

**Implementing Property Assessed Clean Energy (PACE) Finance:  
Innovative Funding to Accelerate the Retrofit of America's Building Stock  
Working Group Meeting**

May 18, 2009 – 10:00am-3:30pm

NCEP, 1225 I Street NW, Suite 1000, Washington, D.C. 20005

**10:00 Continental Breakfast**

**10:15 Welcome and Meeting Overview – Jason Grumet and Jeff Tannenbaum**

- Brief welcome and introductions
- Overview of objectives

**10:30 Background: PACE finance – Cisco DeVries and Gail Feldman**

- What is PACE financing and how can it overcome traditional barriers to financing energy efficiency?
- Applications for commercial and residential sectors
- Discussion of current pilot programs in Berkeley, CA and Boulder, CO

**11:00 Proposal: Federal implementation of PACE finance – Jeff Tannenbaum**

- Proposed program structure
  - Potential pilot programs
- Integration with Title XVII Loan Guarantee Authority –(David Sandalow and Steve Spinner)
  - What is currently authorized?
  - What additional authorization is needed and how do we best effectuate?
  - Overview of current legislative activity relevant to PACE finance

**11:45 Plenary Discussion: Administration Challenges – David Conover and Neal Parikh**

- How can PACE financing be most effectively administered and managed?
- What level of government (federal, state, municipal) would be responsible for implementing critical aspects of a PACE finance program?
- What lessons can be learned from city pilot programs?

**12:30 Lunch**

**1:30 Plenary Discussion: Legal Challenges – Chris Lynch and Craig Hill**

- What state enabling legislation is required? Should we standardize?
- What municipal or tax law framework is required to support PACE financing?
- Lender consent: What are the current limitations of adding PACE liens to existing commercial and residential mortgages? What are potential solutions?
- Who bears the legal risk, bondholder or guarantor?

**2:15 Plenary Discussion: Financing Challenges – John Rhow and Chris Moriarty**

- What types of guarantees are required to ensure a broad, liquid market for municipal bonds?
- What role can DOE loan guarantees play in mitigating bridge financing risks?
- What should standard PACE bond look like and who plays role of the aggregator?
- What role might ESCO's play in PACE commercial projects?

**3:00 Remaining Issues and Next Steps – Jeff Tannenbaum**

- Determine remaining critical path items
- Identify key constituencies for outreach
- Establish working groups and next steps

**3:30 Adjourn**