tenants; or other payments, benefits, or services to all tenants

that would not otherwise have been possible without the savings generated by the photovoltaic system. These benefits must be made available to all the tenants, regardless of income level or individual participant uptake. Additionally, the building owner/manager will communicate those benefits to all residents and how they resulted from the installation of solar. The building owner/manager shall demonstrate the commitment to pass along the full value of the required savings to residents by describing in detail how this will be accomplished.” (2024 Long-Term Plan, Section 8.5.4.3)

Rental building owners with proposed ILSFA energy sovereignty projects will be required to present a plan to show how project ownership benefits will extend to tenants over the life of the system. The proposed tangible benefits should be quantifiable and must not have been possible without the savings generated by the PV system. This will be verified through supporting documentation such as dated and paid invoices/bills that tie back to leases, scopes of work, services, or goods that comprise the tangible benefits provided to tenants.

#### **STEPS TO DEVELOP AN ILSFA TANGIBLE BENEFITS PLAN:**

1. Schedule a call with your Approved Vendor Manager (AVM) to discuss your tangible benefits concept. Your AVM will help you formulate a workable, tangible benefits plan and review this form and program requirements with you. This will likely be an iterative process involving the property owner.
2. Connect with the property owner and relevant parties to develop a draft tangible benefits plan. Review a draft of the plan with your AVM.
3. Edit the tangible benefits plan as needed and obtain signatures. Submit the tangible benefits plan template to your AVM.



<b>Solar Project Name</b>	
<b>ILSFA Project ID</b>	
<b>Solar Project Owner/ Approved Vendor</b>	
<b>Project Type (Select One: Residential Solar (Small) /Residential Solar 9Large)/Community Solar)</b>	
<b>Energy Sovereignty Project? Y/N</b>	
<b>Master-meter Participant Name (Residential Solar) or Master-meter Subscriber Name (Community Solar)</b>	
<b>Participant or Subscriber point of contact</b>	

## Property Description

Use the table to describe the property or properties where residents will receive tangible benefits. Add up to five lines for multiple addresses that will receive the same benefits. If different properties use a different tangible benefits plan or receive different tangible benefits, please submit a separate tangible benefits template form for each.

Property description (e.g., multi-family building, affordable housing, assisted living center, etc.)	Address	Number of units	Average monthly rent per unit paid by tenants (\$)
[General description of housing provided to income-eligible residents]	[AV to list the address here]	12 units	\$0 rent

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Building Address	Projected annual solar generation (kWh)	Projected annual net metering value (NMV) for the building made possible by the solar generation (\$)	Projected annual savings made possible by the solar generation (the NMV x $\geq 50\%$ discount)	Projected annual savings to pass as tangible benefit (\$) (Must be at least 50% of savings for building)	Total value of proposed tangible benefit (\$) (projected annual savings x 15 yrs)
e.g., 2022 Willow Ave, Ottawa, IL	16000	\$1760	\$880	\$440	\$6600

Please describe the proposed tangible benefits to be delivered to residents below. Please provide details on the good(s), service(s), or amenities delivered, the quantity and time period over which it is provided, the purveyor of the benefit, and the number of beneficiaries/recipients and how they will access the benefit.

**TANGIBLE BENEFIT DESCRIPTION:**

[Please provide a narrative explaining the tangible benefits in detail.]



## Existing Benefits Table

Is the proposed benefit a good, amenity, or service that the tenants receive? If yes, please use the table below to describe and quantify how the solar generation net metering supplements the existing goods, amenities, or services/benefits. Please describe the method used to track recurring benefits delivered over time, if not provided as a one-time single good, amenity, or service.

Frequency and time period over which benefit is provided to residents (e.g., 1x per year, monthly, once, etc.)	# of residents to access the projected benefit	Method of access/how residents will utilize the benefit
e.g., Annually for eight years	12	Gift spending card

ORGANIZATION NAME: \_\_\_\_\_

HEAD OF ORGANIZATION NAME: \_\_\_\_\_

HEAD OF ORGANIZATION SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED VENDOR: \_\_\_\_\_

APPROVED VENDOR SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_