



Solar for Multifamily Building Owners

Are you interested in going solar? Illinois Solar for All (ILSFA) is a state program that offers low- or no-cost residential solar installations for qualifying multifamily properties.

Owners of buildings meeting site- and income-eligibility requirements are guaranteed savings on their electricity costs, enabling them to pass on benefits to tenants and improve their property value.



Participation Benefits

FOR OWNERS

Owners may see net savings through lower building-wide (or common load) electricity costs. Adding solar to your building also has the potential to increase the real estate value of your property. In Illinois, property taxes are not raised because of the addition of solar.

FOR TENANTS

Participating building owners are required to pass at least half of the energy value generated from the solar installation down to their tenants. Tenant benefits can take multiple forms, but they must benefit building tenants. Examples include:

- Cash benefits, such as lowered rent or utility bills.
- Non-cash benefits, such as internet service, facility upgrades, or free laundry.

Eligibility Requirements

1. At least half of the building's units must be occupied by households with incomes of 80 percent or less of the Area Median Income. Both units in two-unit buildings must be occupied by qualifying households.
 - o Buildings whose tenants are participants of assistance programs like LIHEAP or SNAP automatically qualify.
 - o Properties that participate in Ameren's or ComEd's energy efficiency program for income-eligible multifamily buildings automatically qualify.
 - o A solar company vetted by the program can also support interested owners in determining their eligibility.
2. The property must be suitable for solar. For rooftop installations, this includes having a roof with at least 15 years of life remaining and minimal shading. For ground mount installations, the property's foundation must be able to support the system and have a low flood risk.

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Getting Started

1. Connect with the Program Administrator to discuss your goals and your building at info@IllinoisSFA.com or 1-888-970-ISFA.
2. Complete energy efficiency measures through Ameren's or ComEd's energy efficiency program for multifamily buildings, if applicable. Reducing electricity waste can reduce the size of the solar installation needed to support the building's load.
3. Determine eligibility for Illinois Solar for All.
 - a. Reach out to a solar company approved by ILSFA to discuss your eligibility.
 - i. ILSFA participants work directly with the solar company of their choice. To find a solar company working on multifamily projects in your area, visit our Approved Vendor Directory. You can find some current offers for 1-4 unit buildings in the Residential Solar Offers Document.
4. Have questions or concerns about the program? Please reach out to us at info@IllinoisSFA.com or 1-888-970-ISFA.