**Solar Power and Energy Efficiency**

**Community Size [# units]**

**Year constructed:**

**# SF detached units:**

**# SF attached units:**

**# multifamily units:**

**Roof ownership:**

**Highlights**

**Background:** Homeowners can reduce their energy (or utility) bills and their carbon footprint by increasing their home’s energy efficiency and by installing renewable energy systems, such as solar power. Homeowners Associations can often be reluctant to allow the installation of these systems for a host of reasons, and sometimes don’t even realize that they are restricting residents from utilizing these systems on their properties. Having regulations for the HOA that are consistent with municipal ordinances to allow for solar photovoltaic systems can reduce the barriers and allow homeowners to enjoy the environmental and economic benefits they provide.

To support solar power and energy efficiency within communities the HOA will participate in the following efforts:

**Governance and Asessment**

**action EEEG1**

**Action: Request your HOA's electric utility conduct an energy audit/assessment for community facilities, common spaces, and/or for a representative residential unit within the community.**

**Potential Partners**:

**Complete by:**

[date/year]

* Local Energy Providers (PECO, PPL, MetEd)
* text

**Potential Resources:**

* Energy Assessments from PECO: <https://www.peco.com/ways-to-save/for-your-home/energy-assessments/energy-assessment?utm_source=Google&utm_medium=cpc&utm_campaign=2023_PECO_Search_HomeAssessments_PRJ102426&gad_source=1&gclid=Cj0KCQjww5u2BhDeARIsALBuLnO3IC0-lQsQNQkf2OsEcVDS6xRsv_S5q5Wl31UsI64IIsyK2dULdMUaAiVKEALw_wcB>
* text

**Progress and Implementation Notes:**

* text
* text

**action EEEG2**

**Action: Adopt and promote exterior lighting guidelines for residents that are Dark Sky Friendly and encourage retrofitting common exterior lighting (including traffic signals) to LEDs, upgrading exterior lighting to solar-powered devices, and installing timers and procedures to shut off exterior lighting within one hour of building, park, and parking lot closure unless specifically needed for public safety. Ask your municipality to review the guidelines to ensure they comply with local lighting standards.**

**Potential Partners**:

**Complete by:**

[date/year]

* Dark Skies Initiative
* text

**Potential Resources:**

* Light Pollution Fact Sheet <https://drive.google.com/file/d/1oeEozZRz3IkI69UEv75WhYqmw2ayg0FI/view>
* Energy Star Upgrade Your Lighting

<https://www.energystar.gov/buildings/save-energy-commercial-buildings/ways-save/upgrade-lighting>

**Progress and Implementation Notes:**

* Ask your municipality to review the guidelines to ensure they comply with local lighting standards.
* text

**action EEEG3**

**Action: Work with a solar installer and HOA Board or subcommittee delegated by the Board to create Design Guidelines for solar installations if uniformity and aesthetics are a determined to be a concern of residents. Ask your municipality to review the guidelines to ensure they comply with local lighting standards.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* CCPC Design sample standards – coming soon!
* text

**Progress and Implementation Notes:**

* text
* text

**action EEEg4**

**Action: Amend HOA bylaws/covenants to permit residential rooftop solar on any side of the roof. Consider allowing ground-mounted solar in side and rear yards where roof-mounted solar is not feasible.**

**Communities with lots greater than ½ an acre can also consider allowing ground-mounted solar in both side and rear yards in instances where roof-mounted solar is not feasible.**

**Potential Partners**:

**Complete by:**

[date/year]

* Local Energy Providers (PECO, PPL, MetEd)
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EEEg5**

**Action: Work with a solar installer or Solar proposal administrator (such as Station A) to run a preliminary "solar evaluation" for the community and share the results of the analysis with residents.**

**Potential Partners**:

**Complete by:**

[date/year]

* PA Solar Center
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**Action: Host an information session for residents in your neighborhood on home energy efficiency with your local utility company.**

**action EER1**

**Resident Engagement**

**Complete by:**

[date/year]

**Potential Partners**:

* text
* text

**Potential Resources:**

* PECO Ways to Save Energy Assessment

<https://www.peco.com/ways-to-save/for-your-home/energy-assessments/energy-assessment?utm_source=Google&utm_medium=cpc&utm_campaign=2023_PECO_Search_HomeAssessments_PRJ102426&gad_source=1&gclid=Cj0KCQjww5u2BhDeARIsALBuLnNrzZW3YLHN7oF92XPPmQiHqTqwUXtKM32XH64dDTDOyCwtmxa1LgUaAsDSEALw_wcB>

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EER2**

**Action: Provide information to residents through a newsletter or other communications on home energy assessments available through the utility company.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* PECO Ways to Save Energy Assessment

<https://www.peco.com/ways-to-save/for-your-home/energy-assessments/energy-assessment?utm_source=Google&utm_medium=cpc&utm_campaign=2023_PECO_Search_HomeAssessments_PRJ102426&gad_source=1&gclid=Cj0KCQjww5u2BhDeARIsALBuLnNrzZW3YLHN7oF92XPPmQiHqTqwUXtKM32XH64dDTDOyCwtmxa1LgUaAsDSEALw_wcB>

**Progress and Implementation Notes:**

* text
* text

**action EER3**

**Action: Promote Water Efficiency Practices to residents like fixing leaks, washing only full laundry loads, using rain barrels or capturing rain water to water gardens, taking shorter showers, and utilizing” low-flow” fixtures like toilets and shower heads that use less water than traditional versions.**

**Potential Partners**:

**Complete by:**

[date/year]

* Conservation District
* Local Watershed Organizations

**Potential Resources:**

* US Department of Energy Guide to Home Water Efficiency <https://www.energy.gov/sites/prod/files/guide_to_home_water_efficiency.pdf>
* text

**Progress and Implementation Notes:**

* text
* text

**action EER4**

**Action: Provide information to residents through a newsletter or other communications on the IRS Residential Clean Energy Credit incentives related to home energy efficiency improvements, energy efficient appliances, solar power, and heat pumps.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* Rewiring America Savings Calculator <https://homes.rewiringamerica.org/savings-calculator-email?gad_source=1&gclid=Cj0KCQjww5u2BhDeARIsALBuLnP4G3Mvv_VgBDjN05wU32TDQjBlzzVCpnQz95z4YaGEETQFU2NEAWYaAj5QEALw_wcB>
* US Department of Energy Homeowners Guide to federal tax credits for solar photovoltaics (also available in Spanish), <https://www.irs.gov/credits-deductions/residential-clean-energy-credit>

**Progress and Implementation Notes:**

* text
* text

**action EER5**

**Action: Host an information session on rooftop solar for residents with a contractor vetted through the Solarize Philly program.**

**Potential Partners**:

**Complete by:**

[date/year]

* Local Energy Providers (PECO, MetEd)
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EER6**

**Action: Share information with residents on the Solarize Philly program through newsletters or other communication method.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EER7**

**Action: Organize a solar/home electrification/energy efficiency house tour in your neighborhood or nearby similar residential community.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* National Solar Tour: <https://www.nationalsolartour.org/>
* text

**Progress and Implementation Notes:**

* text
* text

**action EER8**

**Action: Share information with residents on the process for obtaining approval for rooftop solar, including any internal HOA processes, as well as the municipal permitting process. (See also Action EEC1)**

**Complete by:**

[date/year]

**Potential Partners**:

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EER9**

**Action: Investigate and potentially host a resident information session on installing water monitors with auto-shutoff capability and/or electric power supply monitors. Inquire with local insurance companies as some provide hardware and installation for free.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**Action**: **Contact your municipality to understand the process residents must go through to obtain a permit for rooftop solar. Encourage the municipality to obtain SolSmart designation to reduce the barriers to going solar. Encourage the municipality to obtain SolSmart designation to reduce the barriers to going solar.**

**Complete by:**

[date/year]

**action EEC1**

**Connections and Partnerships**

**Potential Partners**:

* Municipality, Municipal EAC, SolSmart
* text

**Potential Resources:**

* SolSmart <https://solsmart.org/>
* text

**Progress and Implementation Notes:**

* text
* text

**Complete by:**

[date/year]

**action EEC2**

**Action: Meet with your municipality to discuss the feasibility of a ground-mounted community solar array in unused HOA open space.**

**Potential Partners**:

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**Taking Action**

**action EEA1**

**Action**: **Benchmark shared buildings' energy usage using Energy Star Portfolio Manager.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* Energy Star Portfolio Manager <https://portfoliomanager.energystar.gov/pm/login?testEnv=false>
* text

**Progress and Implementation Notes:**

* text
* text

**Complete by:**

[date/year]

**action EEA2**

**Action: Set a target for energy reduction for shared buildings, such as a 10% or greater reduction in energy usage over a 12-month period after benchmarking for 12 months.**

**Potential Partners**:

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EEA3**

**Action: Utilize a solar calculator tool to estimate what your HOA could be saving by installing solar panels on common buildings and present this information to the HOA board.**

**Potential Partners**:

**Complete by:**

[date/year]

* HOA residents
* text

**Potential Resources:**

* Energy Sage Solar Potential Calculator <https://www.energysage.com/solar/calculator/>
* text

**Progress and Implementation Notes:**

* text
* text

**action EEA4**

**Action:** I**nstall rooftop solar on a common building within the HOA community.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EEA5**

**Action: Share information with residents on solar calculators so they can understand the potential savings of installing solar on their roof.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**action EEA6**

**Action: Install energy efficient appliances and lighting in Community Facilities.**

**Potential Partners**:

**Complete by:**

[date/year]

* text
* text

**Potential Resources:**

* IRS Energy Efficient Home Improvement Credit <https://www.irs.gov/credits-deductions/energy-efficient-home-improvement-credit>

**Progress and Implementation Notes:**

* text
* text

**action EEA7**

**Action: Achieve LEED, Living Building, Energy Star, or Zero Energy Certification for HOA community building(s).**

**Complete by:**

[date/year]

**Potential Partners**:

* text
* text

**Potential Resources:**

* text
* text

**Progress and Implementation Notes:**

* text
* text

**General Resources**

* **CCPC Solar Power Webpage**

<https://www.chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm>

* **CCPC Clean and Sustainable Energy**

<https://www.chescoplanning.org/Environmental/CleanEnergy/>