



mPOWER Placer

Capital Region Climate Readiness Collaborative

September 8, 2015

www.mpowerplacer.org



Property Assessed Clean Energy (“PACE”)

PACE is a financing program that allows cities and counties to provide private property owners financing for renewable energy, energy conservation and water conservation projects for residential and non-residential projects

Repayment installments are added to and payable on the annual property tax bill.

Increase job creation

Increase investment in the local economy & maximize multiplier effect

- Lower energy bills and Improve cash flow

Increase energy and water efficiency

Increase energy independence

Assist commercial property owners with increasing regulatory compliance

Reduce greenhouse gas emissions



Residential



Commercial



Industrial



Agricultural

Placer County

- Auburn
- Lincoln
- Loomis
- Rocklin
- Roseville
- Tahoe
- Unincorporated Areas

Sacramento County

- Folsom



Eligible Improvements



Install solar panels

Add reflective roofing

Add high efficiency attic and wall insulation

Replace old windows

Upgrade heating and cooling systems

Use smart irrigation controllers

Energy Efficiency and Renewables

- High efficiency windows
- Insulation
- Lighting systems
- Solar Photovoltaic
- Tankless water heaters
- Cool roofs
- Heat recovery systems

Water Conservation

- Low-flow devices
- Rain water cisterns
- Smart irrigations systems

Other Custom Systems

- Building energy management systems
- Electric vehicle plug-in stations
- Heat recovery systems



Benefits to Property Owners

All Property Owners

- No upfront cost
- Increased property value, but does not trigger new property tax assessment
- Energy cost savings and reduces impact from energy price shocks
- Compliance with water conservation mandates

Home Owners

- Increased comfort
- Increased disposable income

Commercial, Industrial & Agricultural Property Owners

- Improved cash flow
- Increased Net Operating Income
- Makes improvements affordable even if property holding period is short (assessment passes to subsequent property owners)
- Can be a financial tool to help with AB 1103 compliance
- Tenant retention and attraction from increased comfort and energy cost savings



Project Success

Project: Solar Photovoltaic – Auburn R.V. Park

Return on Investment Example*

Project Cost	\$473,088
Less Federal Tax Credit	-141,926
Less PBI Payments**	-39,636
Less Tax Depreciation Benefits	-188,355
Net Cost before Utility Savings	103,171
Annual Utility Savings	33,575
Payback Period (years)	3.7
Value Increase***	\$1,144,588

*Figures are taken from an actual MPOWER Placer project

**Performance Based Incentive as determined by the participating utility provider paid over a 5 year period.

***Value increase = Cost of the improvement + \$20 for each \$1 in annual energy savings (Estimate by the Appraisal Journal)





Overall Program Performance

As of July 31, 2015	Residential		Non-Residential		Total	
Received	\$36,657,971	1,584 Apps	\$10,917,094	42 Apps	\$47,575,065	1,626
Approved	\$34,746,427	1,101 Apps	\$9,290,007	19 Apps	\$44,036,434	1,120
Funded	\$28,068,837	943 Apps	2,717,465	13 Apps	\$30,786,302	956
Average Amount Funded	\$31,559		\$209,036			
Denied/Withdrawn						352 Apps

250 Contracting Firms participating with funded or active applications, 615 Jobs Created*

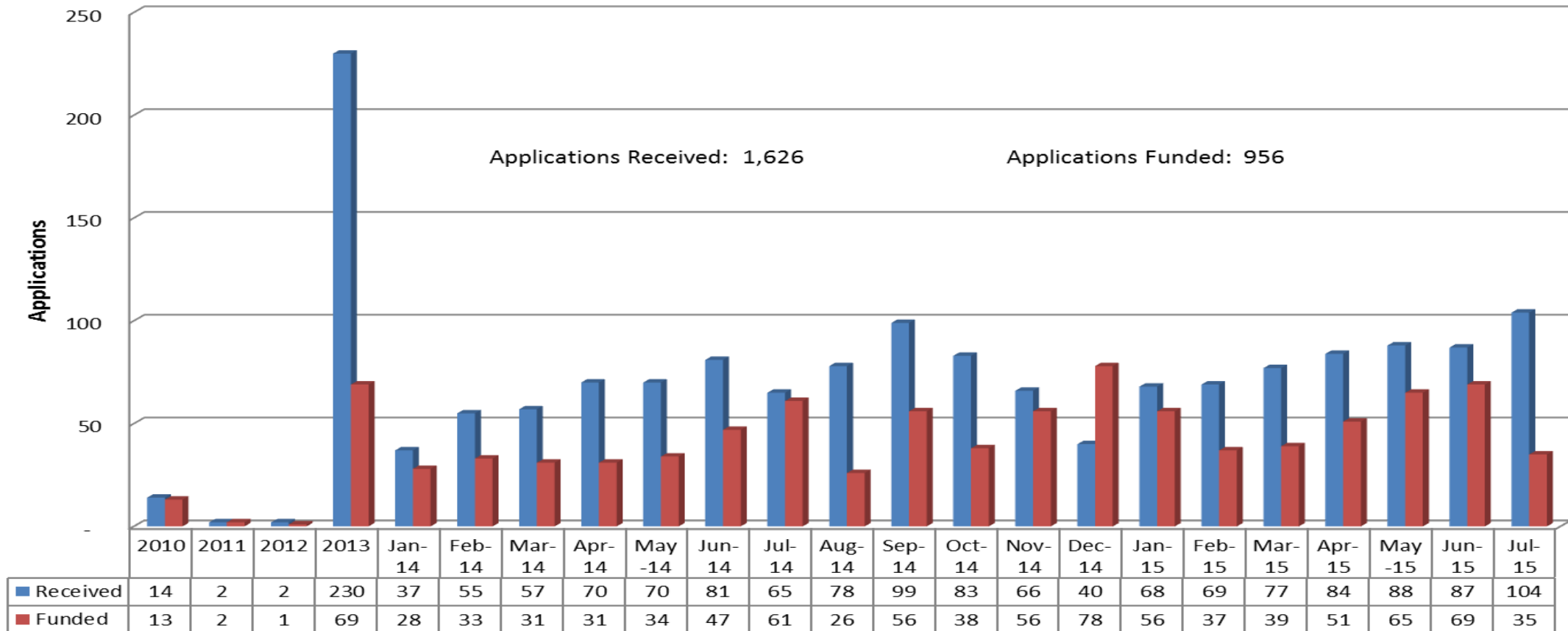
*Source: American Council for an Energy-Efficient Economy (An estimated 17.3 additional jobs/million are created from increased disposable income generated from utility savings)



Applications Received & Funded

Number of Applications Received and Funded

July 31, 2015
Program to Date





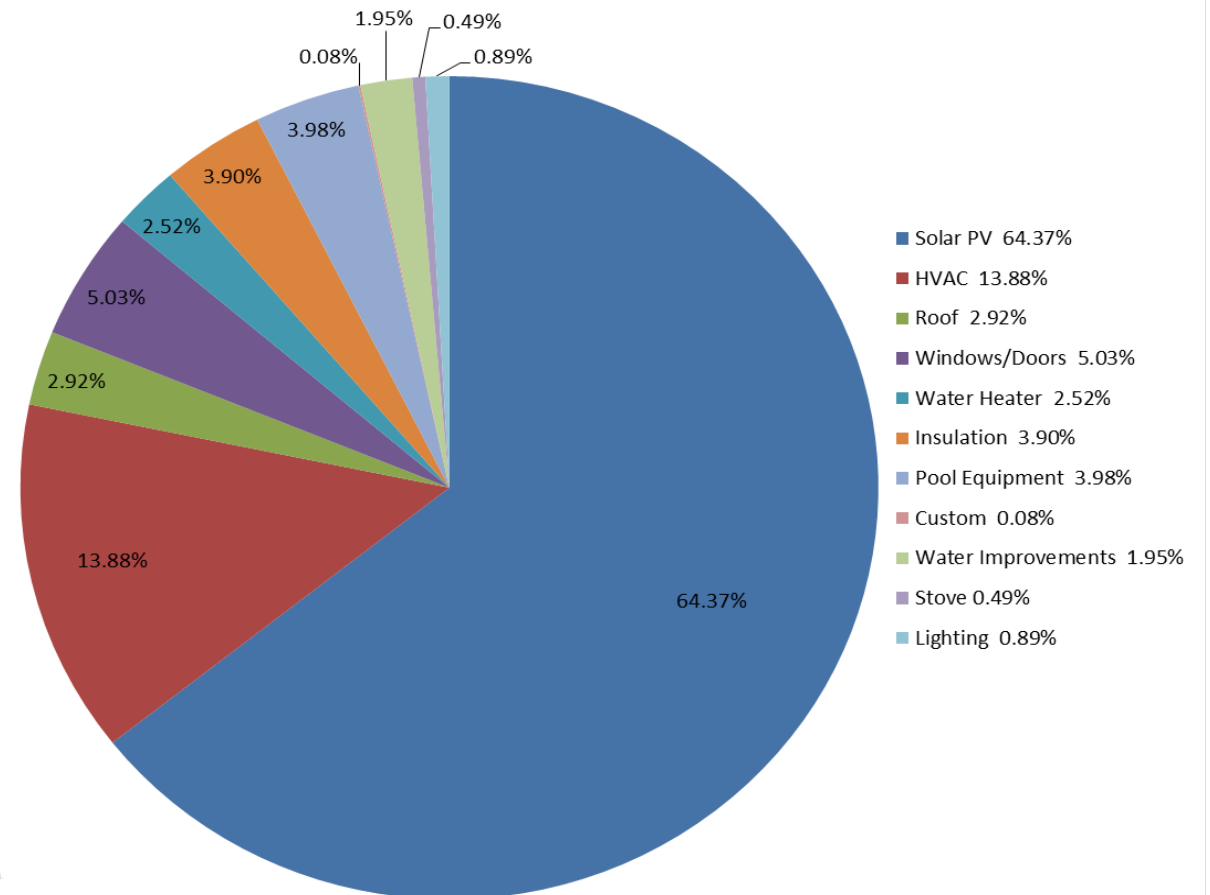
Improvements Financed

Financed Improvements to Date 1106 = \$ 27,645,046		
Solar PV	\$ 25,298,576	793
HVAC	2,633,418	171
Roof	932,210	36
Windows/Doors	718,543	62
Water Heater	334,724	31
Insulation	305,524	48
Pool Equipment	221,621	49
Custom	153,710	1
Water Improvements	127,819	24
Stove	29,675	6
Lighting	30,481	11
Total	\$ 30,786,302	1,232

Financed improvements to date include 252 applications with multiple improvements.

Financed Improvements by Number of Projects

July 31, 2015
Program to Date





MPOWER

Waiver for Water

Are You Ready To Save Water And Money?



**NO Processing Fee
May – October 2015!**
For projects that include water conservation measures of at least \$1,500. All other costs apply.

Examples of upgrades eligible for MPOWER financing:

- Replace old irrigation systems with high efficiency spray nozzles and low volume drip systems
- Install weather-based or smart irrigation controllers
- Replace older inefficient water fixtures and toilets with high efficiency low flow fixtures
- Install a new technology hot water delivery system
- Install other custom measures that can demonstrate water savings

Benefits of financing with MPOWER :

- Funding for up to 100% of project costs
- Longer financing term than traditional programs (up to 20 years for many improvements)
- Low, fixed interest rate.

**Attend a free informational seminar.
See website for upcoming dates!**

**Start Saving Money and
Reduce Your Water and Energy Usage Today!**



MPOWER

Learn more at

MPOWERPLACER.org

or call **(877) 396-7693**

www.mpowerplacer.org



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