



# Our new energy program is hot, cool, and green.

IN THIS ISSUE

- ▶ [SCEIP Update](#)
- ▶ [SCEIP Provides Financing for Commercial Improvements](#)
- ▶ [SCEIP Launches Tool Lending Library](#)
- ▶ [WECalc Water-Energy-Climate Calculator](#)
- ▶ [New Fannie Mae/Freddie Mac Instructions](#)
- ▶ [Support PACE](#)
- ▶ [Program Changes](#)

WEDNESDAY 8, SEPTEMBER 2010

## SCEIP Update



### Our doors are still open!

After a flurry of activity in July with the introduction of two bills, [H.R. 5766](#) and [S. 3642](#), and lawsuits filed by the California Attorney General's office, the County

of Sonoma, and the Sierra Club, all in the interest of protecting Property Assessed Clean Energy (PACE) programs, there has been no news to report. Our application intake is on the upswing and we continue to stand firm in our fight to protect PACE programs.

[back to top](#)

## Also this month

### Calendar

**01 September 2010**

- *September Disbursements*

**07 September 2010**

- *Monthly Forum*

**15 September 2010**

- *Tool Lending Library Launch*

**24 September 2010**

- *Deadline to submit Request for Disbursement for October Funding*

**01 October 2010**

- *October Disbursements*

**25 October 2010**

- *Deadline to submit Request for Disbursement for November Funding*

**01 November 2010**

- *November Disbursements*

## SCEIP Provides Financing for Commercial Improvements



A new study reported by [Next 10](#) identifies commercial buildings as a stealth drain on the state's energy resources and economy. The report, [Untapped Potential of Commercial Buildings: Energy Use and Emissions](#), produced by Collaborative Economics for Next 10, finds that the energy efficiency or lack thereof in commercial buildings has a

significant impact on California's economy, the state's overall energy use, global warming pollution emissions and jobs.

Commercial sites have many opportunities to reduce operating and maintenance costs through investment in energy efficiency and renewable energy. The Sonoma County Energy Independence program (SCEIP) provides financing to commercial property owners who

## Documents Recently Updated

It is imperative to always use the most current documents available. During the past month, the following documents were updated:

### ▶ Application

## About SCEIP

Sonoma County's Energy Independence Program is an opportunity for property owners to finance energy efficiency, water efficiency and renewable energy improvements through a voluntary assessment.

The program works by placing an assessment on the property which is paid back through property taxes over 5, 10, or 20 years with an interest rate of 7%. Financing is available to both residential and commercial applicants with a minimum amount of \$2500. The amount available for financing is based on the value of the property.

## Avoid SPAM

The Sonoma County Energy Independence Program does not sell or share your email address with anyone. To ensure you receive the latest news and updates from SCEIP and that our messages do not end up in your SPAM folder, please add [energyinfo@sonomacountyenergy.org](mailto:energyinfo@sonomacountyenergy.org) to your address book or mark our email items as "safe".

We thank you for your continued interest in SCEIP.

## Contact Us

404 Aviation Blvd., Suite 200  
Santa Rosa, CA 95403  
Phone: (707) 521-6200  
Fax: (707) 524-3769

### Email:

[energyinfo@sonomacountyenergy.org](mailto:energyinfo@sonomacountyenergy.org)  
[www.sonomacountyenergy.org](http://www.sonomacountyenergy.org)

---

## Forward to a friend

wish to increase their water and energy efficiency and/or reduce green house gas emissions. There are more than 65 [eligible measures](#) for funding including solar, HVAC systems, cool roofs, process water use reduction, lighting and control systems, insulation and envelope sealing. If you have developed an idea involving a process or equipment not currently on the eligible improvements list, you may apply as a custom measure. Improvements must be made to existing buildings – new construction does not qualify. The financed amount becomes an assessment attached to the property, not the owner, and is paid back through the property tax system over a term of 10 or 20 years.

To find out more about this exciting program, please visit our website at [www.sonomacountyenergy.org](http://www.sonomacountyenergy.org) or contact Diane Lesko, Energy & Sustainability Assistant Program Coordinator at (707) 524-1187 or via email at [dlesko@sonoma-county.org](mailto:dlesko@sonoma-county.org).

[back to top](#)

---

## SCEIP Launches Tool Lending Library



The Sonoma County Energy Independence Program will be launching its Tool Lending Library Program on Wednesday, September 15th at 5:30 pm. The Tool Lending Library (TLL) is a Public Goods funded program that loans building measurement equipment free of charge to qualified professionals working on short term energy efficiency projects in Sonoma County. This program has been made possible through a grant from the Workforce Investment Board. Please join us and learn all about the tools you need to complete energy audits and HERS field testing, how they work, and how to borrow them from SCEIP.

Wednesday, September 15, 2010  
5:30 pm – 7:00 pm

SCEIP Office  
404 Aviation Boulevard  
Santa Rosa CA 95403

Refreshments will be provided.

[back to top](#)

---

## WECalc Water-Energy-Climate Calculator

You can save water at home—and save energy, reduce greenhouse gas emissions, and save money in the process! WECalc, Your Home Water-Energy-Climate



Know someone who might be interested in the email? Why not [forward this email to a friend](#).

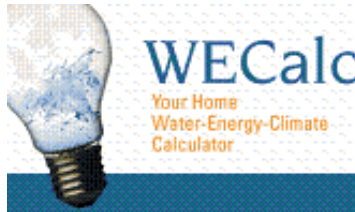
---

## Unsubscribe



If you no longer wish to receive this email [please unsubscribe](#).

---



Calculator, is a free online tool from the Pacific Institute that shows you how.

By asking a series of questions about your home water use habits, WECalc can estimate your water use and provide personalized recommendations for reducing that use.

WECalc also estimates your water-related energy use and associated greenhouse gas emissions. Delivering water to your home requires energy—to bring it to your community, to treat it so that it is safe to drink, and to deliver it to your home. More energy is used to heat water and, after use, to convey it and clean it at a wastewater treatment plant.

Visit [www.wecalc.org](http://www.wecalc.org) today for your personalized evaluation.

[back to top](#)

---

## New Fannie Mae/Freddie Mac Instructions

On August 31, 2010, Fannie Mae and Freddie Mac issued additional instructions to lenders that they “will not purchase mortgage loans secured by properties with an outstanding PACE obligation.” Sonoma County disagrees with these instructions and is working to modify this position. Visit the [SCEIP website](#) to view these additional instructions and all other correspondence and announcements related to PACE programs.

[back to top](#)

---

## Support PACE



Property Assessed Clean Energy (PACE) programs, like the Sonoma County Energy Independence Program (SCEIP), are being challenged by Fannie Mae, Freddie Mac and the Federal Housing Financing Agency (FHFA), (the "regulators"). The regulators consider PACE assessments to be loans and not assessments. We strongly disagree with this position. California law has allowed for assessments for many years. Assessments are appropriately used for the "public good". The State Legislature, in adopting AB 811 that allowed establishment of PACE programs in California, made findings that reducing greenhouse gas emissions through energy and water efficiency improvements and generation benefits everyone, and not just the property owner doing the improvements.

The regulators are concerned that PACE programs put lienholders at risk because of the priority position the PACE lien takes. This is what makes an assessment unique. Should a default of an assessment occur, only the amount in arrearages must be cured. This is unlike a mortgage: when there is a default on a mortgage, the entire mortgage becomes due. For example, if a property owner has a \$30,000 assessment lien on their property, and does not make payments for a year, the only amount that must be cured is approximately \$3,000 of past due payments.

PACE programs have proven that they reduce greenhouse gas emissions, create jobs, and stimulate the economy by generating the funds needed to make the improvements. Sonoma County continually reviews its SCEIP program to ensure its underwriting and administrative standards protect both the property owner and contractor. However, your continued support is needed. Please visit [PACENow](#) for information on how to support SCEIP and PACE programs nationwide.

We thank you for your support.

[back to top](#)

---

## Program Changes

### What's New

SCEIP is one of the first programs of its kind in the nation. We are constantly working to identify areas for improvement and areas to help sustain the program given the FHFA position on PACE programs. The following changes were recently implemented:

#### ***Extensions***

Effective 9/01/10, one 30-day extension may be granted on a case by case basis based on the following criteria:

- Applicant must provide copy(ies) of current mortgage statement(s);
- All property taxes must be current
- A check for \$25 is provided for a supplemental title search and that title search is clear.

Once the above is verified, one 30-day extension will be granted. No further extensions beyond the 30-days will be permitted.

#### ***Rebates***

Effective 7/26/10, and due to emerging federal guidelines, SCEIP requires all eligible rebates, i.e., manufacturer, water conservation, municipal, PG&E, CEC, etc. be disclosed and deducted from the project amount on page 5 of the application and a copy of the rebate form is provided along with the application.

Please check the following websites to determine rebate eligibility: [www.pge.com/rebates](http://www.pge.com/rebates), [www.cash4appliances.org](http://www.cash4appliances.org), your local water provider, and the manufacturer's websites.

### ***Fees Collected when Cost Incurred***

Effective 7/19/10, fees related to the program must be paid when the cost is incurred. For example,

- when the application is deemed complete and immediately before the title search is requested, the applicant will be asked for a check to cover the cost of the title search;
- at contract signing, the applicant will be asked for a \$66 check to cover recording fees; and
- when an interim disbursement occurs (for multiple disbursement contracts) the \$150 interim disbursement fee is due at the time of inspection.

Additionally, those fees are no longer eligible for reimbursement through the disbursement process. This does not apply for applications received before July 19th. See the [Fee Schedule](#) for specific amounts as it relates to your project.

### ***Clarification of 110% Lien to Value Guideline***

The lien to value ratio, excluding the requested financing amount, cannot exceed 100%. (Sum of all liens / assessed or market value  $\leq$  100%.) In addition, the requested financing amount cannot exceed 10% of the property value. (Requested financing amount / assessed or market value  $\leq$  10%.) New [Eligibility Calculator](#) forms are available online.

### ***PG&E Authorization forms now required when application is approved***

In order to better report how well we're reducing energy use, we need your authorization to determine the difference.

[back to top](#)

---