



BusinessScene

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Increase Your Building's Energy Value

Following up on the previous issue of *BusinessScene*, PACE is an affordable way to install energy-efficient improvements at commercial and multi-family residential properties. PACE stands for Property Assessed Clean Energy, and is facilitated through the California First initiative.

Through PACE, energy-efficient upgrades for buildings are financed as a property tax assessment. By eliminating costs and utilizing low-cost financing, PACE simplifies the process to increase property values and reduce energy costs at the same time.



CA FIRST is using PACE to connect property owners in Ventura County with these benefits:

- Lower interest rates
- Longer pay-back periods (up to 20 years)
- Property qualified financing (not credit-based)
- Repayment obligation remains with property (if property is sold or transferred)
- Flexible/negotiated financing

The 50+ types of authorized improvements that are eligible through CA First are listed on the next page.

Owners of commercial and multi-family properties (five or more units) can participate. The costs of the improvements are repaid as a line item on the property tax bill; the CA First PACE lien is handled through the CA Statewide Communities Development Authority (CSCDA). If the building is sold, the tax assessment is transferred to the new property owner.

Property owners can work with any licensed contractor, and any qualified lender. CA First allows each applicant to use the best financing option, and will help applicants find financing, if needed. The minimum amount that may be financed through the program is \$50,000. As noted above, the repayment period can be extended for up to 20 years.

There is no application fee involved with CA First.

For information about participating in PACE, please contact the Economic Development Collaborative of Ventura County (EDC-VC) at 384-1800, or go to www.CaliforniaFIRST.org.

through
PACE



Solar
Power

Wind
Energy



Initial List of Authorized Improvements

	Category	Measures
Energy Efficiency	Air Sealing and Ventilation	Air Filtration
		Air Sealing
		Air Barriers
		Bathroom fan
		Ceiling fan
		Crawlspace Sealing
		Duct Sealing
		Whole House Fan
	Insulation	Roof
		Attic
		Duct
		Floor
		Hot Water System
		Wall
	Space Heating and Cooling	Cogeneration furnace
		Demand Recirculation Pump
		Duct Replacement
		Ducted Heat Pump
		Evaporative coolers
		Exhaust Fan
		Geothermal Heat Pump
		Heat Recovery Ventilation System
		High Efficiency Air Conditioner
		High Efficiency Furnace
		Radiant Barrier Installation
		Solar Space Heating
		Thermostat Installation
	Weatherization	
Water Heating	High Efficiency Hot Water Boiler	
	High Efficiency Water Heater	
	Tankless Water Heater	
	On demand Recirculation Pump	
Lighting	High Efficiency Lighting Retrofit	
	Lighting (hard wired)	
	Lighting controls, including occupancy sensors	
Windows, Doors and Skylights	Skylight	
	Window Replacement	
	Window Film	
Charging Stations	Electric Vehicle Plug-in Station	
Reflective Roof	White Roofing	
Renewable Energy	Solar	Solar Thermal Installation Solar Photovoltaics
	Wind	Wind Turbine Power System
	Fuel Cell	Fuel Cell Power System
Water Efficiency	Fixtures	Low Flow Showerheads
		Low flow showers
		Toilets: flush a 1.28 gpf or less
		Urinals: flushing at 0.5 gpf or less
		Showerheads: flow at 1.5 gpm or less
		Aerators: flow at 1.0 gpm or less
	Irrigation	Irrigation System
		Irrigation Control System
Landscaping	Grey water systems	
Other	Other measures such as potable water offsets, efficiency improvements, process improvements and storm water management improvements shall be considered on a case-by-case basis in consultation with the CaliforniaFIRST program.	