



**ELECTRIC SCHEDULE NEMVNMA**  
**VIRTUAL NET ENERGY METERING FOR MULTIFAMILY**  
**AFFORDABLE HOUSING (MASH/NSHP) WITH SOLAR GENERATOR(S)**

Sheet 1

APPLICABILITY: This virtual net energy-metering schedule is applicable to Customers with Bundled Service Accounts, who operate (a) solar generator(s) of not more than 1,000 kW in parallel with PG&E's electric system, all on the same Premises, for either: (N)

- a. an existing building or buildings served from one Customer Service Delivery Point, as defined in Rule 16, with PG&E's Distribution System that received incentives under PG&E's California Solar Initiative (CSI) Multifamily Affordable Solar Housing (MASH) Program\*, or
- b. new, "Affordable Housing" consisting of one or more buildings serviced from one Customer Service Delivery Point, as defined in Rule 16, with PG&E's Distribution System that received incentives under the New Solar Homes Partnership (NSHP)\*\* Program in PG&E's service territory.

Either such arrangement is called an "Eligible Low Income Facility."

NEMVNMA is available on a first-come, first-served basis to Customers with an Eligible Low Income Facility that provide PG&E with:

- a. a completed NEMVNMA application and interconnection agreement as described in Special Condition 3, including all supporting documents and required payments; AND
- b. evidence of the final inspection clearance from the governmental authority having jurisdiction over the Solar Generating Facility; until such time as the total rated generating capacity on Rate Schedules NEM and NEMVNMA exceeds two and one-half (2.5) percent of PG&E's aggregate peak demand until December 31, 2015, or until all funds available for the incentives have been allocated, whichever comes first.

**Generator Size** - Size the generator(s) no larger than for the energy requirements of all eligible account types of the past year for existing housing and estimated requirements of new housing. Specific size limits will be determined by the relevant incentive program (MASH or NSHP).

\* Pursuant to CPUC Decision 08-10-036, "The MASH Program is targeted at existing multifamily affordable housing that meets the definition of low-income residential housing set forth in Pub. Util. Code 2852. Specifically, this means multifamily housing financed with low-income housing tax credits, tax-exempt mortgage revenue bonds, general obligation bonds, or local, state or federal loans or grants. The housing must also meet the definition of low-income households in Health and Safety Code 50079.5 (p. 6). Under the MASH program, the portion of the system offsetting common area load would receive Track 1A incentives, and the portion offsetting tenant load would receive Track 1B incentives."

\*\* Pursuant to Public Resources Code 25401.6, to be eligible as a NSHP "affordable housing" means:

- a. In its administration of Section 25744, the Commission shall establish a separate rebate for eligible distributed emerging technologies for affordable housing projects including, but not limited to, projects undertaken pursuant to Section 50052.5, 50053, or 50199.4 of the Health and Safety Code. In establishing the rebate, where the Commission determines that the occupants of the housing shall have meters, the Commission may adjust the amount of the rebate based on the capacity of the system, provided that a system may receive a rebate only up to 75 percent of the total installed costs. The Commission may establish a reasonable limit on the total amount of funds dedicated for purposes of this section;
- b. It is the intent of the Legislature that this section fulfills the purpose of paragraph (5) of subdivision (b) of Section 25744.

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APPLICABILITY:  
 (Cont'd.)

**Network Grid Limitations** – Portions of San Francisco and Oakland, where PG&E has a network grid, have generation export limitations. Customers seeking generator interconnections in San Francisco and Oakland must contact PG&E before beginning any work.

**Account Types** – Three types of Accounts in an Eligible Low Income Facility are covered by this tariff:

- a. Generator Account– the Account where the up to one megawatt solar photovoltaic generator facility (Solar Generating Facility) is interconnected and for which the Eligible Low Income Facility owner or a party they designate (“Owner”), is the PG&E Customer. The Generator Account must have no load other than that required by the Solar Generating Facility itself and must not be included as part of a Common Area Account. If there is more than one solar generator, they must all be interconnected on this Account.
- b. Common Area Account– each load-only Account for a common area, if any, and for which the Owner is the PG&E Customer.
- c. Residential Unit Account – each load-only account for a residential unit located in the Eligible Low Income Facility, and for which an occupant is the PG&E Customer.

Any Account that includes load, except one that includes only Solar Generating Facility load or as otherwise provided in NEMVNMA, is referred to as a “Customer Load Account”.

**Owner Obligations** – The Owner must:

- a. comply with all applicable safety and performance standards as delineated in PG&E’s Electric Rule 21 and other applicable tariffs, safety and performance standards established by the National Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the California Public Utilities Commission regarding safety and reliability. The Owner is solely responsible for the ongoing maintenance and operation of the Solar Generating Facility;
- b. keep in force the amount of property, commercial general liability and/or personal liability insurance the Owner has in place at the time they initiate service on this tariff;
- c. agree that PG&E may from time to time release to the California Energy Commission and/or the California Public Utilities Commission, information regarding the Eligible Low Income Facility, including the Owner’s name, and Solar Generating Facility location, capacity and operational characteristics, and Customer names at the Residential Unit Accounts; AND
- d. agree to comply with all applicable rules and requirements of PG&E’s Net Energy Metering tariffs

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**APPLICABILITY:** (Cont'd.) **Modifications to Solar Generating Facility** – If the Eligible Low Income Facility’s Solar Generating Facility has not been previously approved for interconnection by PG&E, or where any modification to the previously approved Solar Generating Facility has been made, the Owner must complete the interconnection process in Special Condition 3 of this tariff.

**Change in Owner** – A change in the Owner responsible for the Eligible Low Income Facility (“Change of Owner”), where no modification to the Solar Generating Facility has been made, does not need to complete the interconnection process in Special Condition 3, as long as the requirements of this section are met.

**RATES:** The rate and charges at each Customer Load Account and the Generator Account under this schedule will be in accordance with its PG&E otherwise-applicable metered rate schedule (OAS). The customer at each Customer Load Account or Generator Account served under this schedule is responsible for all charges from its OAS including monthly minimum charges, customer charges, meter charges, facilities charges, demand charges and surcharges. For Generator and Common Area Accounts on general service OASs, the “Average Rate Limiter” and all other demand charges will be based on the demand in kilowatts as measured only on the energy being consumed at the Common Area Account or Generator Account from PG&E. The power factor, when it applies on the OAS, will be based on the energy consumed at the Account from PG&E and the average power factor over the past 12 billing months of operation prior to starting on NEMVNMA. A Generator or Common Area Account, without 12 billing months of power factor history, will have its power factor estimated based on the nature of the connected loads and their hours of operation. Power factor will be subsequently applied to the bill at the Generator or Common Area Account until the customer demonstrates to PG&E’s satisfaction that adequate correction had been provided. PG&E will continue to monitor and review the power factor and if warranted, change the power factor correction on the Generator or Common Area Account’s bills.

Charges for energy (kWh) supplied by PG&E will be based on the net metered usage in accordance with Billing (Special Condition 2, below).

For each Service Account, the energy rates and customer charges will be in accordance with their OAS.

Generator Accounts eligible for service under NEMVNMA are exempt from the requirements of Schedule S—*Standby Service*.

**SUB SCHEDULES:** Eligible customers will be placed on the appropriate sub-schedule as described below:

1. NEMVNMA G – For Generator Accounts
2. NEMVNMA C – For Common Area Accounts
3. NEMVNMA R – For Residential Unit Accounts

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Sheet 4

**SPECIAL  
 CONDITIONS:**

1. METERING: NEMVNMA net energy metering shall be accomplished at:
  - a. The Generator Account where the Solar Generating Facility is located, using a PG&E meter capable of recording solar energy system output in up to fifteen minute increments. The Owner shall be responsible for, and shall bear all costs associated with providing and installing such a meter.
 

If the Account has any load in addition to that of the solar energy system inverter(s), PG&E reserves the right to require the Owner to install a bi-directional PG&E meter appropriate to its otherwise applicable rate schedule and a generator output meter to determine the total generation and total usage at the Account. Additionally, the Owner will need to furnish at the Owner's expense a meter socket for the generation output meter and provide PG&E with unrestricted access to that meter and socket. If the Generator Account's existing electrical meter, together with the generation output meter, is not capable of determining the total usage necessary to bill its otherwise applicable rate schedule, the Owner shall be responsible for all expenses involved in purchasing and installing such metering.
  - b. Each Common Area Account, if any exist, using PG&E metering appropriate to its otherwise applicable rate schedule.
  - c. Each Residential Unit Account using PG&E metering appropriate to its otherwise applicable rate schedule.

2. BILLING:

For each Customer Load Account, Consumption or production shall be valued as follows:

- a. Annual Solar Energy Credit

The Annual Solar Energy Credit is the total energy (in kilowatt hours or kWh as read on the generation output meter over the Relevant Period as defined in Special Condition 2 g.

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SPECIAL  
 CONDITIONS:  
 (Cont'd.)

2. BILLING (Cont'd.):

b. The Annual Solar Energy Credit Allocation

The Owner at the time the Eligible Low Income Facility first takes service under NEMVNMA shall determine the initial percentage of Annual Solar Energy Credits allocated to the Common Area Account(s) versus the Residential Unit Accounts. This allocation shall remain fixed for at least five years, regardless of a Change in Owner. If incentives are received under the MASH program, the initial credit allocation must match the percentage of MASH incentive received for Track 1a (Common Area load offset) and Track 1b (Residential load offset).

After the initial five year period, the Owner may only modify this allocation once in any 12 month period. A reallocation of the solar credit becomes effective for each Customer Load Account on the first day of the next Billing Cycle where the Billing Cycle start date occurs at least five business days after the date of the Owner's request.

Any measured usage at the Generator Account over and above that required by the Solar Generating Facility itself, will be treated as if it is Common Area Account usage for the purposes of the Annual Solar Energy Credit Allocation and for billing.

For the Residential Unit Accounts, the percentage of solar energy credits (in kWh) allocated to each Residential Unit Account will be in proportion to the relative size of each unit, consistent with the manner in which affordable housing rents are established. This solar allocation percentage will be established initially by the Owner on Appendix A of the NEMVNMA application and interconnection agreement as described in Special Condition 3.

If there are multiple Common Area Accounts, the Owner must specify each Common Area Account allocation on Appendix A of the NEMVNMA application and interconnection agreement as described in Special Condition 3.

Once allocated, Credits (in dollars) will be calculated per the OAS for each Customer Load Account as described in Special Condition 2.c.

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Sheet 6

SPECIAL  
 CONDITIONS:  
 (Cont'd.)

2. BILLING (Cont'd.):

c. Monthly Energy Charge/Credit For an OAS with Baseline Rates

A Customer is a net consumer if the Customer Load Account(s) Solar Energy Allocation percentage (SA%) times the solar generator(s)' output (in kWh) is less than the Customer's usage (Customer usage), and its net consumption in kWh is equal to:

$$\text{Customer usage} - (\text{SA}\% \times \text{solar generator(s)' output}) = \text{net consumption}$$

Otherwise the Customer Load Account is a net producer and its net production in kWh is equal to:

$$(\text{SA}\% \times \text{solar generator(s)' output}) - \text{Customer usage} = \text{net production}$$

If the Customer is a net consumer, the Customer Load Account will be billed for its net consumption in accordance with the Customer Load Account's OAS.

If the Customer is a net generator, the net production shall be valued at the rate for the kWh up to the baseline quantity, with any excess kWh generated, valued at the rate for the appropriate tier level in which the equivalent kWh of usage would fall in accordance with the Customer Load Account's OAS.

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SPECIAL  
 CONDITIONS:  
 (Cont'd.)

2. BILLING (Cont'd.):

d. Monthly Energy Charge/Credit For an OAS with Time of Use (TOU)

A Customer is a net consumer for a discrete TOU period if the Customer Load Account's Solar Energy Allocation Percentage (SA%) times the solar generator output (in kWh) for that TOU period (TOU solar generator output) is less than the Customer's usage (Customer TOU usage) for the TOU period, and its net consumption in kWh is equal to

$$\text{Customer TOU usage} - (\text{SA\%} \times \text{TOU solar generator output}) = \text{net consumption}$$

Otherwise the Customer is a net producer and its net production in kWh is equal to:

$$(\text{SA\%} \times \text{TOU solar generator output}) - \text{Customer TOU usage} = \text{net production}$$

Any net consumption or net production shall be valued monthly as follows:

If the Customer is a net consumer during any discrete TOU period, the net consumption shall be billed in accordance with that same TOU period in the Customer Load Account's OAS.

If the Customer is a net generator during any discrete TOU period, the net production shall be valued at the price per kWh at the same TOU period in the Customer Load Account's OAS.

In the event that at the end of the monthly billing cycle, a Customer's net consumption (kWh) for all TOU periods totals zero (i.e. net production in one or more periods exactly offsets the net consumption in all other periods), then the value of usage and/or generation will be calculated using Tier 1 rates (as set forth in the OAS).

e. For an OAS with monthly Minimum Charges

For Customer Load Accounts taking service on a residential OAS, the minimum charges have a customer-related component and an energy-related component. The applicable customer-related components of such minimum charges shall be treated as described in the OAS and billed monthly. The energy (kWh) related component shall be treated in the same manner as energy (kWh) consumed, as described in Special Condition g below, unless otherwise provided for in the Customer Load Account's OAS.

For all residential and Small Customer Load Accounts, the net balance of all moneys owed for the net energy (kWh) consumed must be paid on each monthly billing cycle, unless the customer opts to pay annually. (Customer Load Accounts other than those on residential and Small Commercial must pay monthly.) When Customer Load Accounts are a net electricity producer over a monthly billing cycle, the value of any excess kWh generated during the billing cycle shall be carried over to the following billing period and appear as a credit on the Customer's account, until the end of the Relevant Period.

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SPECIAL  
 CONDITIONS:  
 (Cont'd.)

2. BILLING (Cont'd.):

f. Relevant Period

A Relevant Period consists of any twelve monthly billing cycles commencing on the date PG&E provides the Owner with PG&E's written approval to begin parallel operation of the Solar Generating Facility for purposes of participating in NEMVNMA, and on every subsequent anniversary thereof.

If a Customer Load Account terminates service with PG&E or there is a change of party at a Customer Load Account, prior to the end of any 12 monthly billing cycles, the Relevant Period for that Customer Load Account will consist of that period from the anniversary date until the effective date of that termination or Change of Party.

The subsequent customer after a Change of Party at a Customer Load Account will start a new Relevant Period commencing on the date the new Customer takes service under this rate, and every subsequent anniversary thereafter.

On a going forward basis, the Owner may elect to reallocate the Annual Solar Energy Credit Allocation assigned to a Residential Unit Account that is no longer able to be occupied. In order to elect this option, the Owner must submit adequate evidence to PG&E, at PG&E's sole discretion, to substantiate the unit's uninhabitable status. In order to initiate a reallocation if no new customer takes service in the Residential Unit, the Owner must submit a revised Appendix A described in Special Condition 3. A reallocation of the solar energy credit becomes effective for each Customer Load Account on the first day of the next Billing Cycle where the Billing Cycle start date occurs at least five business days after the date of the Owner's request. The Owner must leave this reallocation in place for at least 12 months. This will result in a reallocation only to the Residential Unit Accounts as provided for in Special Condition 2 b, except the unoccupied unit will not be included in the calculation. There will be no change to any of the remaining Customer Load Account's existing Relevant Period.

If an Owner terminates service under this rate schedule for the Eligible Low Income Facility prior to the end of any 12 monthly billing cycle, then the Relevant Period for all Load Accounts will end as described in the previous paragraph upon reaching the effective date of the service termination.

If there is a Change of Owner for an Eligible Low Income Facility prior to the end of any 12 monthly billing cycle, the Relevant period for the Owner's Load Accounts will end. The new Owner's Load Accounts will automatically be placed in service under this rate schedule and begin a new Relevant Period. However, existing Residential Units will not begin a new Relevant Period.

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 CONDITIONS:  
 (Cont'd.)

2. BILLING (Cont'd.):

g. Relevant Period True Up

A true up is performed by PG&E at the end of each Relevant Period for each Customer Load Account.

Where the residential minimum bill applies at the true up for a Bundled Service Customer Load Account, no further amounts will be billed to that Customer as a result of the true up.

In the event the Customer Load Account's allocation of energy (kWh) generated at the associated Generator Account and fed back to the electric grid exceeds the energy (kWh) consumed at the Customer Load Account during the Relevant Period, based on its OAS as set forth in 2.i below, no payment shall be made for the excess energy (kWh) delivered to PG&E's grid. If a Customer Load Account's Relevant Period ends under any of the circumstances described in 2.f above:

- a) The Customer will pay all charges owed at that time;
- b) No payments shall be made for credits remaining after the true-up;

h. Billing Information

PG&E shall provide each Customer Load Account with its net energy (kWh) consumption information with each regular bill. That information shall include the current monetary balance owed PG&E for the net energy (kWh) consumed since the start of the current Relevant Period.

i. OAS Payment Option

Eligible Small Customer (as defined in Rule 1) Customer Load Accounts will be required to pay monthly, unless they specifically request to pay annually, for the net energy (kWh) consumed. For commercial Common Area Accounts other than Small Commercial, the net balance of all moneys owed must be paid on each monthly billing cycle. When the customer is a net electricity producer over a monthly billing cycle, the value of any excess kilowatt-hours generated during the billing cycle shall be carried over to the following billing period and appear as a credit on the customer's account, until the end of the Relevant Period.

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SPECIAL  
 CONDITIONS:  
 (Cont'd.)

3. INTERCONNECTION:

In order to receive approval for Parallel Operation of the Solar Generating Facility, the Owner must submit a completed PG&E application form and interconnection agreement as follows:

Rate Option	Application	Interconnection Agreement
NEMVNMAG	<i>Virtual Net Energy Metering Application and Interconnection Agreement for the Building Owner of Multifamily Affordable Housing with a Solar Generating Facility of 1 megawatt or less. (Form 79-1109).</i>	
	<i>Appendix A – Designation of Multifamily Common Area Accounts, Residential Units and Their Respective Solar Energy Credit Allocation</i>	
NEMVNMAC	<i>No forms required</i>	
NEMVNMAR	<i>No forms required</i>	

(N)

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