

PACE vs emPower

PACE (CaliforniaFIRST)

emPower

Type	Lien	Loan
	First priority (ahead of mortgage)	Separate loan
	No credit check	Credit check
Interest Rate	Fixed, proportional to term 5 yr-6.75%, 10 yr- 7.59%, 15yr- 7.99%, 20yr- 8.29%, 25yr- 8.39%	Varied (starting at 5.9%)
Interest Tax Status	Yes	No
Interest Tax Deductible	Conditional	No
Amount	Up to the lesser of 15% of property value or \$200,00. (\$5,000 minimum)	\$30,000 max
Term	Up to 20 years	Varies with loan holder (15 year max)
Financial Terms	May require underwriting by mortgage holder (decision pending), 10% equity in property, good standing tax and mortgage status (10%) equity ¹	Only requires approval by credit union
Energy Audit/ Rebate Assistance	Not required, no rebate assistance	Yes, also assists with rebates
Commercial Application	Yes	No
Funding for Alt Energy & Solar	Yes	Only solar as part of additional upgrade package
Security Status	Securitized ²	Unsecured
Fund Distributor	Renewablefunding ³	Coast Hills Credit Union
Contractors	Participating contractors	Local ⁴
Transferable	Yes, tied to property	No, tied to individual
Mutually Exclusive?	No	No



1. See CaliforniaFirst residential handbook for more specific financial terms. (https://content.renewfund.com/production/california_first/residential_property_owner_handbook.en.pdf)
2. Renewablefunding/ CSCDA bond + state fund specific for PACE (for lenders).
3. Funding pool for commercial projects initiated by bond issued by CSCDA, but funds also raised privately, residential funds are administered by Renewablefunding
4. Also targets local contractors for participation, along with providing training.

CaliforniaFIRST is a public private partnership between the California Statewide Communities Development Authority and RenewableEnergy. This public private partnership works with the (CSCDA) to administer funds to homeowners for energy efficiency, renewable energy, and water upgrades. By agreeing to the Joint Powers Agreement (JPA) with CSCDA and passing a motion to opt-in to CaliforniaFIRST a municipality can participate in the program, as far as requirements listed on CaliforniaFIRST's website. Once a resolution is passed, opting in residents can then participate.

Participation in CaliforniaFIRST places a first priority lien on the property and collects repayment via tax assessments on the owner's property tax bill. Participation and financing amount are dependent on a few factors: the property value, the equity in the property, property tax and mortgage payment history, and dollar value of savings from the project. These factors determine not only eligibility but also the amount that a property can receive for these projects, within 15% of the property value. The term is selected by the applicant with an option for up to 25 years. CaliforniaFIRST liens are transferable with the property allowing both businesses and homeowners to reap more benefits from the program. The projects performed are still eligible for rebates, and are administered by local contractors. Interest rates vary by term and are labeled as competitive by CaliforniaFIRST, and some of the interest payments may be tax deductible.

emPower is operated by SLO County and requires no additional jurisdictional investment. The program provides free in-home energy consultations, matches homeowners with vetted contractors, assists in the rebate process, and helps obtain an unsecured loan from Coast Hills Credit Union to fund the work. The program is open to all SLO County residents who own a single family detached home, and only requires approval from the financial institution. Even if a loan is not pursued the program still assists homeowners in applying for rebates and getting an in-home energy assessment.



Local
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