Silicon Valley Photovoltaics Society
Cliff Staton | March 10, 2010
35% carbon emissions and energy use in the U.S. comes from buildings
24.7%

unemployment
U.S. construction industry, 1/10
A ‘Breakthrough’ Idea

PACE
How PACE Financing Works

City or county creates type of land-secured financing district or similar legal mechanism

Property owners voluntarily sign up for financing and install energy projects

Proceeds from Revenue bond or other financing provided to property owner to pay for energy project

Property owner repays bond through property tax bill (up to 20 years)
Key Benefits for Cities & Counties

- Helps meet energy and climate goals
- Tax neutral and no exposure to General Fund
- Promotes local jobs
Key Benefits for Property Owners

- Saves money on utility bills
- Not based on personal credit
- Repayment can transfer to new owner
Finance Options

Key Issues
- Municipal financing is used for large capital projects. PACE requires seamless, on-demand availability of funds for individual projects
- Goal is deep capital without government obligation

Emerging Models
- Aggregated Bond Issuance
  - Boulder County, CO
- Interim Financing Model
  - City/County Funds: Sonoma, Palm Desert
  - Private Capital: Berkeley, San Francisco, San Diego, CaliforniaFIRST, Santa Fe
- Babylon, NY model
2009: The PACE Speeds Up

2 PACE States in Jan 2009  16 PACE States in Dec 2009
2010: The PACE Continues

10 More States Consider PACE Legislation
We are going to make it a lot easier to borrow money. We are doing this by encouraging communities to give you the option to pay the expense of retrofitting your home by paying it back on your property taxes.
Money-saving green projects are within your reach

San Francisco wants you to green your property. And we understand that improvement projects are investments, even when they have quick returns such as savings on your water and energy bills.

That’s why we’ve created GreenFinanceSF, a financing program that breaks the cost barrier for the water-savings, energy efficiency, and renewable energy projects that you might not have been able to afford. Learn More »

Calculate your energy savings
Use our online tools to discover the right projects for your property.

Energy audit
Get a custom evaluation of your home’s energy needs. Find a Vendor »

Spanish language text for pdf download goes here
Cantonese language text for pdf download goes here
Emphasis on efficiency: Energy audit required prior to financing. Energy efficiency required prior to solar.

Available for residential and commercial property

Eligible projects include solar, energy efficiency and water efficiency

$150 Million total program

Find your Property Footprint.

Use the search below to locate your property and better understand your energy footprint. Then use our online tools to plan projects that will save you money and energy.

Enter your address

*Kilowatt Hour Equivalent (kWh,e) represents energy consumption from all fuel sources, including oil and natural gas.
Architects of PACE

Only firm with track record

Contracts cover 200 governmental jurisdictions, 20 million people.

National operation: CA, OR, NM, TX, IL, DC.
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