



~~06.12.2023~~

09.10.2024

Home Repairs and Upgrades

~~Pilot~~

Initiative Design

PROGRAM YEAR 2024-2025

Background

Section 8.5.3.3 of the Illinois Power Agency's (the "Agency") ~~2022 Long-Term Renewable Resources Procurement Plan ("2022-2024 Long-Term Renewable Resources Procurement Plan ("2024 Long-Term Plan")~~ highlights that the need for home repairs and ~~electric~~electrical upgrades, which are a precondition for installation of solar panels, has proven to be a barrier for several customers otherwise eligible for the Illinois Solar for All: ("ILSFA" or "the program") Residential Solar (Small) sub-program. The Agency recognizes that income-eligible residents are more likely to face this impediment to participation. Accordingly, the Home Repairs and Upgrades ~~Pilot ("Pilot Initiative (the "Initiative")~~ outlined in the Agency's ~~2022-2024~~ Long-Term Plan ~~intends to make~~makes additional incentives available to ILSFA Approved Vendors that complete the home repairs and upgrades necessary for solar installation on owner-occupied income-eligible homes within the ~~Illinois Solar for All:~~ Residential Solar (Small) sub-program. Owner-occupied homes that are otherwise qualified for ILSFA are eligible to participate in this ~~Pilot Initiative~~, and the ~~Pilot's Initiative's~~ repairs and upgrades incentives are limited to electrical work and roof repairs (including permit fees for allowable repairs) necessary for the solar installation-).

This ~~Pilot's Initiative's~~ primary goal is to improve participation in the Residential Solar (Small) sub-program by offering incentives that help address home repair costs, which can be a barrier for homeowners hosting solar panels. While the ~~Pilot Initiative~~ addresses the costs of necessary upgrades for owner-occupied homes to host solar panels, the Agency notes that various state, federal, and non-profit programs provide home repairs and upgrades for eligible households- ~~and that seeking support from these programs is a prerequisite for receiving additional incentives through the Home Repairs and Upgrades Initiative.~~ As noted in Section 8.8.6 of the ~~2022-2024~~ Long-Term Plan, the Agency and the ILSFA Program Administrator ("Program Team") ~~will work~~coordinate with the entities providing these home repair and upgrade programs to determine how these programs complement the ~~Pilot Initiative and the program more broadly~~ and how income-eligible homes may participate in the programs.

This ~~Pilot will~~Initiative also ~~enable~~enables the ILSFA Program Administrator to gather information from Approved Vendors and homeowners on the frequency and extent of ~~electrical and/or roof~~home repair needs in income-eligible homes planning to install solar panels. This data will help the Agency potentially adjust the Residential Solar (Small) sub-program to address prerequisite home repairs that are common barriers for homeowners hosting solar. ~~Following Program Year 6 (2023-2024), the Agency will evaluate the success of the Pilot and may adjust the Pilot and/or the Residential (Small) sub-program as needed.~~

As outlined below, the only repairs and upgrades ~~that are~~ eligible for additional incentives through ILSFA under this ~~Pilot Initiative~~ are electrical work and roof repairs (and related permit fees) that are necessary for solar panel installation in owner-occupied, income-eligible homes within the Residential Solar (Small) sub-program.

The Program Administrator released the ~~Pilot Initiative~~ proposal for stakeholder feedback on the design of this Home Repairs and Upgrades ~~Pilot Initiative~~ on May 10, 2023. The stakeholder feedback window closed on May 24, 2023, and ~~adjustments to the proposal have been made to this final Pilot design based on that feedback. The the~~ Program Administrator ~~has published a redline version and a clean version~~ launched the first year of this ~~pilot design to the ILSFA announcements web page.~~ Initiative in July 2023. The Initiative is expected to run for two years from Program Year 6 (2023-2024) through Program Year 7 (2024-2025).

Following Program Year 6, the Program Administrator released the Home Repairs and Upgrades Initiative 2023-2024 Program Year Report and Request for Feedback on proposed updates for Program Year 7 on July 10, 2024. The stakeholder feedback window closed on July 24, 2024, and the Program Administrator launched the initiative's second year in September 2024.

Solar-Ready Home Repair Costs

ILSFA Approved Vendors have encountered many homeowners interested in participating in the Residential Solar (Small) sub-program but who were unable to host solar panels at their residences because ~~their homes need roof or electrical~~ of needed home repairs and/or upgrades prior to installing solar panels. While some Approved Vendors ~~will might~~ cover ~~some~~ electrical upgrades, none of the Approved Vendors currently working in the Residential Solar (Small) sub-program have ~~taken on~~ covered roof repairs as a part of their solar projects because of the higher cost of these repairs.

~~In fact, the~~ According to the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy,¹ the national average cost for residential roof replacement is \$10,000. The Program Administrator's research indicates that ~~in 2020 the cost of a single family home roof replacement in the Chicago typically ranged~~ average cost for residential roof replacement in 2024 is between \$~~5,000~~ 11,858 - \$25,941,² and \$~~11,000,~~ with an average cost of \$8,000. In the same timeframe, roof replacements in central and southern the Central Illinois ~~typically ranged from \$5,500 to \$8,500, with an average cost of \$7,000.~~ is around \$9,895.³ Additionally, the labor needed for roof ~~repairs~~ replacements

¹ Replacing Your Roof? It's a Great Time to Add Solar

² How Much Does Roof Replacement Cost? [2024 Data]

³ What will it cost to replace your roof?

accounted for about 60% of the cost, and the other 40% of roof repair costs were for materials.⁴

In addition to labor and material costs, the location, size, orientation (pitch and incline) of the roof, condition of the roof, permit fees under building codes, and permits, the removal of the old roof, ~~and labor~~ are all factors that can affect the cost of roof repairs and roof replacement.

Electrical upgrades are also commonly required to install solar panels at residential properties. These electrical upgrades can include upgrading or replacing the main service panel ~~and~~. The cost of upgrading the main service panel from 100 amps to 200 amps. ~~The cost to~~, a common electrical upgrade ~~the service panel can range~~ needed for solar, ranges between \$1,000 and \$3,000,⁵ with an average of approximately \$2,000, depending on the initial size of the service panel and the location of the home within the state. The average cost for a meter and riser upgrade, another common electrical upgrade needed for solar installation, ranges between \$500 and \$1,700.⁶ Other costs associated with electrical upgrades may include required permit fees, meter and riser ~~upgrades, replacement, main service panel~~ grounding ~~rods~~, and water grounding.

Program Outline

To implement the Home Repairs and Upgrades ~~Pilot Initiative in Program Year 7~~, the Program Administrator ~~is proposing~~ will follow the ~~following~~ subsequent processes:

IDENTIFYING OUTSIDE FUNDING

Following Sections 8.5.3.3 and 8.8.6 of the Agency's ~~2022~~ 2024 Long-Term Plan, the Program Administrator ~~will~~ first ~~seek~~ seeks to connect owner-occupied income-eligible homes with federal, state, or non-profit programs that fund home repairs. These agencies and non-profits include, but are not limited to, U.S. Department of Housing and Urban Development (HUD)-approved housing counseling agencies, the Illinois Housing Development Authority, Habitat for Humanity affiliates in Illinois, the U.S. Department of Veteran Affairs Regional Loan Centers, and the U.S. Department of Agriculture (USDA) Rural Development Office. Coordination with these programs is an important part of the ~~Pilot Initiative~~ design and evaluation process, and a good-faith effort to exhaust external funding options will occur before the ~~Pilot Initiative~~ funds repairs and/or upgrades.

The Program Administrator ~~will conduct~~ conducts outreach to these external programs to determine where funding may be available, and has compiled an External Funding List

⁴ How Much Does Roof Replacement Cost In 2024?

⁵ What Is the Cost to Upgrade an Electrical Panel?

⁶ What will it cost to replace your roof?

~~with home repairs programs throughout Illinois. The Program Administrator regularly updates the External Funding List, which includes information on eligibility requirements, waitlist times, contact information, and more.~~ Approved Vendors ~~will be~~ notified of available external funding and ~~will be expected~~ are asked to share this information with ~~potential~~ prospective participants in need of repairs. The Program Administrator ~~will be~~ is available as needed to aid ~~potential~~ prospective participants in preparing paperwork and documentation for external funding. ~~To demonstrate efforts to obtain funding from an outside source, the potential participant will have to provide the Program Administrator with written communications that reflect the request to support home repairs and/or upgrades and that funding is unavailable within two months of the potential participant's request.~~

The ability of these external programs to help fund home repairs and/or upgrades ~~will be~~ was included in the evaluation of the ~~Pilot following its~~ Initiative's first year of operation. Where funding is ~~not available~~ unavailable from these sources, the ~~Pilot~~ Initiative may support income-eligible ~~customers~~ participants through the Approved Vendor process described below.

APPROVED VENDOR PROCESS

Where outside funding is ~~not available~~ unavailable for a homeowner's home repairs or upgrades, the ~~Pilot~~ Initiative may fund eligible measures chosen from the list of repairs and upgrades approved by the Program Team. In this case, the Approved Vendor can seek funding for approved repairs and upgrades through the following process.

When the Approved Vendor encounters a home in need of electrical and/or roof repairs ~~and/or upgrades~~ necessary to complete a solar installation, it must complete and submit a copy of the Home Repairs and Upgrades Reference List ("Reference List") indicating which of the ~~Pilot~~ Initiative-approved repairs ~~or upgrades~~ are needed at the home prior to solar installation. The Reference List is included in the appendix to this ~~Pilot~~ Initiative design, ~~and it~~ itemizes home repairs and upgrades that are eligible and approved by the Program Team for funding through this ~~Pilot~~ Initiative, each with a maximum allowable cost. No ~~other~~ repairs, upgrades, or costs other than those contained in the Reference List are eligible for an incentive under this ~~Pilot~~ Initiative.

The prices in the Reference List are ~~the~~ maximum allowable costs and have been updated following stakeholder feedback. Along with a completed Reference List, the Approved Vendor will be required to submit photos of each repair needed prior to the full Part I submittal for the project. The Approved Vendor will follow the same process currently used to demonstrate compliance with site suitability requirements in the Part I application by submitting these photos and documentation on the Project Portal Mitigations page. Additionally, a new checkbox will be located on this page for the Approved Vendor to select when applying to participate in the ~~Pilot~~ Initiative; by

checking this box, the Program Administrator will ~~know to~~ review that submission as part of this ~~Pilot Initiative~~. The Project Portal Mitigations page will also include a new response field for the Approved Vendor to input the amount requested for repairs from ~~the~~their Reference List during this stage.

Once the completed Reference List and ~~photos~~photo documentation are submitted, the Program Administrator will assess the repairs and upgrades identified as necessary to facilitate the installation of solar and notify the Approved Vendor if the project has been approved to pursue additional incentives through participation in the ~~Pilot Initiative~~ (assuming the project is otherwise ~~is~~ eligible for participation in ILSFA). The Program Administrator will reject any incomplete submittals, and Approved Vendors will be required to resubmit a completed Reference List with ~~photos~~photo documentation.

Once the Approved Vendor receives the Program Administrator's ~~authorization~~approval to participate in the ~~Pilot Initiative~~, the Approved Vendor must arrange for an electrician and/or contractor that meets the Contractor Eligibility specified below to complete an in-person site assessment of the home. The in-person assessment will establish the final cost estimate from the electrician or contractor for that project, including a breakdown of the repairs and upgrades. Program Administrator authorization to pursue additional incentives through the ~~Pilot Initiative~~ and completion of a cost estimate for the project by an electrician and/or contractor does not guarantee that a project will ultimately meet all ILSFA requirements and receive a renewable energy credit ("REC") contract approved by the Illinois Commerce Commission.

The Approved Vendor will submit this cost estimate to the Program Administrator in ~~its~~the Part I application. The Program Administrator will review the cost estimate to determine the adjustment to the REC price ~~to be~~ ("REC adder") included on the Part I project application ~~to compensate, which compensates~~ the Approved Vendor for repairs and/or upgrades. Repair costs above the maximum allowable cost reflected on the Reference List will not be accepted. Once the Program Administrator determines the project's eligibility, it will include the electrician or contractor's cost estimate as a REC adder on the estimated system REC production for the Approved Vendor's project and submit it to the Illinois Commerce Commission ("ICC") for approval. The Approved Vendor will receive an email notification when the project has been submitted to the ICC and can expect a response to the submittal within seven (7) business days for the project. The Approved Vendor should alert the homeowner ~~and, the~~ electrician ~~, and/or~~ contractor of the ICC decision once they are notified.

Following contract approval by the ICC, the Approved Vendor and electrician or contractor will work to complete the repairs and/or upgrades prior to the solar installation. The Program Team recommends that the Approved Vendor ~~and, the~~ electrician ~~, and/or~~ contractor wait to begin repairs until receiving ICC approval to avoid

loss of expense reimbursement. If a customer complaint arises from a rejected project, for example, the Program Administrator will take a pragmatic approach in any disciplinary decision and consider the relevant circumstances that may arise out of the Approved Vendor's control that would cause a complaint.

The Approved Vendor and the electrician and/or contractor will be expected to relay the timeline of completing the repairs and/or upgrades to the homeowner. This requirement is detailed in the Consumer Protection section below. The Approved Vendor will then be responsible for timely payment to the electrician and/or contractor that performs the home repairs and/or upgrades.

Upon completion of the repairs and/or upgrades, as part of the Part II application, the Approved Vendor must submit to the Program Administrator the final itemized invoice(s) of the expenses incurred to complete the repairs and/or upgrades that were approved in the Part I process along with pictures to document the repair status as completed. There will be a new upload field on the Part II application form for the final itemized invoice(s) and a response field to input the invoice amount to be filled in by the for Approved Vendor/Vendors who received Part I approval for the Pilot Initiative. As with all ILSFA projects, it is important to note that the total incentive amount established by the Part I submission cannot be increased if actual costs exceed the incentives approved by the program and the ICC; therefore, in no event will incentives be paid by the Agency for repairs and/or upgrades that exceed the amount approved during the Part I process.

By participating in this Pilot Initiative, Approved Vendors must acknowledge that any costs above the approved cost estimate will not be reimbursed by the Agency or the Program Administrator. These costs are the sole responsibility of, and must be covered by, the participating Approved Vendor, though. However, Approved Vendors may negotiate arrangements for covering to cover increased costs with electricians and/or contractors. Additionally, some of the anticipated repair costs that are borne by an Approved Vendor and exceed the price caps under the Pilot Initiative may also be folded into a monthly lease or power purchase agreement ("PPA") fee, as long as the Approved Vendor ensures that (a) the fees associated with the repair costs are listed in the "Any Other Fees" section of the ILSFA Standard Disclosures form, and (b) the additional fees associated with the repair costs do not cause the agreement to violate ILSFA's participant savings requirements, wherein any ongoing costs and fees paid by the participant cannot exceed 50% of the value of energy generated by the participant's share of the photovoltaic system.

Approved Vendors do not need to have established connections to with electricians and/or contractors to participate in the Pilot Initiative. In instances when an Approved Vendor does not have established connections with electricians and/or contractors, the

Approved Vendor should submit a completed Reference List and ~~photos~~photo documentation to the Program Administrator and note on the Reference List that it needs to be connected with potential electricians and/or contractors. The Program Administrator ~~will~~can provide a list of potential electricians and/or contractors that meet the Contractor Eligibility guidelines specified below and may be utilized for the repairs and/or upgrades. Approved Vendors are not required to use electricians and/or contractors on this list but must use contractors that meet the required (and, if possible, the recommended) eligibility criteria in the Contractor Eligibility section of this document to complete all repairs that receive incentives under this ~~Pilot~~Initiative.

Approved Vendors are solely responsible for ensuring that any electricians and/or contractors ~~it use~~they use to perform work under this ~~Pilot~~Initiative and ILSFA are eligible to make the repairs and/or upgrades and meet the eligibility criteria below.

Contractor Eligibility

To increase transparency for the ~~Pilot~~Initiative and the network of electricians and/or contractors available to all Approved Vendors working with ILSFA, electricians ~~or,~~ and contractors directly interacting with end-use customers to review and perform repairs and/or upgrades under this ~~Pilot~~Initiative are required to register with the Program Administrator. ~~Registration~~Subcontractor registration includes providing up-to-date contact information, acknowledgment of business relationship(s) with the Approved Vendor(s), and identification of the categories of the consumer-facing services provided. Each contractor must also acknowledge that it will comply with all applicable program requirements through the attestation on the registration form.

To ensure electricians and/or contractors that make repairs and upgrades under the ~~Pilot~~Initiative have the requisite skill and experience, the Program Administrator may require the submission of documentation by the Approved Vendors and/or contractors performing repairs under the ~~Pilot~~Initiative to confirm the required and/or recommended eligibility criteria in this section.

~~REQUIRED~~

REQUIREMENTS

- Any contractor that performs work under the ~~Pilot~~Initiative must be properly licensed, certified, bonded, and insured in accordance with applicable law and industry ~~standard~~ practices. The following types of insurance are required, though the limits are recommendations unless required by applicable law:
 - Workers Compensation Insurance – following Illinois statutory limits
 - Commercial General Liability - \$1,000,000 per occurrence/\$2,000,000 in the aggregate

- Automobile Liability Insurance for owned, non-owned and hired vehicles - \$1,000,000 per occurrence/\$2,000,000 in the aggregate

Additionally, to ensure homeowners are adequately protected ~~from the acts of~~during work performed by Approved Vendors and contractors ~~that perform work~~ under the Pilot Initiative, both the Approved Vendors' and contractors' insurance policies must name each participating homeowner as ~~an~~ "additional insured", and must affirmatively waive any right to subrogation that the insurance carrier or any other party may have against any homeowner. Before beginning any work on a home under the Pilot Initiative, the Approved Vendor and each contractor will provide the applicable homeowner(s) with a certificate of insurance evidencing compliance with these requirements.

RECOMMENDED

- At least three years of experience in electrical or roofing work
- No OSHA-reportable incidents in the last three years
- Can demonstrate completion of quality projects through photos, references, and/or customer testimonials

Expected Project Costs

The Program Administrator will use two categories of expected costs that would cover the typical household repair and/or upgrade needs. The expectations for home repair and/or upgrade costs are split accordingly: up to ~~\$4,000~~\$6,550 for electrical work and up to ~~\$10~~\$14,000 for roofing work. These values provide an allowable cap for household repair and/or upgrade needs to facilitate participation in ILSFA, and the Program Administrator expects project estimates to vary below these numbers. There will be no pricing requirements for the contractors. The Approved Vendor and the contractor must agree to pricing falling at or below the maximum allowable costs for the Pilot Initiative or otherwise make arrangements to cover any additional costs in a manner consistent with ILSFA requirements. As previously stated, some of the anticipated repair costs that ~~are borne by~~ an Approved Vendor ~~and bears that~~ exceed ~~the~~ price caps under the Pilot Initiative may also be folded into a monthly lease or power purchase agreement (PPA) fee. In this case, the Approved Vendor must ensure that (a) the fees associated with the repair costs are listed in the "Any Other Fees" section of the ILSFA Standard Disclosures form, and (b) the additional fees associated with the repair costs do not ~~cause the agreement to~~ violate ILSFA's participant savings requirements.

The Program Administrator recognizes there are specific conditions that may be unforeseeable during the initial site visit. However, the Program Team is unable to increase the repair costs following approval during the Part I project review process. In the event a contractor encounters additional repair needs after the repair costs have been approved in the Part I process, the Approved Vendor will bear sole responsibility

for any additional costs and may not pass along increased costs to the customer, though the Approved Vendor may negotiate responsibility for increased costs with the electrician and/or the contractor.

As participating in the Home Repairs and Upgrades Initiative requires additional time and administrative efforts by the Approved Vendor, the Program Administrator will add a \$450 administrative flat fee to each project with the Home Repairs and Upgrades Initiative to incentivize participation. This \$450 fee will be added to the total Home Repair Value. The Administrative fee will only be added if the project is installed with the completed home repairs and upgrades, which will be verified during the Part II application. If, at any point, the roof and/or electrical repairs are deemed unnecessary, the Approved Vendor will not be eligible to receive the \$450 administrative fee.

INCENTIVE STRUCTURE

Because ILSFA’s incentive structure is based on the purchase of RECs from Approved Vendors, the incentives for the ~~Pilot Initiative~~ must also fit into that structure. As such, the Program Administrator ~~is proposing~~proposes that incentive payment be determined using the following calculation.

The Number of Qualified RECs would be calculated using the formula currently described in Section 13 of the ~~Approved Vendor Manual~~,Approved Vendor Manual, as follows:

Number of Qualified RECs = System (inverter~~size~~) size in MW AC x approved capacity factor⁷ x 365 days/year x 24 hours/day x 15 years x 1 REC/MWh

The home repair and/or upgrade costs must be calculated as an adder to the base REC Price (\$/REC).

$$\begin{array}{rcl} \text{Base REC Price} & & \\ \text{(\$/REC)} & + & \text{Home Repair Adder} \\ & & \text{Value -(\$/REC)} \\ & = & \text{Total Project REC} \\ & & \text{Price (\$/REC)} \end{array}$$

To determine this REC adder value, the approved cost of the qualified repairs and/or upgrades will be divided by the Number of Qualified RECs for ~~thethat~~ project:

$$\begin{array}{rcl} \text{Total Home} & & \text{Number of Qualified RECs} \\ \text{Repair Cost} & \div & \text{[System (inverter) size in MW AC x} \\ \text{(\$)} & & \text{approved capacity factor x 365 days/year} \\ & & \text{x 24 hours/day x 15 years x 1 REC/MWh]} \\ & = & \text{Home Repair} \\ & & \text{Adder Value} \\ & & \text{(\$/REC)} \end{array}$$

⁷ This includes a 0.5% annual degradation.

The project’s Total Project REC Price, which includes the adder value, and the Number of Qualified RECs, will calculate the Total REC Payment.

$$\text{Number of Qualified RECs} \times \text{Total Project REC Price (\$/REC)} = \text{Total REC Payment (\$)}$$

Current standard REC contracts will be amended to include specific terms for projects participating in the Pilot Initiative.

BUDGET AND FUNDING

As specified in the Expected Project Costs section above, the Program Administrator has established two categories of expected project costs for approved repair and/or upgrade work: ~~one for only electrical repairs and/or upgrades, and one for only roofing repairs and/or upgrades.~~ Providing providing two categories of expected costs allows the Program Administrator to organize ~~the~~ budget and project requests based on actual need. The Program Administrator will track participation in this Pilot Initiative through the budget instead of counting REC incentives.

The Agency has set a maximum budget for the Pilot Initiative to ensure sufficient funding with the expected increase in Residential Solar (Small) project applications in the ~~2023–2024–2025~~ program year. This budget is meant as an upper limit on the number of projects that can receive Pilot Initiative funding for eligible home repairs and/or upgrades. This does not restrict funding for projects outside ~~of the~~ Pilot Initiative under the Residential Solar (Small) sub-program or preclude the Agency from using this funding for projects outside ~~of the~~ Pilot Initiative. This Pilot’s Initiative’s budget of ~~\$2,971,875,536,652~~, or one-quarter of the Residential Solar (Small) sub-program year allocation, is could be expected to serve ~~95–110~~ 175–260 projects with a maximum ~~additional~~ cost of ~~\$1421,000~~ for eligible repairs and/or upgrades. The Program Administrator recommends a goal of 50-75 projects with the Home Repairs and Upgrades Initiative in the 2024-2025 program year.

As described above, these added incentives ~~would be a part of~~ are included in the REC payments ~~made~~ to Approved Vendors from the Residential Solar (Small) sub-program budget and would not be set aside into a separate carveout for the Pilot Initiative. The Approved Vendor will be expected to pay the contractor upon completion of the work. The Approved Vendor will receive the amount paid to the contractor for its electrical or roofing work and the project management expense through the REC incentives following energization and Part II approval of the solar installation and, if included, through any monthly fees associated with the repair work that were included in the disclosures and customer agreement.

Consumer ~~Protections~~Protection

The Approved Vendors involved in the ILSFA program ~~are required to~~must work within prescribed guidelines that outline their interaction with the homeowners. These requirements are meant to ensure that all homeowners are protected against any unfair or unsafe business practices, thereby minimizing risk to participants.

The Home Repairs and Upgrades ~~Pilot Initiative~~ requires consumer ~~protections~~protection to meet these goals. Following approval of incentives, the Approved Vendor and contractor must work together to create a timeline for repairs and/or upgrades ~~timeline~~. The Program Administrator also requires that the Approved Vendor or contractor provide an installation schedule to the homeowners they work with, which will include the days the contractor will be onsite, the estimated work completion date, and the date by which the Approved Vendor will begin the solar installation once the home repairs and/or upgrades are completed. If the contractor completing the repairs and/or upgrades amends the days when workers will be onsite or adjusts the project timeline, the contractor must notify the homeowner a minimum of 48 hours in advance. The Program Administrator will maintain communications with the homeowner during the repair process to follow up on complaints or issues that may arise.

If the required repairs and/or upgrades cost more than the ~~Pilot Initiative~~ will cover, the homeowner will not be responsible for the pre-payment of those costs, following the ILSFA no-upfront costs requirement. As noted above, it is permissible for some of the anticipated repair costs that are borne by an Approved Vendor and exceed the price caps under the ~~Pilot Initiative~~ to be folded into a monthly lease or power purchase agreement (PPA) fee, as long as the Approved Vendor ensures that (a) the fees associated with the repair costs are listed in the “Any Other Fees” section of the ILSFA Standard Disclosures form, and (b) the additional fees associated with the repair costs do not ~~cause the agreement to~~ violate ILSFA’s participant savings requirements, wherein any ongoing costs and fees paid by the participant cannot exceed 50% of the value of energy generated by the participant’s share of the photovoltaic system. In the event the contractor uncovers additional repair needs during construction or the cost of materials increases before the work begins, the Approved Vendor or the contractor shall pay any additional costs and may not pass these increased costs through to the customer. Approved Vendors that do not abide by this requirement will be investigated by the Program Administrator for potential disciplinary action, consistent with the disciplinary process in the Consumer Protection Handbook~~Consumer Protection Handbook~~.

Under the ~~Pilot Initiative~~, Approved Vendors are required to provide the homeowner with all documentation of the repairs and/or upgrades and the warranty and contact information of the contractors that completed the home repairs and/or upgrades ~~to the homeowner.~~ The Program Administrator will require a minimum warranty, covering

both parts and service, of 1 year for electrical repairs or panel upgrades and roof repairs. Approved Vendors will also be required to provide ~~customer~~the homeowner ~~with~~ documentation of the ~~term~~terms and details of any manufacturer's warranty covering the materials or products used in the repairs.

These consumer protection requirements are meant to ensure that homeowners are regularly updated on the eligible repairs and/or upgrades to their homes, ~~wh~~whom they can expect at their house and when, and who will be responsible if there is a problem related to these repairs and/or upgrades. Following their participation in the ~~Pilot~~Initiative, whether successful or not, the Program Administrator will conduct surveys and/or interviews with ~~the homeowner~~homeowners.

Home Repairs and Upgrades ~~Pilot~~Initiative

Home Repairs and Upgrades ~~Pilot~~Initiative Reference List

The following list of ~~electrical and roof~~home repairs and upgrades, including allowable costs such as permit fees that may be necessary to complete photovoltaic solar installations, has been approved by the Illinois Power Agency as part of the Home Repairs and Upgrades ~~Pilot~~Initiative. The costs listed below are the maximum allowable amounts for each repair type. Only the actual cost of repairs up to the maximum amount for the repair(s) will be incentivized through an adder to the base REC price. The cost caps for repair types are split accordingly: up to ~~\$4,000~~\$6,550 for electrical work and up to ~~\$14~~\$14,000 for roofing and structural work.

An Approved Vendor that encounters an income-eligible home that requires one or more of the allowable repairs listed below must submit a completed copy of this document, along with ~~photos~~photo documentation of the needed repairs, to the Program Administrator before contacting an electrician and/or contractor to make these repairs. If the total estimated cost of electrical work and/or roofing and structural repairs listed below exceeds either of the applicable caps, the incentive values will be limited to the maximum allowable amount for each repair type under the ~~Pilot~~Initiative. Any repair type that is left blank, or any submittal that is not accompanied by a signed copy of the attached attestation and photos documenting the repair needs will not be considered for Home Repairs and Upgrades ~~Pilot~~Initiative funding.

~~PROJECT INFORMATION:~~

Approved Vendor: _____ Project ID: _____

Completed ILSFA projects under the Home Repairs and Upgrades Initiative will receive a \$450 Administrator Fee. This \$450 fee will be added to the total Home Repair Value. The Administrative fee will only be added if the project is installed with the completed home repairs and upgrades, which will be verified during the Part II application. If, at any point, the roof and/or electrical repairs are deemed unnecessary, the Approved Vendor will not be eligible to receive the \$450 administrative fee.

~~PROJECT INFORMATION:~~

Approved Vendor: _____

Project ID: _____

Street Address: _____

City: _____

Zip Code: _____

System Size (kW): _____

ELECTRICAL REPAIRS :

Item or Fee	Maximum Cost ⁸	Work Needed? (Y or N)
Required Permit Fee(s)	\$100 <u>Up to \$150</u>	
<u>Main Service Panel Replacement or Upgrade</u> (includes new meter and hookup)	Up to \$2,100 <u>\$3,000</u>	
Meter and Riser <u>Replacement or Upgrade</u>	Up to \$1,100 <u>\$700</u>	
<u>Main Service Panel Grounding</u> Rods	Up to \$300	
Water Grounding (100/200 amps)	Up to \$700/\$1,400	

Please send me a list of eligible electrical contractors who may be available to perform this work.

Total estimated cost of electrical work

ROOFING ~~AND STRUCTURAL~~ AND STRUCTURAL REPAIRS :

Item or Fee	Maximum Cost per Unit	Maximum Cost ⁹	Work Needed? (Y or N)
Required Permit Fee	--	<u>Up to \$500</u>	
Solar-related Roof Work ¹⁰	Up to \$200 per sq. ft.	Up to \$3,000	

⁸ The total cost for all electrical work must not exceed ~~\$4,000~~ \$6,550, in adherence to the cost cap.

⁹ These ~~Maximum Costs~~ have been set based on estimated prices for a home with a roof size of 2,000 ft² and a standard slope ~~at~~ of 25 degrees. ~~The~~ In adherence to the cost cap, the total cost for all roofing and structural work must not exceed ~~\$4,014,000,~~ \$14,000, ~~in adherence to the cost cap.~~

¹⁰ This includes any leak, puncture, decking, or work needed directly associated with the solar ~~install~~ installation.

Full Roof Replacement ¹¹	--	Up to \$ 10 12,000 ¹²	
Sister Rafters	Up to \$100 per rafter	Up to \$2,000	

Please send me a list of eligible roofing and structural contractors who may be available to perform this work.

Total estimated cost of roofing and structural work _____

BY COMPLETING AND SUBMITTING THIS FORM:

Approved Vendor agrees that ~~it has~~they have read, understand, and understands, and agrees/agree to the requirements of the ILSFA program, including, but not limited to, the requirements of the Home Repairs and Upgrades ~~Pilot~~Initiative. This includes, but is not limited to, covering all costs and expenses, if any, in excess of the maximum amounts for work as specified above.

Approved Vendor warrants that all information furnished in or as part of this project is true, accurate, and complete in all material respects. Approved Vendor further agrees to promptly inform the Program Administrator in writing of any change to the information provided herein.

The person submitting and signing this form represents and warrants that such person is duly authorized to act on behalf of the Approved Vendor and to bind the Approved Vendor to the program and ~~Pilot~~Initiative requirements.

Signature: _____

Name: _____

Title: _____

Date: _____

¹¹ This includes tear off and replacement of a single layer of shingles.

¹² The cost cap of \$~~10~~12,000 for a full roof replacement must include all related roofing permit fees, materials, sheathing/underlayment work, and other related costs (e.g., permitting fees) in its total calculation, and which must not exceed \$~~10~~12,000, in adherence to the cost cap. The one exception is to this is if the rafters require sistering, in which case an additional \$100 per rafter, up to \$2,000, may be included in the cost estimate.