

**Multifamily Affordable Solar Housing**  
**Semi-Annual Progress Report**  
**February 2, 2012**



Center for  
Sustainable Energy  
CALIFORNIA



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# Multifamily Affordable Solar Housing Semi-Annual Progress Report

Southern California Edison Company (SCE), on behalf of the California Solar Initiative (CSI) Program Administrators (PAs), submits this Semi-Annual Progress Report for the Multifamily Affordable Solar Housing (MASH) Program, in compliance with California Public Utilities Commission (CPUC or Commission) Decision (D.) 08-10-036, which requires the PAs to submit joint semi-annual reports to the Director of the Energy Division on the progress of the MASH Program.<sup>1</sup>

This fifth edition of the MASH semi-annual report captures administrative expenses and program data from program inception on October 16, 2008 through December 31, 2011. It includes requirements identified in Appendix A of D.08-10-036, and other data that the Energy Division (ED) has requested to be included in the report.

## 1. Executive Summary

The MASH Program is one of CSI's two low-income programs and is administered by SCE, Pacific Gas and Electric Company (PG&E), and California Center for Sustainable Energy (CCSE) in San Diego Gas and Electric Company (SDG&E) service territory. The MASH Program provides incentives for the installation of solar photovoltaic (PV) generating systems on low-income multifamily housing, as defined in California Public Utilities Code (PUC) Section 2852. The MASH Program has two incentive tracks, both of which are paid in a one-time lump sum payment referred to as the Expected Performance Based Buydown (EPBB).

1. Track 1 provides fixed, capacity-based rebates<sup>2</sup> at \$1.90 per watt for solar PV generating systems that offset common area electrical load (Track 1A) or at \$2.80 per watt for offsetting tenant area electrical load (Track 1B). Track 1 applications are reviewed on a first-come first-served basis.
2. Track 2 is a competitive application process and provides variable rebates up to 100% of system and ongoing maintenance costs. To be awarded Track 2 funds, an applicant must demonstrate direct tenant benefit. Track 2 consists of two

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<sup>1</sup> D.08-10-036, Ordering Paragraph No. 9 and Appendix A. In addition, the PAs will file a more detailed reporting of MASH expenses, including VNM implementation, as part of the CSI semi-annual administrative expense report that is due January 31, 2012. D.08-10-036, Ordering Paragraph No. 7 and Appendix.

<sup>2</sup> D. 08-10-036 originally set the Track 1 incentives at \$3.30 per watt for Track 1A and \$4.00 per watt for Track 1B. On July 14, 2011 the incentives were reduced, per Ordering Paragraph 13 of D.11-07-031, to \$1.90 per watt for Track 1A and \$2.80 per watt for Track 1B. The new incentive levels apply to any MASH reservations placed under review on or after the date of this Decision.

application cycles per year. As of July 2011, unallocated Track 2 funds<sup>3</sup> were shifted to Track 1, and as a result, Track 2 has been closed and is no longer being offered.

The PAs began accepting applications for Track 1 in February 2009 and conducted the first round of Track 2 application evaluations between July and December 2009. Additionally, PG&E, SCE, and SDG&E began to offer a Virtual Net Metering (VNM) utility tariff option in June 2009 to simplify the installation of solar PV generating systems in multifamily affordable housing.

Since the inception of the program, the PAs have paid out over \$28.7 million in incentives on 147 completed solar projects statewide. As of February 2, 2012, SCE has Track 1 funds available and is accepting applications on a first come first served basis. CCSE is fully subscribed and is accepting applications for their waitlist while PG&E's waitlist is closed to new applications at this time. To find out about the latest information on funding availability, contact your local Program Administrator or visit their program website.

Track 2 was eliminated as a program offering in July 2011 as a result of D.11-07-031, which required unallocated Track 2 funds to be transferred to Track 1. The Decision noted that “the strong demand for Track 1 incentives indicates that the higher Track 2 incentives are not necessary.”<sup>4</sup>

## 2. Background

In D.06-01-024, the Commission adopted the Staff Proposal to set aside a minimum of 10% of CSI Program funds for projects installed by low-income residential customers and affordable housing projects.<sup>5</sup> In 2006, the California Legislature codified this requirement in Senate Bill (SB) 1<sup>6</sup> and Assembly Bill (AB) 2723.<sup>7</sup> Subsequently, in D.06-12-033, the Commission directed the PAs to conform the CSI Program to SB 1 and AB 2723 requirements and directed that 10% of the total ten-year CSI budget would be reserved for the low-income residential solar incentive programs that are now referred to as the MASH and the Single-Family Affordable Solar Homes (SASH) Programs.

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<sup>3</sup> Conclusion of Law 26 of D.11-07-031 provides that all funds remaining in MASH Track 2 should be shifted to MASH Track 1.

<sup>4</sup> D.11-07-031, pp. 52 and 53.

<sup>5</sup> D.06-01-024, *mimeo.*, pp. 5 and 27, Conclusion of Law 9 at p. 43 (*see also* Appendix A, pp. 2-3)

<sup>6</sup> SB 1 (Murray & Levine), *Chapter 132, Statutes of 2006*, sets forth specific CSI program requirements regarding program budget, conditions for solar incentives, and eligibility criteria.

<sup>7</sup> AB 2723 (Pavley), Chapter 864, Statutes 2006, required the Commission to ensure that not less than 10% of the CSI funds are used for the installation of solar energy systems on low-income residential housing and authorized the Commission to incorporate a revolving loan or loan guarantee program for this purpose.

On October 16, 2008, in D.08-10-036, the Commission established the \$108.34 million MASH Program as a component of the CSI Program. The MASH Program provides incentives “for solar installations on existing multifamily affordable housing that meet[s] the definition of low income residential housing established in Pub. Util. Code § 2852.”<sup>8</sup>

The Commission adopted a two-track incentive structure, “with Track 1 providing up front incentives to systems that offset either common area or tenant load, and Track 2 providing an opportunity to compete for higher incentives through a grant program.”<sup>9</sup>

PG&E, SCE, and, in SDG&E’s service territory, CCSE administers incentives under the MASH Program. The Commission selected the general market CSI PAs because the target customers of the MASH Program, who are affordable housing building owners, are similar to the commercial and non-profit customers of the general market CSI Program. The resulting synergy allowed the PAs to incorporate MASH into their existing CSI administrative structures and to implement MASH in a quick and cost-effective manner.<sup>10</sup>

The overall goals for the MASH Program are to:

1. Stimulate adoption of solar power in the affordable housing sector;
2. Improve energy utilization and overall quality of affordable housing through application of solar and energy efficiency technologies;
3. Decrease electricity use and costs without increasing monthly household expenses for affordable housing building occupants; and
4. Increase awareness and appreciation of the benefits of solar among affordable housing occupants and developers.

The MASH Program will operate either until December 31, 2015, or until all funds available from the program’s incentive budget have been allocated, whichever event occurs first. PUC Section 2852(c)(3) requires that any program dollars unspent on January 1, 2016, are to be used for Low Income Energy Efficiency programs.

## **2.1. Incentive Types: Track 1 (A and B) and Track 2**

The MASH Program is designed to subsidize solar PV generating systems in low-income multifamily housing. Incentivizing the installation of solar PV generating systems in the MASH Program is not as straightforward as the general market CSI Program. Although affordable housing building owners are the target market, two different categories of customers may receive the benefits from an installed system: the building owners and the tenants. The incentive structure and rebate levels of the MASH Program

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<sup>8</sup> D.08-10-036, Appendix A, *mimeo.*, p. 1

<sup>9</sup> D.08-10-036, *mimeo.*, p. 9.

<sup>10</sup> D.08-10-036, p. 24-25

were designed to allow benefits of the solar systems to accrue for both categories of customers.

To accomplish this goal, MASH incentives are divided into two different tracks: Track 1 and Track 2. Track 1 is similar to the general market CSI Program in that the rebate amount is fixed and capacity-based. As shown in Table 1, Track 1 offers different incentives for solar PV generating systems that offset the electric load for common areas and tenant units. The rebates are based only on the Expected Performance Based Buy-down (EPBB) method, which is a one-time lump sum payment made after verification of system installation. In the MASH Program, the EPBB incentive rates are fixed and do not automatically decline as they do in the general market CSI program; instead the incentive levels can be revisited, and the Administrative Law Judge assigned to the CSI proceeding has the authority to reduce MASH Track 1 incentives by up to 10% each year.<sup>11</sup>

**Table 1: MASH Track 1 Incentive Rates in \$/Watt<sup>2</sup>**

Track 1A: PV System Offsetting Common Area Load	Track 1B: PV System Offsetting Tenant Area Load
\$1.90/Watt	\$2.80/Watt

Track 1A incentives are available for solar system installations that offset common area; Track 1B incentives are available for systems that offset residential tenant unit electrical load. There is no mandate requiring property owners to install systems that offset tenant unit load in order to qualify for Track 1 incentives; however, it is assumed that the higher Track 1B rate is sufficient to incentivize property owners to provide solar electric benefits to their tenants.

The Track 2 category allows applicants to compete for higher incentive rates if the project provides a quantifiable “direct tenant benefit” (i.e., any operating costs savings from solar that are shared with tenants). Other categories of benefits that are considered when determining an award include energy efficiency improvements in tenant units, on-site green job creation, training, outreach and education for tenants on sustainability topics.

Two Track 2 award cycles are scheduled each year, and the PAs can award up to 20 percent of the total Track 2 budget in any given cycle; however, awards are not guaranteed during any cycle. For each winning application, a PA can award up to 100 percent of the capital costs for the project as well as ongoing operation and maintenance costs.

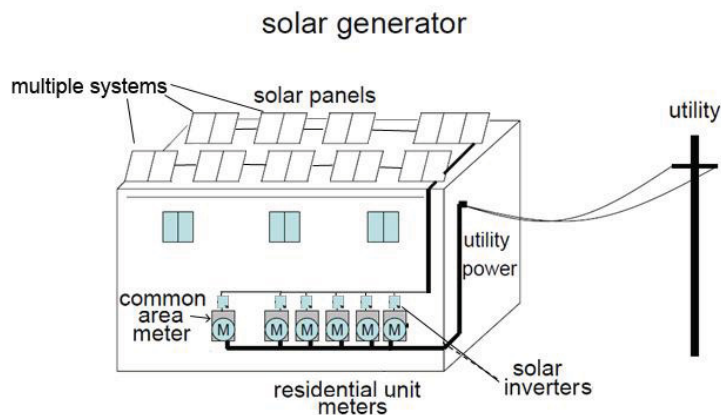
To ensure that the PAs apply consistent criteria in evaluating Track 2 applications, the PAs developed a standardized statewide Track 2 application and review process with consultation from members of the affordable housing community.

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<sup>11</sup> D.08-10-036, p. 14

## 2.2. Virtual Net Metering

Following adoption of D.93586 in December 1981, most utilities closed their Master Meter/Submeter Tariffs to new installations. PUC Section 780.5 required individual utility metering in multi-unit residential buildings that received building permits after July 1, 1982. While this setup encourages tenants to conserve energy and have more control over their usage, it presents challenges to building owners who want to install solar PV generating systems intended to serve tenants. In order to offset energy usage in tenant units, an owner would have to install a separate system with its own inverter for every meter on the property (see Figure 1).



**Figure 1: Conventional Solar Systems on Individually-Metered Multifamily Housing**

To encourage solar installations on multi-unit affordable housing properties through the MASH Program, D.08-10-036 directed SCE, PG&E and SDG&E to file tariffs for an arrangement called Virtual Net Metering (VNM). These tariffs allow multifamily affordable building owners that participate in the MASH program to install a single solar PV generating system that covers the electrical load of the owner's common areas as well as the tenants' individual meters that are located within the residential complex.<sup>12</sup> A

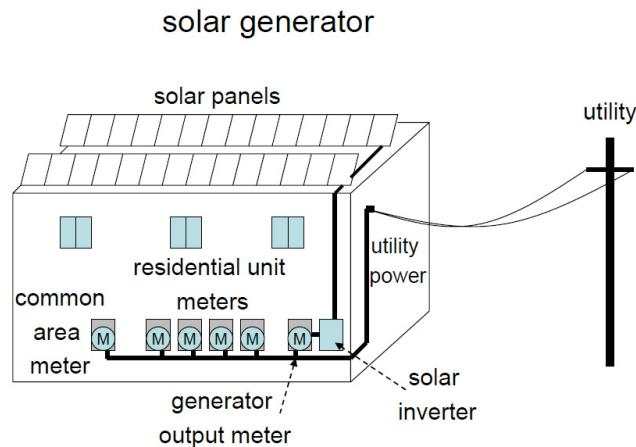
<sup>12</sup> D.11-07-031, Ordering Paragraph 1 at p.65, Within 30 days of the effective date of the decision, SCE and SDG&E shall each file an advice letter to match PG&E's NEMVNMA tariff. PG&E shall file an advice letter to remove the December 31, 2011 sunset date for the option to serve accounts located at multiple Customer Service Delivery Points from its NEMVNMA tariff. PG&E Advice Letters 3718-E and 3718-E-A, PG&E modified its Schedule NEMVNMA, Virtual Net Energy Metering (VNM) Service for Individually Metered Residential Units and Owners with Housing Receiving Incentives From the Multifamily Affordable Solar Housing (MASH) Program or the New Solar Homes Partnership Program (NSHP) Affordable Housing to allow customers meeting certain requirements the option to alternatively elect to serve accounts located at multiple Customer Service Delivery Points within their "Eligible Low Income Development" so as to fully utilize their solar generator(s) of not more than 1,000 kW also sited within their "Eligible Low Income Development." These options are available to customers who are ready to interconnect no later than December 31, 2011.

Each utility filed an advice letter as required by D.11-07-031, Ordering Paragraph 1 within the required time frame. The change to PG&E and SCE's tariff became effective September 14, 2011. PG&E's advice letter also changed the tariff name from NEMVNMA to NEMVMASH. The revision to SDG&E's tariff became effective on September 13, 2011.

residential complex is defined as all of the real property and apparatus employed in a single low-income housing enterprise on contiguous parcels of land, which may be divided by a dedicated street highway or public thoroughfare or railway, so long as they are otherwise contiguous and part of the same single low-income housing enterprise, they are all under the same ownership.

The virtual net metering process is described as a PV system installation on an individually metered building (see Figure 2) where the electricity generated by the system is fed back into the grid through a Generator Output Meter, which measures the kilowatt hours produced. Based on a pre-arranged allocation determined by the property owner, the participating utility allocates the kilowatt hours resulting from the energy produced by the solar PV generating system to both the building owner's and tenants' individual utility accounts. The energy allocation to the tenant accounts is based on the relative size of the tenant's unit, consistent with the manner in which affordable housing rents are established. The allocated kilowatt hours are then netted with the customer's usage and then billed in the same manner as a regular NEM customer's account. The VNM tariffs that PG&E, SCE, and SDG&E offer are currently available to those customers that receive incentives through either the MASH Program or the California Energy Commission's New Solar Homes Partnership Program. Detailed VNM tariff requirements can be found at each utility's website:

- PG&E: [Schedule NEMVMASH](#)
- SCE: [Schedule MASH VNM](#)
- SDG&E: [Schedule VNM-A](#)



**Figure 2: Virtual Net Metering System on Individually-Metered Multifamily Housing**

As MASH VNM projects begin their initial system design, it is important for the customer and the solar contractor to understand the requirements of the VNM tariff for each utility



prior to the installation. MASH PAs work with the contractors and/or the customers to ensure compliance with the tariff.

### 2.3. Program Eligibility

Eligibility for the MASH Program is based on the characteristics of the affordable housing development, which must:

1. Meet the definition of “low income residential housing” as provided in PUC Section 2852;
2. Have an occupancy permit<sup>13</sup>; and
3. Be an electric customer of SCE, PG&E, or SDG&E.

### 2.4. Budget

In an Assigned Commissioner’s Ruling dated February 5, 2007, in Rulemaking (R.) 06-03-004, one-half of the \$216 million low-income CSI budget adopted by the Commission in D.06-12-033 (\$108 million) was reserved for multifamily affordable housing; the other half was allocated to single-family affordable homes. The MASH program budget, shown in Table 2<sup>14</sup>, was formally adopted by the CPUC in D.08-10-036.

Twelve percent of the PAs’ MASH budget is reserved for program administration, including marketing and outreach, and program evaluation. The PAs must spend two percent on evaluation; however, the remaining ten percent can be split between general administration and marketing and outreach at the PA’s discretion.

**Table 2: MASH Budget Allocations by Utility Territory**

	<b>PG&amp;E</b>	<b>SCE</b>	<b>CCSE</b>	<b>Total</b>
<b>Budget %</b>	43.7%	46%	10.3%	100%
<b>Track 1A and 1B</b>	32,923,230	34,656,032	7,759,938	75,339,200
<b>Track 2</b>	8,740,000	9,200,000	2,060,000	20,000,000
<b>Administration (12%)</b>	5,681,350	5,980,368	1,339,082	13,000,800
<b>Total</b>	<b>47,344,580</b>	<b>49,836,400</b>	<b>11,159,020</b>	<b>108,340,000</b>

<sup>13</sup> Conclusion of Law 30 of D.11-07-031 provides that the two-year occupancy requirement for MASH applicants is no longer needed, but projects may not receive incentives from both NSHP and MASH.

<sup>14</sup> Conclusion of Law 26 of D.11-07-031 provides that all funds remaining in MASH Track 2 will be shifted to MASH Track 1. The shift modified the MASH budget allocation amounts between Track 1 and Track 2. However, the combined incentive total for Track 1 and Track 2 remain the same.

From October 16, 2008 through December 31, 2011, total MASH program expenditures are \$30,820,703. Incentive payments make up a significant portion of the total expenses at 93%. Table 3 details expenditures by PA.

**Table 3: MASH Program Expenditures by Program Administrator**

<b>MASH Program Expenditure Data Oct 16, 2008<sup>15</sup> to December 31, 2011</b>				
<b>Expenditure Type</b>	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE*</b>	<b>Total</b>
<b>Administrative</b>	\$417,381	\$609,656	\$624,530	<b>\$1,651,567</b>
<b>Marketing</b>	\$56,424	\$39,294	\$21,320	<b>\$117,038</b>
<b>Measurement &amp; Valuation</b>	\$16,687	\$284,415	\$0	<b>\$301,102</b>
<b>Incentive</b>	\$6,698,209	\$11,041,902	\$11,010,885	<b>\$28,750,996</b>
<b>Total</b>	<b>\$7,188,701</b>	<b>\$11,975,267</b>	<b>\$11,656,735</b>	<b>\$30,820,703</b>

\*Note: Per Advice Letter #2469-E, CPUC M&E expenses in the amount of \$1,211,747 has been paid outside of the CSI Budget through December 31, 2011. SCE anticipates CSI and MASH M&E expenses will be charged to the CSI budget once authorized by the CPUC.

### 3. Program Progress

Since the last semi-annual report was published, 63 additional Track 1 applications have been completed for a total of 143 MASH solar projects with a capacity of 7.261 MW.

As shown in Table 4, the total number of completed projects is comprised of 74 in PG&E's territory, 38 in SCE's territory and 31 in CCSE's territory. At this time, \$25,464,476 million in incentives have been paid to MASH Track 1 projects statewide.

Table 4 also shows that there are a total of 175 MASH Track 1 applications in the pipeline with reserved incentives totaling \$44,999,751 and an estimated capacity of 13.897 MW. An additional eight applications are on a waitlist status for Track 1 funding, representing approximately 0.960 MW of capacity.

To date, over 460 applications have been received and processed in the MASH Track 1 program. Chart 1 illustrates the number of applications in each status as of December 31, 2011. Seventy-seven percent (77%) of CCSE's active<sup>16</sup> projects have been completed while more than half of the projects in PG&E's and SCE's territories are pending completion.

<sup>15</sup> Date of Decision 08-10-036

<sup>16</sup> Active status is defined as applications that are either under review, reserved or completed.

Per D.11-07-031, MASH Track 2 has been closed and all unallocated funds were transferred to Track 1. This change allowed the PAs to move Track 1 waitlist projects in their respective territories into active status. Customers and applicants were given the opportunity to revisit their application and determine its feasibility given the reduction in the incentive rates and application fee requirements.

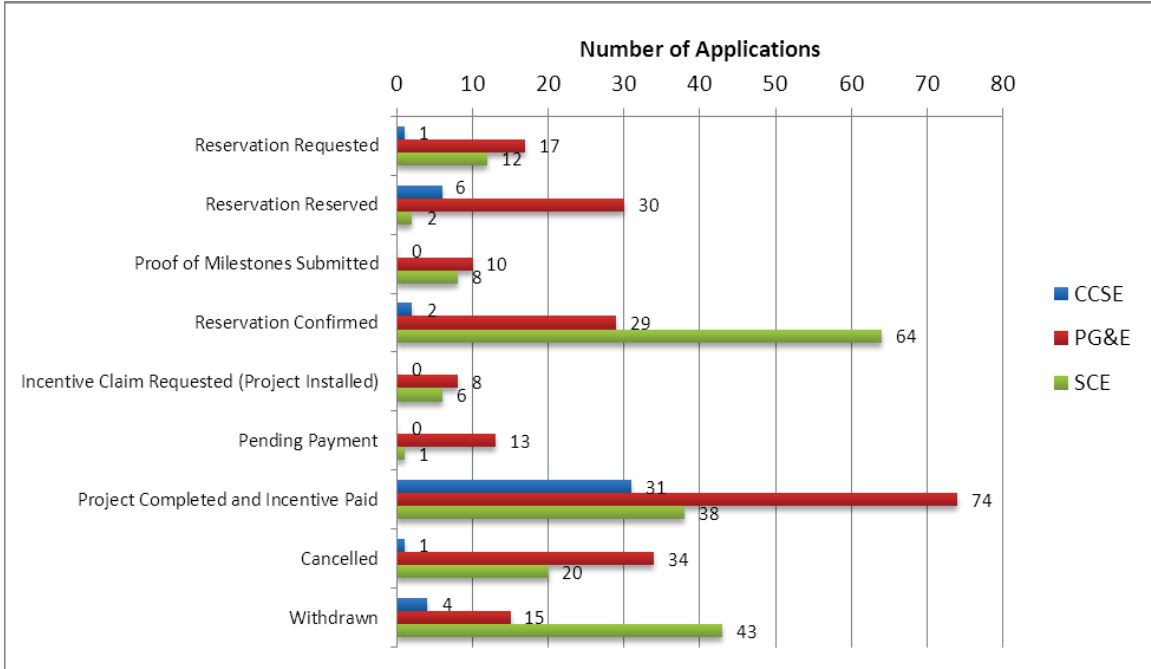
**Table 4: Summary Data: MASH Track 1 Applications by Status**

<b>Summary Data (Track 1)</b>				
<b>UNDER REVIEW APPLICATIONS</b>	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE</b>	<b>Total</b>
Application (Number)	0	19	12	<b>31</b>
Capacity (MW)	0.000	1.351	2.801	<b>4.152</b>
Incentives	\$0	\$2,955,283	\$7,325,860	<b>\$10,281,143</b>
<b>RESERVED APPLICATIONS</b>				
Application (Number)	8	86	81	<b>175</b>
Capacity (MW)	0.886	6.837	6.174	<b>13.897</b>
Incentives	\$2,675,240	\$21,658,085	\$20,666,426	<b>\$44,999,751</b>
<b>COMPLETED APPLICATIONS</b>				
Application (Number)	31	74	38	<b>143</b>
Capacity (MW)	1.604	3.095	2.562	<b>7.261</b>
Incentives	\$6,083,991	\$10,217,016	\$9,163,469	<b>\$25,464,476</b>
<b>WAITLIST APPLICATIONS</b>				
Application (Number)	8	0	0	<b>8</b>
Capacity (MW)	0.960	0.000	0.000	<b>0.960</b>
Incentives	\$2,633,100	\$0	\$0	<b>\$2,633,100</b>
<b>OTHER DETAILS</b>				
Average Project Costs (\$/Watt) Completed, before incentive	\$7.04	\$7.84	\$7.87	<b>\$7.58</b>
Average Dropout Rate	9.0%	23.8%	22.2%	<b>18.3%</b>

Data: October 16, 2008 – December 31, 2011

Note: All system capacity measured in CEC-AC MW

**Chart 1: Track 1 Applications by Status**



Data as of December 31, 2011

To access the latest MASH program statistics including waitlist status, customers and stakeholders are encouraged to visit each PA website at the links provided below or the GoSolarCalifornia website.

[California Center for Sustainable Energy](#)

[Pacific Gas & Electric](#)

[Southern California Edison](#)

### 3.1. MASH Track 1 Activity

The charts and tables in this section illustrate detailed MASH Track 1 activity based on several data points, such as application status, number of active applications, system capacity and incentive dollars.

To illustrate program subscription under Track 1A (common area) and Track 1B (tenant area) incentives, the information has been separated between the two incentive tracks.

With a total of 43% of incentive dollars allocated for Track 1A and 57% for Track 1B, PV system investments appear to lean toward those that offset tenant electrical usage.

Table 5 shows that there are currently 6.9 MW reserved and 1.629 MW of capacity under review for Track 1A incentives. Across all PA territories, there is a total of 0.061 MW on the waitlists. So far, 3.686 MW of solar has been completed under Track 1A.

**Table 5: Detailed Data: MASH Track 1A (Common Area) Applications by Status**

<b>UNDER REVIEW</b>	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE</b>	<b>Total</b>
Capacity (MW)	0.000	1.005	0.624	<b>1.629</b>
Incentives	\$0	\$1,935,842	\$1,190,965	<b>\$3,126,807</b>
<b>RESERVED</b>				
Capacity (MW)	0.104	3.509	3.290	<b>6.903</b>
Incentives	\$211,663	\$9,420,418	\$10,234,337	<b>\$19,866,418</b>
<b>COMPLETED</b>				
Capacity (MW)	0.337	2.163	1.186	<b>3.686</b>
Incentives	\$1,066,037	\$6,682,491	\$3,771,623	<b>\$11,520,151</b>
<b>WAITLISTED</b>				
Capacity (MW)	0.061	0.000	0.000	<b>0.061</b>
Incentives	\$115,900	\$0	\$0	<b>\$115,900</b>

Data: October 16, 2008 – December 31, 2011

All system capacity measured in CEC-AC MW

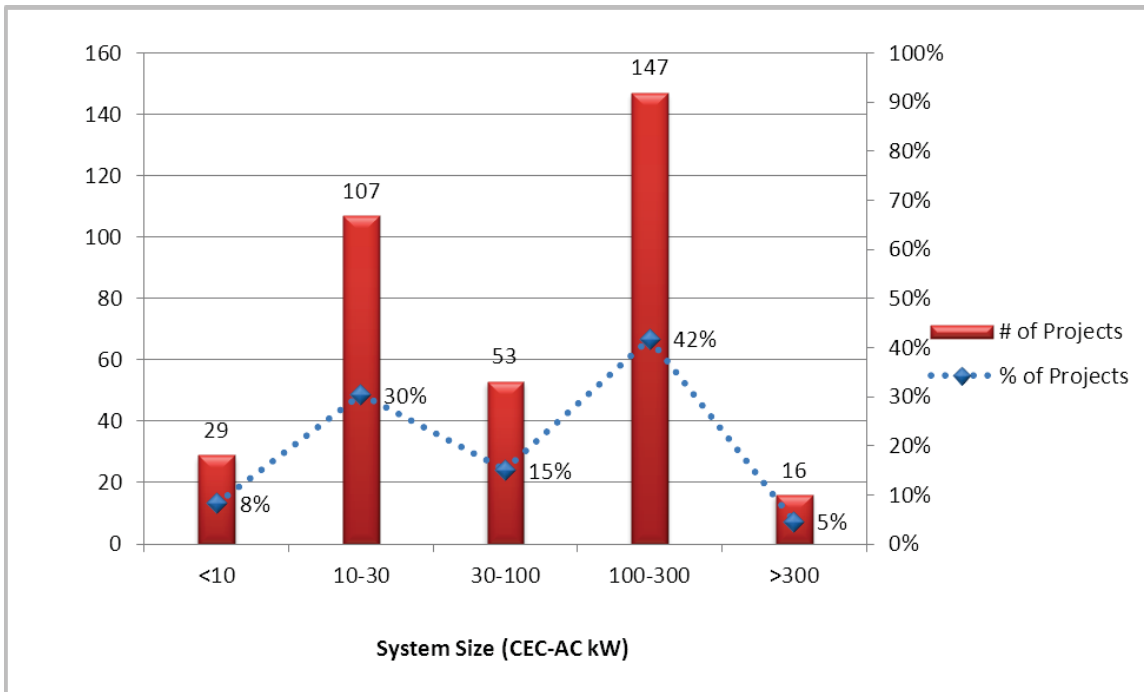
In comparison, Table 6 below shows that there are 6.993 MW reserved and 2.523 MW of capacity under review for Track 1B incentives. So far, 3.575 MW of solar projects has been completed under this track. CCSE has a waitlist of 0.899 MW, worth \$2,517,200 in incentives while PG&E and SCE have no waitlist.

**Table 6: Detailed Data: MASH Track 1B (Tenant) Applications by Status**

<b>UNDER REVIEW</b>	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE</b>	<b>Total</b>
Capacity (MW)	0.000	0.346	2.177	<b>2.523</b>
Incentives	\$0	\$1,019,441	\$6,134,895	<b>\$7,154,336</b>
<b>RESERVED</b>				
Capacity (MW)	0.782	3.328	2.883	<b>6.993</b>
Incentives	\$2,463,577	\$12,237,667	\$10,432,089	<b>\$25,133,333</b>
<b>COMPLETED</b>				
Capacity (MW)	1.267	0.932	1.376	<b>3.575</b>
Total Incentives	\$5,017,954	\$3,534,525	\$5,391,846	<b>\$13,944,325</b>
<b>WAITLISTED</b>				
Capacity (MW)	0.899	0.000	0.000	<b>0.899</b>
Incentives	\$2,517,200	\$0	\$0	<b>\$2,517,200</b>

Data: October 16, 2008 – December 31, 2011  
 All system capacity measured in CEC-AC MW

**Chart 2: Active Projects by System Size**

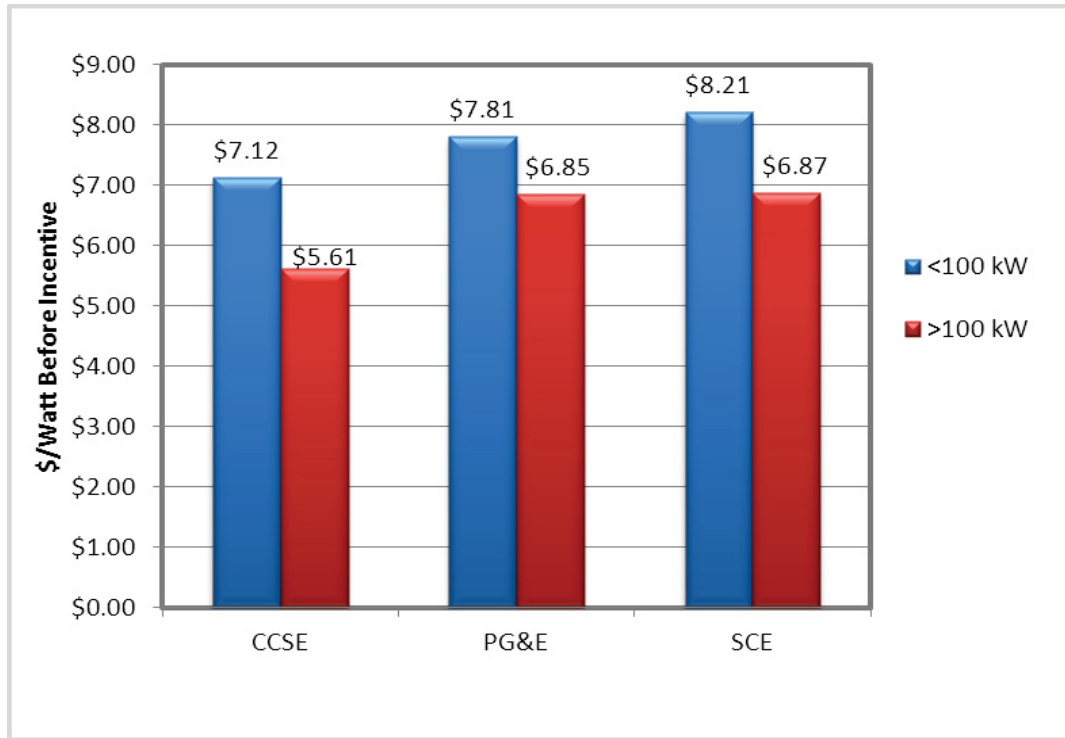


Data as of December 31, 2011

In analyzing overall system size per project, 352 active projects were reviewed and the average project size is 72 kW. This is an increase of 10 kW from the average size

reported in the last semi-annual report. Chart 2 also indicates that a significant portion of projects across all PA territories are either small systems in the range of 10 to 30 kW or larger systems from 100 to 300 kW CEC-AC.

**Chart 3: Average Cost per Watt by Project Size**



Data as of December 31, 2011

When looking at the MASH program, it is important to also look at the average cost per watt. In order to provide the most accurate cost information for this analysis, the data set used for Chart 3 is limited to projects that have been completed or pending incentive payment. As shown in the chart, there is some cost variability between the PA territories. Overall, the average cost per watt for systems that are less than 100 kW CEC-AC are higher than those for systems 100 kW and greater. This is consistent with the general market CSI program, where economies of scale lead to cost efficiencies in larger systems. The analysis consists of 171 projects comprising of four CCSE projects greater than 100kW and 27 projects that are less than 100kW. Six projects greater than 100kW and 39 less than 100kW are attributed to SCE applications while PG&E adds seven projects greater than 100kW and 88 less than 100kW.

### 3.2. MASH Track 2 Incentives

Prior to the closure of Track 2, 13 distinct Track 2 projects totaling \$8,151,399 were awarded across all PA territories. PA-specific Track 2 program information is found in Table 7.

PG&E has one completed Track 2 project and five in the Incentive Claim Milestone phase. The remaining applications are expected to submit an Incentive Claim package by the end of Q1 2012. SCE has one completed project in July 2011, and the remaining three projects are estimated to be completed by Q2 2012. A total of two Track 2 projects have been awarded and completed in CCSE's territory.

**Table 7: Summary Data: Total MASH Track 2 Applications by Status**

<b>Summary Data (Track 2)</b>				
<b>RESERVED APPLICATIONS</b>	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE</b>	<b>Total</b>
Application (Number)	0	6	3	<b>9</b>
Capacity (MW)	0.000	0.336	0.474	<b>0.810</b>
Incentives	\$0	\$1,726,224	\$2,885,960	<b>\$4,612,184</b>
Unallocated Incentive Budget	<b>\$1,241,036</b>	<b>\$6,188,890</b>	<b>\$4,466,624</b>	<b>\$11,896,550</b>
<b>COMPLETED APPLICATIONS</b>				
Application (Number)	2	1	1	<b>4</b>
Capacity (MW)	0.105	0.175	0.222	<b>0.502</b>
Incentives	\$818,964	\$824,886	\$1,847,416	<b>\$3,491,266</b>

Data: October 16, 2008 – December 31, 2011

Note: All system capacity measured in CEC-AC MW

### 3.3. Virtual Net Metering Activity

As discussed in Section 2.2 of this report, virtual net metering (VNM) is offered to MASH participants to encourage installation of solar systems on multi-unit affordable housing properties. Since the VNM tariffs became available to SCE, PG&E and SDG&E customers, property owners have taken advantage of VNM and are passing on the benefits to their tenants.

Participating tenants receive monthly allocation of the energy produced by the solar PV system resulting in a reduction on their electric bill. As of December 31, 2011, 2,417 tenant units are being served by VNM tariffs offered by the utilities. The number of participating tenants by PA territory is shown in Table 8.



**Table 8: Tenant Units Served by Virtual Net Metering (VNM) Tariffs**

	<b>CCSE</b>	<b>PG&amp;E</b>	<b>SCE</b>	<b>Total</b>
MASH VNM Tenant Units	833	1,128	456	<b>2,417</b>

Data through December 31, 2011

## **4. Regulatory Update**

Since the June 30, 2011 MASH semi-annual report, the following regulatory activities occurred:

On October 7, 2011, PG&E on behalf of the CSI PAs, filed a request for a one-time extension to modify the schedule for submission of the CSI and MASH Marketing and Outreach (M&O) plans. Additional time was requested to better analyze and develop budget requirements for various M&O tactics proposed in each respective 2012 CSI general market and MASH M&O plan. The CPUC Executive Director approved the request for extension on October 25, 2011. The 60-day extension changed the due date of the M&O filing from December 1, 2011 to January 30, 2012.

On July 26, 2010, the Administrative Law Judge (ALJ) issued the Energy Division Staff Proposal containing proposed modifications to the CSI Program. A Scoping Memo was issued on November 9, 2010 and categorized the proposed modifications into three phases. The Phase I CSI modifications were addressed by the Commission in D.11-07-031, issued in July 2011. The modifications include the following changes that amended the MASH program:

- Expansion of VNM beyond the service delivery point for each utility's MASH VNM tariff.
- Reduction of Track 1 incentive rates to \$1.90/watt for offsetting common and \$2.80/watt for tenant load
- Application fee for systems that are 10 kW and greater
- Removal of the two year occupancy requirement

Additionally, on December 14, 2011 the ALJ issued a Ruling requesting parties to provide their comments on the Phase II and Phase III issues identified in the Scoping Memo Ruling.

Included in Phase II issues is a Staff recommendation that would set a combined goal of 50 MW for the MASH and SASH Solar Programs. For specific details on the CSI Phase II and III Modifications, go to the [Scoping Memo Ruling](#). As of the writing of this report,

comments are being filed by the PAs in response to the low-income megawatt goal recommendation.

## **Conclusions**

- A total of \$25,464,476 in incentives has been disbursed and 7.261 MW of capacity have been installed through Track 1, with an additional 18.049 MW of capacity expected from active reservations.
- Per D. 11-07-031, unallocated Track 2 funds were transferred to Track 1. This change has resulted in closure of the Track 2 portion of the MASH program. There are currently nine active Track 2 projects across all PA territories totaling \$4,612,184 in incentives and approximately 0.810 MW of capacity. Four projects totaling over 500 kW of capacity have been completed across all PA territories amounting to \$3,491,266 in incentives paid.

**CERTIFICATE OF SERVICE**

I hereby certify that, pursuant to the California Public Utilities Commission's Rules of Practice and Procedure, I have this day served a true copy of the **2012 Semi-Annual Progress Report for the Multifamily Affordable Solar Housing Program** on all parties identified on the attached service list(s). Service was effected by one or more means indicated below:

Transmitting the copies via e-mail to all parties who have provided an e-mail address. First class mail will be used if electronic service cannot be effectuated.

Executed this **2nd day of February, 2012**, at Rosemead, California.

/s/ Andrea Moreno

By: Andrea Moreno

Project Analyst  
SOUTHERN CALIFORNIA EDISON COMPANY

2244 Walnut Grove Avenue  
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