

**Claremont City Council**225 Second Street
Claremont, CA 91711**Agenda Report****File #: 1567****Item No: 15.**

TO: TONY RAMOS, CITY MANAGER
FROM: BRIAN DESATNIK, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: JUNE 28, 2016

Reviewed by:
City Manager: TR
Finance Director: AP

SUBJECT:

APPROVAL OF RESOLUTIONS AUTHORIZING LOCAL PARTICIPATION IN THE FIGTREE ENERGY AND THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA) OPEN PACE FINANCING PROGRAMS, WHICH ALLOW CLAREMONT PROPERTY OWNERS NEW OPTIONS FOR FINANCING RENEWABLE ENERGY, ENERGY EFFICIENCY, SEISMIC SAFETY, AND WATER EFFICIENCY IMPROVEMENTS

SUMMARY

The City Council is being asked to adopt two resolutions that will allow Claremont property owners to participate in additional loan programs to finance energy-related projects. Each is classified as a Property Assessed Clean Energy (PACE) lending program; which, in California, are enabled by Assembly Bill 811 (AB 811). The programs are designed to allow property owners to finance qualifying energy efficiency, renewable energy, and water efficiency improvements for their properties through amortized annual assessments that are included on their property tax bills.

Programs currently seeking approval in Claremont are Figtree Energy Financing, CSCDA Open PACE Program, and Ygrene Energy Fund. After completing extensive research regarding each of the programs and communication with a variety of stakeholders in the PACE lending sector, staff recommends that the Figtree and CSCDA Open PACE programs be approved at this time, and that a decision on the Ygrene Energy Fund be deferred to a later date to allow additional research by City staff and potential modification of the program's consumer protection policies.

Authorizing the two recommended programs will allow qualified Claremont property owners to access a variety of lending programs by participating in voluntary property assessment districts. It is expected to provide new financing options for energy contractors and their customers, help the City achieve its sustainability goals, and increase construction jobs in the City.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolutions authorizing local participation in the Figtree Energy Financing and CSCDA Open PACE Programs.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Continue the item for additional information.
- B. Approve some, but not all of the resolutions.
- C. Deny the proposal.

FINANCIAL REVIEW

On-going staffing requirements will be minimal; limited to annual updates on the status of the program and occasional questions from the public that can be redirected to Figtree, or CSCDA Open PACE program staff. No additional costs are expected as all programs are "turn-key" operations with no City funding or staffing requirements. All administrative costs for the program are covered through fees included in the property owner's voluntary contractual assessments.

The staff cost to research each of the programs and prepare this report, estimated to be \$2,000, are covered under the normal work program for the City Sustainability Coordinator.

ANALYSIS

Background

PACE lending programs are being adopted nationwide as a way to enable property owners to finance energy efficiency, and renewable energy improvements. In California, these programs can also be used to finance water conservation projects, including conversion to water efficient landscaping due to the high energy footprint of water and retrofits to improve the seismic safety of older buildings. PACE financing programs allow property owners to pay for high up-front costs and over the life of the improvements. Ideally, the loan payments are covered by savings generated on utility bills. PACE loans are funded through issuance of bonds by the associated finance authority or facilities district.

Property Owner Benefits of Participation in PACE Programs Include:

- **Increased financing availability:** PACE financing provides an alternative to conventional loans for property owners seeking to fund eligible projects. For some property owners, PACE financing may be the only feasible way to finance these improvements.
- **Savings:** Property owners can use PACE funding to finance projects that make their homes more efficient and comfortable. Savings through lower utility bills offset a portion of the loan payments. Savings can increase over time if utility costs continue to rise. Some well-conceived projects can completely offset loan payments through savings.
- **Payment obligation stays with the property:** Unlike conventional loans, which are due upon the sale of the property, PACE funding is secured by a voluntary contractual assessment that remains with the property even after most transfers of ownership. This makes it possible for

property owners to match the life of the repayment obligation with the useful life of the financed improvements. Although not common, some mortgage providers may require PACE assessments to be paid off at the time a property is refinanced or sold.

- **Prepayment option:** The property owner can choose to pay off a PACE assessment at any time, subject to applicable prepayment penalties.
- **Customer-oriented program:** Part of the success of PACE programs is the prompt and helpful customer service provided by the various providers.

City Benefits of Participation in PACE Programs Include:

- Increased local jobs
- Increased property values as newly-improved, high efficiency buildings have higher assessed values and sales prices
- Increased sales and property tax revenues
- The City is not obligated to repay the bonds or to pay the assessments levied on the participating properties

Need for Consumer Protections:

The PACE lending sector has worked for nearly a decade to gain widespread national approval for PACE lending. During that time, the nation experienced a major economic upheaval that was due in part to irresponsible and sometimes unethical lending practices. In response, PACE lending leaders and regulators have sought to adopt strict consumer protection policies and lending guidelines. In Los Angeles County, these protections are being implemented primarily through the Los Angeles County Energy Program, which has staff that reviews every PACE loan made by program participants. Nationally, a similarly strong level of protections is being supported by PACE Nation, a non-profit seeking to promote PACE lending. This group has identified a need to protect the burgeoning industry from the bad press that abuses by a small number of unethical contractors or lenders can create. Both PACE Nation and Los Angeles County support the protections and practices of the two recommended programs.

Enabling Legislation

In California, PACE programs are generally enabled under Assembly Bill 811 (AB 811). Enacted into law in 2008, the bill added Chapter 29 to the Improvement Bond Act of 1911 (Division 7 of the California Streets and Highways Code) to authorize cities and counties to establish voluntary contractual assessment programs for the purpose of financing private property improvements that promote renewable energy generation, energy and water efficiency, electric vehicle charging infrastructure, and seismic improvements. Under AB 811 programs, loans are repaid over time through voluntary assessments to the property tax bills of participating property owners.

Individual properties can be annexed into an AB 811 program and be subject to the property tax assessment that is imposed to repay project financing only if: (i) the City Council adopts a resolution consenting to the inclusion of parcels in the incorporated areas of the City within the program; and, (ii) the owner of the individual property provides its written approval to annex its property into the program.

The City Council has previously authorized the following AB 811-style PACE lending programs in the City:

Existing PACE Program Name	Program Type	City Approval Date
Los Angeles County Energy Program	AB 811 (Large Commercial)	June 22, 2010
HERO Program	AB 811 (Residential)	November 12, 2013

Since the City Council originally authorized the HERO program in 2013, HERO joined the Los Angeles County Energy Program and is benefitting from a series of additional consumer protections provided by Los Angeles County staff. Major benefits of the County program include: third-party review of all applications to ensure competitive rates and price quotes are being used, rapid identification and disqualification of unethical contractors or lenders, and third-party confirmation of project eligibility. These protections are designed to minimize potential abuses of these programs, predatory lending and unethical “upselling” by contractors in order to increase profits.

Program Descriptions

Each of the PACE programs being recommended offer “turnkey” services; all application procedures, origination, underwriting, funding, loan servicing, and legislative compliance responsibilities, and costs lie with the program and authority staff. No services are provided by the City; however, City staff will request regular reporting from all providers not currently involved in the Los Angeles County Energy Program to ensure that these programs are following similar consumer protection policies.

Figtree Energy Financing

The Figtree Energy Financing Program is enabled under AB 811. Qualifying projects are funded through the California Enterprise Development Authority (CEDA), which was created by the California Association for Local Economic Development (CALED) to assist property owners in obtaining financing for projects and purposes serving a public interest. Figtree is one of the largest PACE financing companies operating in the United States today. Over 100 municipalities throughout California have already enabled the Figtree program by signing on as associate members of CEDA. Unlike the Ygrene and HERO programs, which focus on residential properties, and the Los Angeles County Energy Program, which focuses on very-large commercial projects, the Figtree program is designed for small to medium-sized commercial properties. Currently, there is no PACE program available to the vast majority of Claremont businesses, which are small and medium in size.

Adopting the proposed resolution (Attachment A) authorizes the City to join the California Enterprise Development Authority as an Associate Member and authorizes CEDA, through Figtree Financing, to offer their program and levy assessments within the City of Claremont. The resolution authorizes the City Manager to execute an indemnification agreement between the City of Claremont and Figtree Company. This agreement will be adopted by resolution by CEDA following the City Council's adoption of the resolution.

CSCDA Open PACE

The CSCDA Open PACE program is also enabled under AB 811. Qualifying projects are funded through the California Statewide Communities Development Authority (CSCDA), the largest Joint Powers Authority in California, founded and sponsored by the League of California Cities and the California State Association of Counties.

The CSCDA is focused on providing an “Open PACE” platform that offers member agencies access to a variety of pre-qualified PACE programs. Under the program, property owners are offered a

choice among PACE financing providers, creating competition on financing terms, service, and interest rates. The proposed draft resolution (Attachment B) enables the CSCDA Open PACE program to be available to both residential and commercial property owners within the City. Currently, CSCDA Open PACE providers include, CaliforniaFirst Efficiency Financing, Alliance|NRG Program, Spruce, PACE Funding, and Cleanfund Commercial PACE Capital.

Lists of the cities and counties throughout the State who are currently participating in the three PACE programs being considered in this report are attached (Attachment C). In addition, Frequently Asked Question (FAQ) Sheets on each of the programs have been attached (Attachment D).

Ygrene Energy Program

A third program that has requested City Council approval to make PACE loans in Claremont is the Ygrene Energy Program (Ygrene). Ygrene is funded through the Golden State Finance Authority, which is a joint powers authority established pursuant to Government Code Section 6500 et seq. Ygrene recently changed to Golden State Finance Authority after originally utilizing the California Home Finance Authority (CHF) as its funder. CHF chose to form and maintain both SB 555 and AB 811 PACE programs. Having both programs available allows CHF to maximize the benefits of both program offerings. Should market conditions, consumer demand and/or legislative changes affect one PACE program more than the other, CHF has the flexibility to offer the program that best supports the CHF vision of service without any interruption to participating counties, cities, and their property owners.

Ygrene and the SB 555 method were initially attractive to City staff, and staff originally planned to recommend them to the City Council for authorization. However, as staff completed the research necessary to complete the authorization process, it was determined that the program lacked the strong consumer protections of other programs and that concerns about a lack of compliance with their own code of protections were developing in other jurisdictions. Consequently, staff proposes to postpone approval of the Ygrene program until it is clear that the program's consumer protections and practices are equivalent to those of the Los Angeles County Energy Program. This determination was made only after extensive research was completed. Discovery of the information that led staff to its recommendation on this item resulted in multiple delays of bringing this item to the City Council.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated this agenda item in relationship to the City's strategic and visioning documents and finds the following:

Council Priorities - This item is related to the current Council Priorities which calls for the on-going implementation of the Sustainable City Plan.

Sustainability Plan - This item helps to implement goal 4.4 of the updated Sustainable City Plan, which calls for promoting sustainable residential development. Action 4.4.2 of the updated plan calls on the City to "Authorize a PACE-style financing program to help property owners finance energy efficiency improvements with repayment on property tax bills."

Economic Sustainability Plan - This item does not relate to the recommendations outlined in the Economic Sustainability Plan.

General Plan - This item addresses General Plan Implementation Measure IV-1, which calls for

encouraging green building and energy conservation requirements in Claremont buildings. The program will help homeowners and developers finance the types of improvements required to address this measure.

2014-16 Budget - This item meets the Community Development Department, Planning Sustainability Division Work Plan including Goal CP-2, which calls for implementing applicable actions from the Sustainable City Plan.

Youth and Family Master Plan - This item does not relate to objectives in the Youth and Family Master Plan.

CEQA REVIEW

The Director of Community Development has determined that the proposed project, adoption of resolutions authorizing participation in California PACE financing programs, is exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq.*), pursuant to State CEQA Guideline Regulation 15308 (14 Cal. Code Regs., § 15308). Section 15308 exempts actions taken by regulatory agencies, as authorized by State law, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The adoption of this resolution would authorize local participation in a voluntary contractual assessment program to finance the installation of renewable energy systems, energy and water efficiency improvements, and electric vehicle charging infrastructure. The program is designed to reduce the environmental impacts of existing structures and will not result in negative impacts to the environment. It is therefore exempt from the provisions of CEQA and no further environmental review is necessary.

In addition, the improvements to structures in Claremont that could result from participation in PACE-style loan programs are anticipated to be categorically exempt from CEQA, pursuant to State CEQA Guideline 15301, as they are generally limited to the operation, repair, maintenance, and minor alteration of existing private structures, and will not involve expansion of existing uses. Typical projects include insulation, efficient appliances, efficient lighting upgrades, duct and HVAC optimization, pool pump replacement, weatherization, efficient irrigation, and solar energy systems.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Copies are available at the City Hall public counter, the Youth Activity Center, the Alexander Hughes Community Center, the City website, and the Claremont Public Library.

Submitted by:

Brian Desatnik
Director of Community Development

Prepared by:

Christopher Veirs
Principal Planner

Attachments:

- A - Resolution Authorizing Local Participation in the Figtree Financing AB 811 Program
- B - Resolution Authorizing Local Participation in the CSCDA Open PACE Program
- C - Lists of Participating California Cities for each Program
- D - Frequently Asked Question Sheets for each Program

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ASSOCIATE MEMBERSHIP BY THE CITY IN THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY; AUTHORIZING AND DIRECTING THE EXECUTION OF AN ASSOCIATE MEMBERSHIP AGREEMENT RELATING TO ASSOCIATE MEMBERSHIP OF THE CITY IN THE AUTHORITY; AUTHORIZING THE CITY TO JOIN THE FIGTREE PACE PROGRAM; AUTHORIZING THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY TO CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY OF CLAREMONT; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the City of Claremont, California (the "City"), a municipal corporation, duly organized and existing under the Constitution and the laws of the State of California; and

WHEREAS, the City, upon authorization of the City Council, may pursuant to Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, commencing with Section 6500 (the "JPA Law") enter into a joint exercise of powers agreement with one or more other public agencies pursuant to which such contracting parties may jointly exercise any power common to them; and

WHEREAS, the City and other public agencies wish to jointly participate in economic development financing programs for the benefit of businesses and nonprofit entities within their jurisdictions offered by membership in the California Enterprise Development Authority (the "CEDA") pursuant to an associate membership agreement and Joint Exercise of Powers Agreement Relating to the California Enterprise Development Authority (the "Agreement"); and

WHEREAS, under the JPA Law and the Agreement, CEDA is a public entity separate and apart from the parties to the Agreement and the debts, liabilities, and obligations of CEDA will not be the debts, liabilities, or obligations of the City or the other members of the Authority; and

WHEREAS, the form of Associate Membership Agreement (the "Associate Membership Agreement") between the City and CEDA is attached; and

WHEREAS, the City is willing to become an Associate Member of CEDA subject to the provisions of the Associate Membership Agreement.

WHEREAS, CEDA has adopted the Figtree Property Assessed Clean Energy ("PACE") and Job Creation Program (the "Program" or "Figtree PACE"), to allow the financing of certain renewable energy, energy efficiency, seismic retrofits, electric vehicle charging infrastructure, and water efficiency improvements (the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code (Chapter 29), and the issuance of improvement bonds or other evidences of indebtedness (the "Bonds") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 et seq.) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property ("Participating Parcel") within its jurisdiction ("Participating Property Owners") to participate in Figtree PACE, and to allow CEDA to conduct assessment proceedings under Chapter 29 and to issue Bonds under the 1915 Act to finance the Improvements; and

WHEREAS, CEDA will conduct assessment proceedings under Chapter 29 to establish an assessment district (the "District") and issue Bonds under the 1915 Act to finance Improvements; and

WHEREAS, there has been presented to this meeting a proposed form of Resolution of Intention to be adopted by CEDA in connection with such assessment proceedings (the "ROI"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, said ROI sets forth the territory within which assessments may be levied for Figtree PACE which territory shall be coterminous with the City's official boundaries of record at the time of adoption of the ROI (the "Boundaries"); and

WHEREAS, pursuant to Chapter 29, the City authorizes CEDA to conduct assessment proceedings, levy assessments, pursue remedies in the event of delinquencies, and issue bonds or other forms of indebtedness to finance the Improvements in connection with Figtree PACE; and

WHEREAS, to protect the City in connection with operation of the Figtree PACE program, Figtree Energy Financing, the program administrator, has agreed to defend and indemnify the City; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings, the levy of assessments, any required remedial action in the case of delinquencies, the issuance, sale or administration of the bonds or other indebtedness issued in connection with Figtree PACE.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Claremont, hereby finds, determines and declares as follows:

Section 1. The City Council hereby specifically finds and declares that the actions authorized hereby constitute public affairs of the City. The City Council further finds that the statements, findings, and determinations of the City set forth in the preambles above are true and correct.

Section 2. The Associate Membership Agreement presented to this meeting and on file with the City Clerk is hereby approved. The Mayor, the City Manager, the City Clerk, and other officials of the City are each hereby authorized and directed, for and on behalf of the City, to execute and deliver the Associate Membership Agreement in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3. The officers and officials of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to consummate, carry out, give effect to

and comply with the terms and intent of this resolution and the Associate Membership Agreement. All such actions heretofore taken by such officers and officials are hereby confirmed, ratified, and approved.

Section 4. Good Standing. The City is a municipal corporation and in good standing.

Section 5. Public Benefits. On the date hereof, the City Council hereby finds and determines that the Program and issuance of Bonds by CEDA in connection with Figtree PACE will provide significant public benefits, including without limitation, savings in effective interest rates, bond preparation, bond underwriting, and bond issuance costs and reductions in effective user charges levied by water and electricity providers within the boundaries of the City.

Section 6. Appointment of CEDA. The City hereby appoints CEDA as its representative to: (i) record the assessment against the Participating Parcels; (ii) administer the District in accordance with the Improvement Act of 1915 (Chapter 29 Part 1 of Division 10 of the California Streets and Highways Code (commencing with Section 8500 et seq.) (the "Law"); (iii) prepare program guidelines for the operations of the Program; and, (iv) proceed with any claims, proceedings or legal actions as shall be necessary to collect past due assessments on the properties within the District in accordance with the Law and Section 6509.6 of the California Government Code. The City is not and will not be deemed to be an agent of Figtree or CEDA as a result of this resolution.

Section 7. Assessment Proceedings. In connection with Figtree PACE, the City hereby consents to the special assessment proceedings by CEDA pursuant to Chapter 29 on any property within the Boundaries and the issuance of Bonds under the 1915 Act, provided that:

- (1) Such proceedings are conducted pursuant to one or more resolutions of Intention in substantially the form of the ROI;
- (2) The Participating Property Owners, who shall be the legal owners of such property, voluntarily execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and
- (3) The City will not be responsible for the conduct of any assessment proceedings, the levy of assessments, any required remedial action in the case of delinquencies in such assessment payments, or the issuance, sale or administration of the Bonds in connection with Figtree PACE.

Section 8. Program Report. The City Council hereby acknowledges that pursuant to the requirements of Chapter 29, CEDA has prepared and will update from time to time the "Program Report" for Figtree PACE (the "Program Report") and associated documents, and CEDA will undertake assessment proceedings and the financing of Improvements as set forth in the Program Report.

Section 9. Foreclosure. The City Council hereby acknowledges that the Law permits foreclosure in the event that there is a default in the payment of assessments due on a property. The City Council hereby designates CEDA as its representative to proceed with collection and foreclosure of the liens on the defaulting properties within the District, including accelerated foreclosure pursuant to the Program Report.

Section 10. Indemnification. The City Council acknowledges that Figtree has provided the City with an indemnification agreement, as shown in Exhibit B, for negligence or malfeasance of any type as a result of the acts or omissions of Figtree, its officers, employees, subcontractors, and agents. The City Council hereby authorizes the appropriate officials and staff of the City to execute and deliver the Indemnification Agreement to Figtree.

Section 11. City Contact Designation. The appropriate officials and staff of the City are hereby authorized and directed to make applications for Figtree PACE available to all property owners who wish to finance Improvements. The following staff persons, together with any other staff designated by the City Manager from time to time, are hereby designated as the contact persons for CEDA in connection with Figtree PACE: CHRISTOPHER VEIRS, PRINCIPAL PLANNER, (909) 399-5486, CVEIRS@CI.CLAREMONT.CA.US.

Section 12. CEQA. The City Council hereby finds that adoption of the resolution is not a "project" under the California Environmental Quality Act (CEQA), because the resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

Section 13. Effective Date. The resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of the resolution to Figtree Energy Financing.

Section 14. Costs. Services related to the formation and administration of the assessment district will be provided by CEDA at no cost to the City.

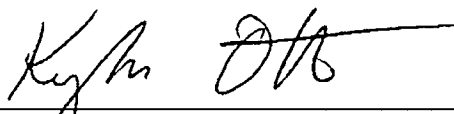
Section 15. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2016.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont
APPROVED AS TO FORM:



City Attorney, City of Claremont

EXHIBIT A

CEDA Resolution of Intention

**RESOLUTION OF THE CALIFORNIA ENTERPRISE DEVELOPMENT
AUTHORITY DECLARING INTENTION TO FINANCE INSTALLATION OF
DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY
EFFICIENCY, SEISMIC RETROFITS, ELECTRIC VEHICLE CHARGING
INFRASTRUCTURE, AND WATER EFFICIENCY IMPROVEMENTS IN THE
CITY OF CLAREMONT**

WHEREAS, the California Enterprise Development Authority (“CEDA”) is a joint powers authority authorized and existing pursuant to Joint Powers Act (Government Code Section 6500 et seq.) and that certain Joint Exercise of Powers Agreement (the “Agreement”) dated as of June 1, 2006, by and among the cities of Eureka, Lancaster and Selma; and

WHEREAS, CEDA is authorized under the Agreement and Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California and in accordance with Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California (“Chapter 29”) to authorize assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, seismic retrofits, electric vehicle charging infrastructure, and water efficiency improvements that are permanently fixed to real property (“Authorized Improvements”); and

WHEREAS, CEDA has obtained authorization from the City of Claremont (the “City”) to enter into contractual assessments for the financing of the installation of Authorized Improvements in the City; and

WHEREAS, CEDA desires to declare its intention to establish a Figtree PACE program (“Figtree PACE”) in the City, pursuant to which CEDA, subject to certain conditions set forth herein, would enter into contractual assessments to finance the installation of Authorized Improvements in the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY, AS FOLLOWS:**

Section 1. Findings. The Board of Directors hereby finds and determines the following:

- (a) The above recitals are true and correct and are incorporated herein by this reference.
- (b) Energy and water conservation efforts, including the promotion of Authorized Improvements to residential, commercial, industrial, or other real property, are necessary to address the issue of global climate change and the reduction of greenhouse gas emissions in the City.
- (c) The upfront cost of making residential, commercial, industrial, or other real property more energy and water efficient, along with the fact that most

commercial loans for that purpose are due on the sale of the property, prevents many property owners from installing Authorized Improvements.

- (d) A public purpose will be served by establishing a contractual assessment program, to be known as Figtree PACE, pursuant to which CEDA will finance the installation of Authorized Improvements to residential, commercial, industrial, or other real property in the City.

Section 2. Determination of Public Interest. The Board of Directors hereby determines that (a) it would be convenient, advantageous, and in the public interest to designate an area, which shall encompass the entire geographic territory within the boundaries of the City, within which CEDA and property owners within the City may enter into contractual assessments to finance the installation of Authorized Improvements pursuant to Chapter 29 and (b) it is in the public interest for CEDA to finance the installation of Authorized Improvements in the County pursuant to Chapter 29.

Section 3. Identification of Authorized Improvements. CEDA hereby declares its intention to make contractual assessment financing available to property owners to finance installation of Authorized Improvements, including but not limited to those improvements detailed in the Report described in Section 8 hereof (the "Report"), as that Report may be amended from time to time.

Section 4. Identification of Boundaries. Contractual assessments may be entered into by property owners located within the entire geographic territory of the City including unincorporated territory within City Boundaries. A property owner located within a City within the City may enter into contractual assessments with CEDA only after such City has adopted a resolution to authorize participation in the PACE Program.

Section 5. Proposed Financing Arrangements. Under Chapter 29, CEDA may issue bonds, notes or other forms of indebtedness (the "Bonds") pursuant to Chapter 29 that are payable by contractual assessments. Division 10 (commencing with Section 8500) of the Streets & Highways Code of the State (the "Improvement Bond Act of 1915") shall apply to any indebtedness issued pursuant to Chapter 29, insofar as the Improvement Bond Act of 1915 is not in conflict with Chapter 29. The creditworthiness of a property owner to participate in the financing of Authorized Improvements will be based on the criteria developed by Figtree Energy Financing (the "Program Administrator") upon consultation with Figtree PACE Program underwriters or other financial representatives, CEDA general counsel and bond counsel, and as shall be approved by the Board of Directors of CEDA. In connection with indebtedness issued under the Improvement Bond Act of 1915 that are payable from contractual assessments, serial and/or term improvement bonds or other indebtedness shall be issued in such series and shall mature in such principal amounts and at such times (not to exceed 20 years from the second day of September next following their date) and at such rate or rates of interest (not to exceed the maximum rate permitted by applicable law) as shall be determined by the Board of Directors at the time of the issuance and sale of the indebtedness. The provisions of Part 11.1 of the Improvement Bond Act of 1915 shall apply to the calling of the bonds. It is the intention of the

Board of Directors to create a special reserve fund for the bonds under Part 16 of the Improvement Bond Act of 1915. Neither CEDA, nor any of its members participating in the Figtree PACE Program, shall advance available surplus funds from its treasury to cure any deficiency in the redemption fund to be created with respect to the indebtedness; provided, however, that this determination shall not prevent CEDA or any of its members from, in their sole discretion, so advancing funds. The Bonds may be refunded under Division 11.5 of the California Streets and Highways Code or other applicable laws permitting refunding, upon the conditions specified by and upon determination of CEDA.

CEDA hereby authorizes the Program Administrator, upon consultation with CEDA general counsel, bond counsel and the Figtree PACE underwriter, to commence preparation of documents and take necessary steps to prepare for the issuance of bonds, notes or other forms of indebtedness as authorized by Chapter 29.

In connection with the issuance of bonds payable from contractual assessments, CEDA expects to obligate itself, through a covenant with the owners of the bonds, to exercise its foreclosure rights with respect to delinquent contractual assessment installments under specified circumstances.

Section 6. Public Hearing. Pursuant to the Act, CEDA hereby orders that a public hearing be held before CEDA Board (the "Board"), at 550 Bercut Drive, Suite G, Sacramento, CA 95811, on _____, _____, at _____ A., for the purposes of allowing interested persons to object to, or inquire about, the proposed Figtree PACE Program. The public hearing may be continued from time to time as determined by the Board for a time not exceeding a total of 180 days.

At the time of the hearing, the Report described in Section 8 hereof shall be summarized, and the Board shall afford all persons who are present an opportunity to comment upon, object to, or present evidence with regard to the proposed Figtree PACE Program, the extent of the area proposed to be included within the boundaries of the assessment district, the terms and conditions of the draft assessment contract described in Section 8 hereof (the "Contract"), or the proposed financing provisions. Following the public hearing, CEDA may adopt a resolution confirming the Report (the "Resolution Confirming Report") or may direct the Report's modification in any respect, or may abandon the proceedings.

The Board hereby orders the publication of a notice of public hearing once a week for two successive weeks. Two publications in a newspaper published once a week or more often, with at least five days intervening between the respective publication dates not counting such publication dates are sufficient. The period of notice will commence upon the first day of publication and terminate at the end of the fourteenth day. The first publication shall occur not later than 20 days before the date of the public hearing.

Section 7. Notice to Water and Electric Providers. Pursuant to Section 5898.24 of the Streets & Highways Code, written notice of the proposed contractual assessment program within the City to all water and electric providers within the boundaries of the City has been provided.

Section 8. Report. The Board hereby directs the Program Administrator to prepare the Report and file said Report with the Board at or before the time of the public hearing described in Section 6 hereof containing all of the following:

- (a) A map showing the boundaries of the territory within which contractual assessments are proposed to be offered, as set forth in Section 4 hereof.
- (b) A draft contractual assessment contract (the "Contract") specifying the terms and conditions of the agreement between CEDA and a property owner.
- (c) A statement of CEDA's policies concerning contractual assessments including all of the following:
 - (1) Identification of types of Authorized Improvements that may be financed through the use of contractual assessments.
 - (2) Identification of the CEDA official authorized to enter into contractual assessments on behalf of CEDA.
 - (3) A maximum aggregate dollar amount of contractual assessments.
 - (4) A method for setting requests from property owners for financing through contractual assessments in priority order in the event that requests appear likely to exceed the authorization amount.
- (d) A plan for raising a capital amount required to pay for work performed in connection with contractual assessments. The plan may include the sale of a bond or bonds or other financing relationship pursuant to Section 5898.28 of Chapter 29. The plan (i) shall include a statement of, or method for determining, the interest rate and time period during which contracting property owners would pay any assessment, (ii) shall provide for any reserve fund or funds, and (iii) shall provide for the apportionment of all or any portion of the costs incidental to financing, administration and collection of the contractual assessment program among the consenting property owners and CEDA.

A report on the results of the discussions with the County Auditor-Controller described in Section 10 hereof, concerning the additional fees, if any, that will be charged to CEDA for inclusion of the proposed contractual assessments on the general property tax roll of the City, and a plan for financing the payment of those fees.

Section 9. Nature of Assessments. Assessments levied pursuant to Chapter 29, and the interest and any penalties thereon, will constitute a lien against the lots and parcels of land on which they are made, until they are paid. Unless otherwise directed by CEDA, the assessments shall be collected in the same manner and at the same time as the general taxes of the City on real property are payable, and subject to the same penalties and remedies and lien priorities in the event of delinquency and default.

Section 10. Consultations with County Auditor-Controller. CEDA hereby directs the Program Administrator to enter into discussions with the County Auditor-Controller in order to reach agreement on what additional fees, if any, will be charged to CEDA for incorporating the proposed contractual assessments into the assessments of the general taxes of the County on real property.

Section 11. Preparation of Current Roll of Assessment. Pursuant to Section 5898.24(c), CEDA hereby designates the Program Administrator as the responsible party for annually preparing the current roll of assessment obligations by assessor's parcel number on property subject to a voluntary contractual assessment.

Section 12. Procedures for Responding to Inquiries. The Program Administrator shall establish procedures to promptly respond to inquiries concerning current and future estimated liability for a voluntary contractual assessment.

Section 13. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of ____, 2016.

CALIFORNIA ENTERPRISE
DEVELOPMENT AUTHORITY

By: _____
Gurbax Sahota, Chair

ATTEST:

Helen Schaubmayer, Assistant Secretary

EXHIBIT B
Indemnification Agreement

INDEMNIFICATION AGREEMENT

BY AND BETWEEN

THE CITY OF CLAREMONT AND

FIGTREE COMPANY, INC.

This Indemnification Agreement (the "Agreement") is entered into by and between the The City of Claremont, California, a municipal corporation or political subdivision, duly organized and existing under the laws of the State of California (the "City") and Figtree Company, Inc., a California corporation, the administrator of the Figtree Property Assessed Clean Energy and Job Creation Program (the "Administrator"), which is a program of the California Enterprise Development Authority, a California joint exercise of powers authority (the "Authority").

RECITALS

WHEREAS, the Authority is a joint exercise of powers authority whose members include the City in addition to other cities and counties in the State of California; and

WHEREAS, the Authority established the Figtree Property Assessed Clean Energy and Job Creation Program (the "Figtree PACE Program") to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements that are permanently affixed to real property through the levy of assessments voluntarily agreed to by the participating property owners pursuant to Chapter 29 of Division 7 of the Streets and Highways Code ("Chapter 29") and the issuance of improvement bonds, or other forms of indebtedness, under the Improvement Bond Act of 1915 upon the security of the unpaid assessments; and

WHEREAS, the Authority has conducted or will conduct proceedings required by Chapter 29 with respect to the territory within the boundaries of the City; and

WHEREAS, the legislative body of the City adopted or will adopt a resolution authorizing the City to join the Figtree PACE Program; and

WHEREAS, the City will not be responsible for the formation, operation and administration of the Figtree PACE Program as well as the sale and issuance of any bonds or other forms of indebtedness in connection therewith, including the conducting of assessment proceedings, the levy and collection of assessments and any remedial action in the case of such assessment payments, and the offer, sale and administration of any bonds issued by the Authority on behalf of the Figtree PACE Program; and

WHEREAS, the Administrator is the administrator of the Figtree PACE Program and agrees to indemnify the City in connection with the operations of the Figtree PACE Program as set forth herein;

NOW, THEREFORE, in consideration of the above premises and of the City's agreement to join the Figtree PACE Program, the parties agree as follows:

1. **Indemnification.** Figtree has provided the CEDA with an indemnification for negligence or malfeasance of any type as a result of the acts or omissions of Figtree, its officers, employees, subcontractors and agents, arising from or related to the Figtree PACE Program, the assessments, the assessment districts, the improvements or the financing and marketing thereof. Figtree agrees to defend, indemnify and hold harmless the City, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all actions, suits, proceedings, claims, demands, losses, costs and expenses, including legal costs and attorneys' fees, for injury or damage due to negligence or malfeasance of any type claims as a result of the acts or omissions of Figtree, except for such loss or damage which was caused by the sole negligence or willful misconduct of the City. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by Figtree.

2. **Amendment/Interpretation of this Agreement.** This Agreement represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by both of the parties hereto. This Agreement shall not be interpreted for or against any party by reason of the fact that such party may have drafted this Agreement or any of its provisions.

3. **Section Headings.** Section headings in this Agreement are included for convenience of reference only and shall not constitute a part of this Agreement for any other purpose.

4. **Waiver.** No waiver of any of the provisions of this Agreement shall be binding unless in the form of writing signed by the party against whom enforcement is sought, and no such waiver shall operate as a waiver of any other provisions hereof (whether or not similar), nor shall such waiver constitute a continuing waiver. Except as specifically provided herein, no failure to exercise or any delay in exercising any right or remedy hereunder shall constitute a waiver thereof.

5. **Severability and Governing Law.** If any provision or portion thereof of this Agreement shall be held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions shall remain enforceable to the fullest extent permitted by law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of California applicable to contracts made and to be performed in California.

6. **Notices.** All notices, demands and other communications required or permitted hereunder shall be made in writing and shall be deemed to have been duly given if delivered by hand, against receipt, or mailed certified or registered mail and addressed as follows:

If to the Administrator

Figtree Company, Inc.
9915 Mira Mesa Blvd., Suite 130
San Diego, California 92131
Attn: Chief Executive Officer

If to the City:

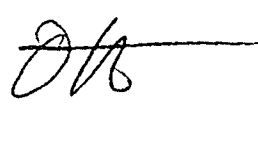
City of Claremont
207 Harvard Avenue
Claremont, CA 91711
Attn: Christopher Veirs, Principal Planner

7. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, which together shall constitute the same instrument.

8. **Effective Date.** This Agreement will be effective as of the date of the signature of City's representative as indicated below in the signature block.

IN WITNESS HEREOF, the parties hereto duly executed this Agreement as of the date below.

APPROVED AS TO FORM:

 
City Attorney

City of Claremont

By _____
Name: Tony Ramos
Title: City Manager

Date: _____

Figtree Company, Inc., a California corp.

By _____
Name: Mahesh Shah
Title: CEO

Date: _____

ATTACHMENT B

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY IN THE CSCDA OPEN PACE PROGRAMS; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS, AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND, AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority ("Authority") is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California, including the City of Claremont (City); and

WHEREAS, the Authority is implementing Property Assessed Clean Energy ("PACE") programs, which it has designated CSCDA Open PACE, consisting of CSCDA Open PACE programs each administered by a separate program administrator (collectively with any successors, assigns, replacements or additions, the "Programs"), to allow the financing or refinancing of renewable energy, energy efficiency, water efficiency, seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time-to-time (collectively, the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code (Chapter 29) within counties and cities throughout the State of California that consent to the inclusion of properties within their respective territories in the Programs, and the issuance of bonds from time-to-time; and

WHEREAS, the program administrators currently active in administering Programs are the AllianceNRG Program, the Clean Fund, PACE Funding LLC, Renewable Funding LLC, and Spruce Finance, and the Authority will notify the City in advance of any additions or changes; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property (Participating Property Owners) within its territory to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and

WHEREAS, the territory within which assessments may be levied for the Programs shall include all of the territory within the City's official boundaries; and

WHEREAS, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale, or administration of any bonds issued in connection with the Programs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Claremont as follows:

Section 1. The City Council hereby finds and declares that properties in the territory of the city will benefit from the availability of the Programs within the territory of the city and, pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 and the issuance of bonds to finance or refinance Improvements.

Section 2. In connection with the Programs, the City hereby consents to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City and the issuance of bonds to finance or refinance Improvements, provided that:

(1) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(2) The City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale, or administration of any bonds issued in connection with the Programs.

Section 3. The appropriate officials and staff of the City are hereby authorized and directed to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The following staff persons, together with any other staff persons chosen by the City Manager from time-to-time, are hereby designated as the contact persons for the Authority in connection with the Programs: Christopher Veirs, Principal Planner.

Section 4. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such certificates, requisitions, agreements, and related documents as are reasonably required by the Authority to implement the Programs.

Section 5. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

Resolution No.

Page 3

Section 6. The Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of the resolution to the Secretary of the Authority at: Secretary of the Board, California Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

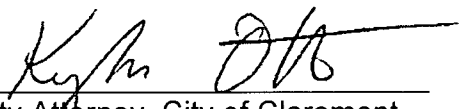
PASSED AND ADOPTED this ____ day of _____, 2016.

Mayor, City of Claremont

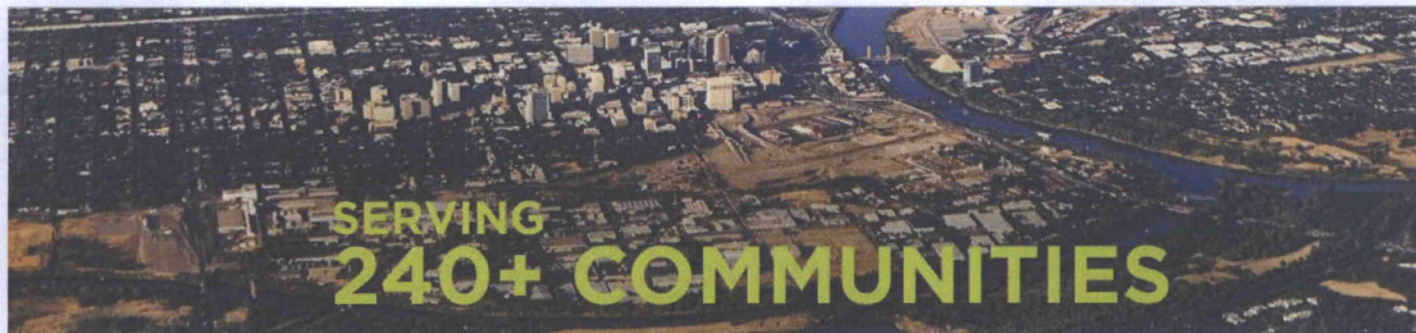
ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont

**California | [Florida](#)**

Ygrene's PACE Financing is available in the following areas. [Click here](#) to get notified when your area becomes available.

In Alameda County:

Hayward
Oakland
Union City
[Unincorporated areas](#)

In Amador County:

Ione
Jackson

In Butte County:

Oroville
[Unincorporated areas](#)

In Calaveras County:

Angels Camp

In Colusa County:

Williams
[Unincorporated areas](#)

In Contra Costa County:

Antioch
Brentwood
Concord
Danville
Lafayette
Martinez
Oakley
San Ramon

In Del Norte County:

[Unincorporated areas](#)

In El Dorado County:

Placerville
[Unincorporated areas](#)

In Fresno County:

Clovis
Firebaugh
Fresno
Huron
Reedlev

In Madera County:

Madera

In Marin County:

Belvedere
Fairfax
Larkspur
Novato
San Anselmo
San Rafael
Sausalito
Tiburon
[Unincorporated areas](#)

In Mariposa County:

[Unincorporated areas](#)

In Mendocino County:

Fort Bragg
Point Arena
Ukiah
Willits
[Unincorporated areas](#)

In Merced County:

Atwater

In Modoc County:

Alturas
[Unincorporated areas](#)

In Mono County:

[Unincorporated areas](#)

In Monterey County:

Salinas

In Napa County:

American Canyon
Napa
[Unincorporated areas](#)

In Orange County:

Aliso Viejo

In San Diego County:

Carlsbad
Chula Vista
Del Mar
El Cajon
Encinitas
Escondido
Imperial Beach
La Mesa
Lemon Grove
National City
Oceanside
Poway
San Diego
Santee
Solana Beach
Vista
[Unincorporated areas](#)

In San Joaquin County:

Manteca
Stockton
Tracy

In San Luis Obispo County:

Morro Bay
San Luis Obispo
[Unincorporated areas](#)

In San Mateo County:

Burlingame
Foster City
Redwood City
San Mateo
South San Francisco
[Unincorporated areas](#)

In Santa Clara County:

Campbell
San Jose

In Shasta County:

Shasta Lake
[Unincorporated areas](#)

Unincorporated areas

In Glenn County:

Orland
Willows

Unincorporated areas

In Humboldt County:

Arcata
Eureka
Rio Dell
Trinidad

Unincorporated areas

In Imperial County:

Unincorporated areas

In Kern County:

Bakersfield
Taft

Unincorporated areas

In Kings County:

Avenal
Corcoran
Hanford
Lemoore

Unincorporated areas

In Los Angeles County:

Baldwin Park
Bell
Bellflower
Calabasas
Carson
Compton
El Segundo
Gardena
Glendale
Glendora
Hawthorne
Irwindale
Lancaster
Lomita
Long Beach*
Los Angeles
Lynwood
Malibu
Palmdale*
Paramount
Redondo Beach
Rolling Hills Estates
San Fernando
San Marino
Santa Fe Springs
Santa Monica
Torrance

Brea
Buena Park
Costa Mesa
Fountain Valley
Garden Grove
Huntington Beach
La Habra
Lake Forest
Mission Viejo
Newport Beach
Santa Ana
Westminster

In Riverside County:

Beaumont
Blythe
Cathedral City
Coachella
Corona
Desert Hot Springs
Indian Wells
Indio

La Quinta
Palm Desert
Palm Springs
Rancho Mirage
San Jacinto

Unincorporated areas

In Sacramento County:

Citrus Heights
Elk Grove
Galt
Rancho Cordova
Sacramento

Unincorporated areas

In San Bernardino County:

Chino
Colton
Fontana
Hesperia
Montclair
Rialto
Twentynine Palms
Upland

In Siskiyou County:

Dunsmuir
Mount Shasta

Unincorporated areas

In Solano County:

Benicia
Fairfield
Suisun City
Vacaville
Vallejo

Unincorporated areas

In Stanislaus County:

Waterford

In Tehama County:

Tehama

Unincorporated areas

In Ventura County:

Camarillo
Moorpark
Thousand Oaks
Ventura

In Yolo County:

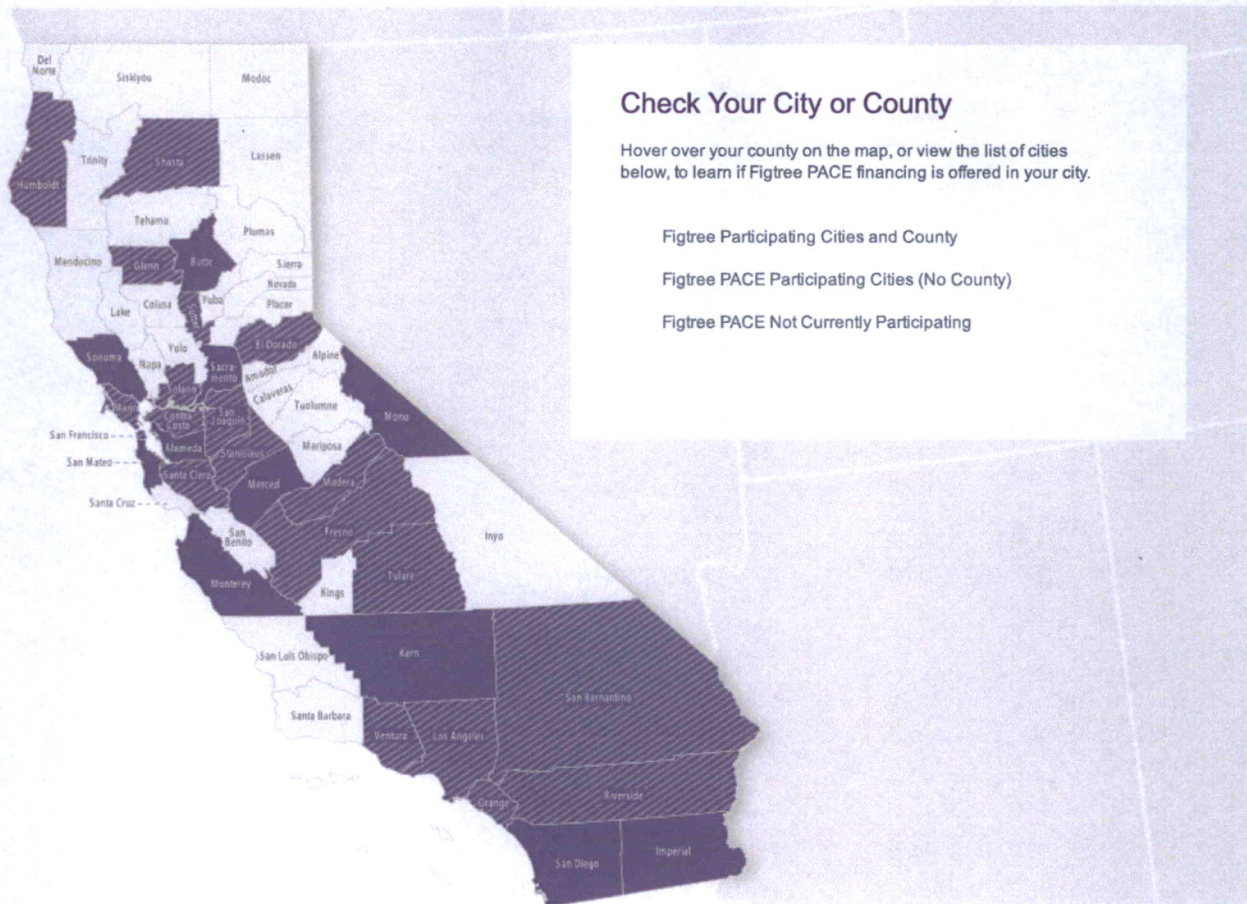
Davis
West Sacramento
Winters
Woodland

Unincorporated areas

In Yuba County:

Unincorporated areas

* = commercial only



Participating Cities

Adelanto (San Bernardino)	Aliso Viejo (Orange)	Anaheim (Orange)	Antioch (Contra Costa)
Atherton (Marin)	Bakersfield (Kern)	Beaumont (Riverside)	Belvedere (Marin)
Benicia (Solano)	Brea (Orange)	Burlingame (San Mateo)	Calipatria (Imperial)
Camarillo (Ventura)	Carlsbad (San Diego)	Chico (Butte)	Chowchilla (Madera)
Chula Vista (San Diego)	Clayton (Contra Costa)	Cloverdale (Sonoma)	Clovis (Fresno)
Colma (San Mateo)	Colton (San Bernardino)	Commerce (Los Angeles)	Concord (Contra Costa)
Corcoran (Kings)	Cypress (Orange)	Danville (Contra Costa)	Del Mar (San Diego)
Dublin (Alameda)	El Cajon (San Diego)	El Cerrito (Contra Costa)	El Segundo (Los Angeles)
Elk Grove (Sacramento)	Encinitas (San Diego)	Escondido (San Diego)	Eureka (Humboldt)
Exeter (Tulare)	Fairfax (Marin)	Farmersville (Tulare)	Fontana (San Bernardino)
Foster City (San Mateo)	Fresno (Fresno)	Galt (Sacramento)	Gardena (Los Angeles)
Glendale (Los Angeles)	Glendora (Los Angeles)	Hanford (Kings)	Hawthorne (Los Angeles)
Hayward (Alameda)	Hermosa Beach (Los Angeles)	Huntington Beach (Orange)	Imperial Beach (San Diego)
Indian Wells (Riverside)	Inglewood (Los Angeles)	Kerman (Fresno)	Kingsburg (Fresno)
La Mesa (San Diego)	Lafayette (Contra Costa)	Laguna Beach (Orange)	Lancaster (Los Angeles)
Lawndale (Los Angeles)	Lemon Grove (San Diego)	Live Oak (Sutter)	Loma Linda (San Bernardino)
Lomita (Los Angeles)	Long Beach (Los Angeles)	Los Angeles (Los Angeles)	Madera (Madera)
Millbrae (San Mateo)	Mission Viejo (Orange)	Monrovia (Los Angeles)	National City (San Diego)
Newport Beach (Orange)	Novato (Marin)	Oakdale (Stanislaus)	Oakland (Alameda)
Oakley (Contra Costa)	Oceanside (San Diego)	Orland (Glenn)	Oroville (Butte)
Palm Springs (Riverside)	Palmdale (Los Angeles)	Paradise (Butte)	Pittsburg (Contra Costa)
Pleasant Hill (Contra Costa)	Porterville (Tulare)	Poway (San Diego)	Rancho Cordova (Sacramento)
Rancho Palos Verdes (Los Angeles)	Redding (Shasta)	Redlands (San Bernardino)	Redwood City (San Mateo)

Reedley (Fresno)	Richmond (Contra Costa)	Rolling Hills (Los Angeles)	Rolling Hills Estates (Los Angeles)
Salinas (Monterey)	San Anselmo (Marin)	San Clemente (Orange)	San Diego (San Diego)
San Jose (Santa Clara)	San Marcos (San Diego)	San Mateo (San Mateo)	San Pablo (Contra Costa)
San Rafael (Marin)	San Ramon (Contra Costa)	Sanger (Fresno)	Santa Ana (Orange)
Santa Cruz (Santa Cruz)	Santa Paula (Ventura)	Santee (San Diego)	Selma (Fresno)
Shafter (Kern)	Shasta Lake (Shasta)	Signal Hill (Los Angeles)	Simi Valley (Ventura)
Solana Beach (San Diego)	South Lake Tahoe (El Dorado)	South Pasadena (Los Angeles)	South San Francisco (San Mateo)
Stockton (San Joaquin)	Suisun City (Solano)	Thousand Oaks (Ventura)	Tracy (San Joaquin)
Tulare (Tulare)	Turlock (Stanislaus)	Unincorporated Areas (Alameda)	Unincorporated Areas (Butte)
Unincorporated Areas (Kern)	Unincorporated Areas (San Diego)	Unincorporated Areas (Monterey)	Unincorporated Areas (San Mateo)
Unincorporated Areas (Merced)	Unincorporated Areas (Sacramento)	Unincorporated Areas (Mono)	Unincorporated Areas (Sonoma)
Unincorporated Areas (Imperial)	Unincorporated Areas (Marin)	Unincorporated Areas (Humboldt)	Unincorporated Areas (Yuba)
Unincorporated Areas (Solano) (Solano)	Union City (Alameda)	Vacaville (Solano)	Vallejo (Solano)
Ventura (Ventura)	Vista (San Diego)	Walnut Creek (Contra Costa)	Wasco (Kern)
Waterford (Stanislaus)	Westminster (Orange)	Willows (Glenn)	Windsor (Sonoma)
Woodlake (Tulare)	Woodside (San Mateo)	Yuba City (Sutter)	

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PROGRAMSINFRASTRUCTURE
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POLICIES AND FEES

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CSCDA
OPENPACE
PROPERTY ASSESSED CLEAN ENERGY

OPEN PACE FOR GOVERNMENTS

CSCDA's Open PACE program is a turnkey resource for residential and commercial property owners to finance energy efficiency, renewable energy and water conservation. CSCDA Open PACE will be available early in 2015. CSCDA developed qualification criteria to select PACE Program Administrators to be included in the CSCDA Open PACE platform. The CSCDA Open PACE Program Administrators will:

- Develop managed contractor networks in California communities
- Provide 100% financing for energy efficiency projects
- File repayment obligations through property tax bills

California cities and counties must be a member of CSCDA and adopt a resolution to opt-in to CSCDA Open PACE in order to participate. If your jurisdiction is interested in joining the program, please [click here](#).

[CSCDA Open PACE Sample Staff Report.](#)

[Download CSCDA Open PACE Resolution.](#)

[Click here](#) to download the CSCDA Program Report.

[CSCDA Consumer Protection Policies.](#)

[Open PACE Overview.](#)

For additional information, please [Contact Us](#).

Open PACE Video

RESIDENTIAL PROPERTY OWNERS


ALLIANCE | **NRG**
PROGRAM™

The AllianceNRG Program offers residential property owners a simple and dependable financing solution for energy efficiency, renewable energy, water conservation and seismic strengthening projects. The program offers up to 100% financing at competitive fixed rates over the useful life of the improvements, up to 20 years. The AllianceNRG Program combines responsiveness and creativity with the resources of global firms to provide a powerful financial tool for improvements that matter most to you. The AllianceNRG program through CSCDA and in partnership with your community will be offered state-wide in California in 2015. Please contact us with questions and to check if available in your community.

[LEARN MORE →](#)
CaliforniaFIRST.
ENERGY SAVING FINANCING

CaliforniaFIRST is an innovative partnership between your county government and a private financing company that allows you to receive upfront funding for energy efficiency, renewable energy and water efficiency improvements for your home or business -- and to repay on your property tax bill over the course of up to 20 years. CaliforniaFIRST allows you to save money and energy -- benefitting both you and your community.

[LEARN MORE →](#)
[APPLY NOW →](#)



PACE Funding Group's financing is available to property owners throughout the State of California for a variety of pre-approved energy efficiency improvements including but not limited to solar electric, solar thermal, HVAC, roofing, windows/doors and water conservation equipment. Through its PACE PowerTool™ software platform, PACE Funding provides contractors an easy to use tool that quickly generates quote for eligible projects, fills out customer applications, submits applications for underwriting decision, generates financing documents and e-signs documents- all during a contractor's consultative call with an interested property owner.

[LEARN MORE →](#)

COMMERCIAL



The AllianceNRG Program offers commercial property owners a simple and dependable financing solution for energy efficiency, renewable energy, water conservation and seismic strengthening projects. The program offers up to 100% financing at competitive fixed rates over the useful life of the improvements, up to 20 years. The AllianceNRG Program combines responsiveness and creativity with the resources of global firms to provide a powerful financial tool for improvements that matter most to you. The AllianceNRG program through CSCDA and in partnership with your community will be offered state-wide in California in 2015. Please contact us with questions and to check if available in your community.

[LEARN MORE →](#)

CaliforniaFIRST

ENERGY SAVING FINANCING

CaliforniaFIRST gives owners of commercial buildings the flexibility to choose a contractor and install a custom-tailored clean energy project. Property owners also choose the best financing option, with the investors' repayment secured through a special tax assessment levied on the property and repaid by the owner through the property tax bill.

[LEARN MORE →](#)
[APPLY NOW →](#)


CleanFund Commercial PACE Capital provides long-term financing for energy efficiency, water conservation, renewable energy, and seismic improvements to commercial properties. CleanFund's PACEDirect™ flexible financing program enables property owners to install modern energy and water technology with no up-front cost, increasing property cash flows and value. CleanFund's SolarPACE™ financing specifically addresses the demands of commercial property owners enabling immediate positive cash flow, with a financing term of up to 30 years. CleanFund provides capital using Property Assessed Clean Energy ("PACE"), a financing structure adopted in 32 states and the District of Columbia that allows property owners to repay investments for building upgrades and new construction via a new line item on their property tax bill. CleanFund is a direct capital provider focused exclusively on the

02:13

CSCDA OPEN PACE PARTICIPANTS

Cities

Albany
Arcata
Belmont
Belvedere
Benicia
Berkeley
Big Bear Lake
Burlingame
Carlsbad
Chico
Chino
Chino Hills
Citrus Heights
Clovis
Colton
Concord
Corcoran
El Cajon
El Cerrito
Eureka
Fairfax
Fontana
Foster City
Hanford
Hayward
Hercules
Hesperia
Highland
Imperial Beach
Ione
La Mesa
La Verne
Lafayette
Laguna Hills
Lancaster
Larkspur
Lemoore
Lindsay
Lodi
Los Angeles

Cities (cont'd)

Madera
Mill Valley
Montclair
Moraga
Moreno Valley
Mt Shasta
Novato
Oakland
Ontario
Oroville
Palm Desert
Palmdale
Piedmont
Pinole
Placerville
Porterville
Poway
Rancho
Cucamonga
Redlands
Redwood City
Rialto
San Anselmo
San Carlos
San Mateo
San Rafael
Santa Monica
Sausalito
Selma
South Lake Tahoe
Thousand Oaks
Tiburon
Tracy
Tulare
Ukiah
Union City
Vallejo

Counties

Alameda
Butte
El Dorado
Humboldt
Marin
Mono
Monterey
Napa
Riverside
San Bernardino
San Diego
San Mateo
Yuba



FAQs

Still have questions? [Please contact us](#) for answers.

Top 5 questions:

1. What does Ygrene do?

Ygrene Energy Fund's award-winning YgreneWorks program provides zero money down property assessed clean energy (PACE) financing that enables property owners to make energy efficiency, renewable generation and water conservation improvements to their homes and businesses, conveniently repaid through property taxes. YgreneWorks is authorized by local governments who opt in to the program.

2. How can I use the funds?

Our funds can be used by both residential and commercial property owners. Funding is available for any project that creates renewable energy such as solar, saves energy such as a high-efficiency heating and air conditioning system and water conservation projects such as net-zero landscaping. Additionally, hurricane resistance projects are supported in our Florida districts. For more information on what projects qualify, please check our [Improvements](#) page

3. Why is making payments on my property tax bill a great idea?

Making payments on your property tax bill is a great idea for many reasons. First, it saves you money. The payment may be tax-deductible, which reduces your effective cost. Additionally, just like property tax, the payments stay with the property when you move. The new owner makes future payments while also enjoying the energy and tax savings benefits. Further, depending on when you install your upgrade, you won't have to make a payment for up to 17 months. There are many more benefits to this innovative financing. Please [contact](#) one of our certified Ygrene contractors or Ygrene financing specialists to learn more.

4. Why would I use Ygrene financing over traditional financing?

Ygrene beats traditional financing hands down. Our longer terms and tax advantages deliver the lowest monthly payments – saving you 50% or more over traditional financing. Add in other benefits such as payments that stay with your property, zero money down and no payments for up to 17 months, and it's easy to see why Ygrene is America's best financing option.

5. How do I get started?

Getting started is easy. Simply [submit an application](#) or [contact](#) one of our certified Ygrene contractors or Ygrene financing specialists to learn more.

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1. I have excellent credit and high income, is the Ygrene program right for me?
 2. What is Ygrene's role as the third-party administrator?
 3. When is the assessment placed on the tax roll?
 4. How does the validation process protect the City/County and program participants from legal challenges? Why does it need to?
 5. Where will Ygrene house its Energy Centers and what resources will be available there?
 6. What is Ygrene Contractor Certification, and is it required?
 7. Must all contractors participating in the program be able to access the Ygrene system electronically?
 8. What types of buildings qualify for this program?
 9. How do contractors get paid?
 10. Will property owners save money on their energy costs?
 11. How does Ygrene's clean energy financing differ from other options?
 12. What happens if the property is sold?
 13. Will the value of the energy improvements be reflected in appraised value of property?
 14. What is PACE and how does it work?
 15. What kinds of projects are eligible for funding?

1. I have excellent credit and high income, is the Ygrene program right for me?

PACE is a powerful tool for people at all levels of income. People with higher incomes benefit from potential higher tax savings. For those at lower income levels, PACE provides access to capital for home improvements they may not otherwise be able to afford. And for many income earners, the tax-adjusted interest rate may be negative, putting cash back into the property owners' pocket.

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2. What is Ygrene's role as the third-party administrator?

As the third-party administrator, Ygrene Energy Fund provides program design and funding, contractor certification, marketing, administrative software and support to all stakeholders. The administrator's role may vary depending on the city and the program.

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3. When is the assessment placed on the tax roll?

The assessment lien is recorded at the time the assessment contract is signed by the property owner and a City, County or JPA representative. At the completion of construction, a final accounting process itemizes all of the costs, confirms the interest rates and reconciles the account. In August of each year, Willdan Financial Services, Ygrene's tax administrator, forwards that year's special tax roll to the Auditor/Controller in each county with properties securing Ygrene financing.

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4. How does the validation process protect the City/County and program participants from legal challenges? Why does it need to?

Under some circumstances, assessment district documents can be subject to legal challenge. To eliminate this risk, the jurisdiction files a lawsuit in Superior Court to establish the legality of the program documentation. Adjudication in favor of the program validates the program, its assessments and assessment contracts and any bond authorizations or issuances - thereby providing security for the lenders and the jurisdiction.

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5. Where will Ygrene house its Energy Centers and what resources will be available there?

Ygrene works with municipalities to determine the best location for Energy Centers. Ygrene's Energy Centers include areas for contractor training, meetings and program document finalization. Ygrene representatives staff the centers to inform local property owners about the program and help them manage their projects.

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6. What is Ygrene Contractor Certification, and is it required?

Contractors participating in one of Ygrene's Clean Energy Districts must register for the program and attend Ygrene training. Our contractor training program provides a wide range of information on topics that include the following:

- Ygrene funding management software
- Required work contract terms
- Program marketing resources
- Sales tools
- Bid submission and approval process
- Project eligibility requirements
- Materials and supplies

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7. Must all contractors participating in the program be able to access the Ygrene system electronically?

Yes. YgreneWorks was designed for contractors' and customers' ease of use. Customers see YgreneWorks as a valuable service and

understand that Ygrene-certified contractors are accessible through the system. Using YgreneWorks electronically is critical to the operation and administration of the program.

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8. What types of buildings qualify for this program?

Residential and commercial buildings of all sizes, including industrial and multi-family residential properties, are eligible. Facilities that are not on the property tax rolls, such as schools or government buildings, are not eligible at this time.

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9. How do contractors get paid?

The Ygrene funding process occurs on this timeline: Upon completion of construction, building department sign off occurs. We then verify and process the lien releases and check all project underwriting criteria. In most circumstances, payment is delivered within seven days.

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10. Will property owners save money on their energy costs?

This is a goal of Ygrene's program. Achieved savings depend on several factors that may include:

- Installation of renewable energy generation systems
- Number of occupants
- Remodel history
- Energy behavior of the occupants
- Age and condition of the building(s)
- Improvements undertaken

An energy assessment can predict the savings you're likely to realize.

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11. How does Ygrene's clean energy financing differ from other options?

Ygrene offers a revolutionary way to finance clean energy projects. Key advantages to the program include:

- Your personal credit score has no impact on funding eligibility or interest rate
- Funding is paid back over a long period of time and does not carry a balloon payment
- Eligibility is determined quickly and easily through an online search with Ygrene's funding management system
- The project debt does not have to be paid off upon property sale or transfer

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12. What happens if the property is sold?

If the property is sold or transferred, the tax payment obligation may be transferred with the property to the new owner.

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13. Will the value of the energy improvements be reflected in appraised value of property?

Property appraisers recognize energy cost savings in conducting their evaluations. While it is possible that the full cost of energy improvements may not be recognized in every case, improvements in cash flow directly increase both appraisals and market values of the property.

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14. What is PACE and how does it work?

PACE stands for "Property Assessed Clean Energy". PACE financing allows home and commercial building owners to finance renewable energy and efficiency upgrades (such as efficient windows, heating or cooling, or water efficient appliances) over the long term by adding the payment onto their property taxes.

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15. What kinds of projects are eligible for funding?

Any energy-saving or renewable energy-producing improvement that is permanently affixed to the property is eligible for funding through PACE. Eligible project groups include energy efficiency retrofits, water conservation measures, and renewable energy generation systems, and in certain areas, hurricane protection, electric vehicle charging stations and seismic upgrades.

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Contact Us

P. 877.819.4736 (CA)
P. 855.965.7283 (FL)
info@ygreneworks.com

Office

815 Fifth Street
Santa Rosa, CA
95404

Hours

M-F: 8am - 9pm PST
Sat: 9am - 5pm PST
Sun: 10am - 4pm PST



1-877-577-7373 | info@figtreefinancing.com

ABOUT FIGTREE FINANCING

Figtree is a San Diego-based clean energy finance company Providing Property Assessed Clean Energy (PACE) funding that puts economic benefits of energy efficiency, renewable energy and water conservation upgrades within reach of most property owners. Requiring no money down, Figtree's unique brand of PACE financing gives property owners the freedom to amortize payments for a period of up to 20 years via their property tax bills.

Figtree is the first company in the U.S. to successfully raise private capital for PACE projects via a multi-jurisdictional bond issue.

Be Sustainable

- Lower Your Energy Bills

- Watch Your Savings Grow

INTRODUCING PACE FINANCING FOR ENERGY UPGRADES

In these times of soaring energy costs and new environmental regulations, it's time to protect your finances. Property Assessed Clean Energy (PACE) financing from FIGTREE can help turn property owners' energy and water bills into thousands of dollars in savings each year through easy-to-implement energy efficiency, renewable energy and water conservation upgrades.

It's a timely opportunity that can save money, provide a valuable hedge against rising energy costs and preserve precious natural resources.



Property owners are prequalified for PACE financing in numerous cities and counties throughout California, and the number of jurisdictions authorizing FIGTREE to offer financing based on property values in their respective communities continues to grow. PACE financing requires no personal guarantee. Additionally, all loan balances can transfer to the next owner if you sell the property – you pay for only the benefits you receive. Payments are made as semi-annual assessment installments on your property tax bill, but participation is completely voluntary and the program does not rely on public funds.



HUNDREDS OF WAYS TO SAVE

- Solar PV systems
- HVAC
- Boilers & chillers
- Energy efficient lighting
- Building controls
- Windows
- Occupancy sensors
- Solar water heating
- Pool systems
- Programmable thermostats
- Cool roofing
- Water-efficient plumbing
- And many more!

DIFFERENT THAN TRADITIONAL LOANS

- Available financing of 10%-20% of property value

- No personal guarantee

- No money down

- Fixed rate

- Longer terms - up to 20 years

- Lien is transferable upon sale

- Secured by assessment on property

HOW TO ADOPT FIGTREE PACE IN YOUR COUNTY OR CITY

THE BOARD OF SUPERVISORS/ CITY COUNCIL WILL NEED TO:

1. Establish Membership with California Enterprise Development Authority (CEDA) (If not already a member)
 - Adopt Membership Resolution (no cost to join)
 - Execute Membership Agreement
2. Authorize CEDA to form the PACE Assessment District
 - Adopt Resolution of Authorization

DOWNLOAD SAMPLE DOCUMENTS AND STAFF REPORTS ONLINE



FOR ASSISTANCE CONTACT:

Aaron Villaraigosa
 Director of Government Partnerships
 Office: 858.771.0895
 Email: avillaraigosa@figtreefinancing.com

ABOUT CEDA



The California Enterprise Development Authority (CEDA) is committed to helping bring financing options and information to businesses and economic developers. CEDA is a statewide Joint Powers Authority (JPA) which affords individual cities and counties economies of scale and reduced risk in the implementation of financing programs. As the sponsoring public agency of the FIGTREE PACE program, CEDA issues the PACE bonds which finance clean energy building improvements.



1-877-577-7373 | info@figtreefinancing.com



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY



California State Association of Counties



LEAGUE
OF CALIFORNIA
CITIES

Benefits of the CSCDA Open PACE Program

www.cscda.org



CSCDA's Open PACE Program for Municipalities

- The California Statewide Communities Development Authority ("CSCDA") is pleased to make available its Open PACE platform <http://www.cscda.org/OpenPACE>. Open PACE provides CSCDA members a turn-key PACE solution that provides property owners a choice among multiple pre-qualified PACE financing providers based on their rates, experience and capital commitment to the California PACE market.
- Through the adoption of a one-time resolution, cities and counties provide their homeowners competitive PACE program options, administered by CSCDA's pre-qualified program administrators:



CaliforniaFIRST



- Open PACE also offers cities and counties relief from the future burden of vetting and approving new Programs as the PACE market changes; future administrators can be managed by CSCDA at the JPA-level.

www.cscda.org/OpenPACE



Benefits of Open PACE Program to CSCDA Members

- ✓ **Highest Standards.** CSCDA recently adopted a PACE Consumer Protection Policy containing the highest standards of any PACE program.
- ✓ **Competition is Good.** Only CSCDA brings you multiple programs to compete for your homeowners business. Our programs interest rates are the lowest in the industry.
- ✓ **No City/County Obligation.** Similar to conventional assessment financing, the City/County is not obligated to repay the bonds or pay the assessments levied on the participating properties.
- ✓ **No City/County staff support required.** All Open PACE, assessment administration, bond issuance and bond administration functions are handled by CSCDA and its pre-qualified program administrators. No City/County staff time is required to participate in Open PACE.
- ✓ **Prequalified PACE Administrators.** CSCDA has pre-qualified the PACE Administrators based on their business practices, qualifications, experience, and capital commitment to the PACE market.

www.cscda.org/OpenPACE



Contact- Follow up

For CSCDA related questions, please contact;



James Hamill
Direct: (925) 476-5644
Cell: (925) 708-0271
jhamill@cscda.org

Jon Penkower
Direct: (925) 476-5887
Cell: (415) 939-8484
jpenkower@cscda.org

For PACE Program related questions, please contact;



C.J. De Santis
Direct: (561) 409-0343
cj.desantis@counterpointeES.com

CaliforniaFIRST

1221 Broadway, 4th floor
Oakland, California 94612
Jonathan Kevles
Direct: (510) 451-7900
jkevles@renewfinancial.com



2330 Marinship Way #100
Sausalito, California 94965
Will McCalpin
Direct: (415) 256-8000 x106
will.mccalpin@cleanfund.com



100 Cooper Court, Suite A
Los Gatos, California 95032
John Law
Direct: (209) 602-8990
John@pacefunding.com



201 Mission Street, 11th Floor
San Francisco, California 94105
James Vergara
Direct: (917) 250-0758
jvergara@sprucefinance.com

www.cscda.org/OpenPACE

Mayor Pedroza invited public comment.

Michael Keenan spoke in support of the update from City staff and questioned how water is being collected.

Councilmember Calaycay moved to authorize the City Manager to enter into a one-year agreement with Colbert Environmental Group for MS4 Permit compliance services in the amount of \$106,250, seconded by Councilmember Lyons, and carried on a vote as follows:

AYES: Councilmember – Calaycay, Lyons, Nasiali, Pedroza, Schroeder

NOES: Councilmember – None

8. Proposed Crosswalk at Sixth Street between College Way and Mills Avenue – Mid-Block Crosswalk Resolution

Councilmember Schroeder stated that he does not believe in crosswalks mid-block or on controlled intersections. He summarized the City's policy on crosswalks which he believes contradicts staff's recommendation. Because of his concerns, he will not be voting in support of the proposed crosswalk.

Loretta Mustafa, City Engineer, clarified that the City Council has considered three mid-block crosswalks, and confirmed there have not been any reported accidents at the mid-block crosswalks.

Mayor Pedroza invited public comment.

There were no requests to speak.

Councilmember Nasiali moved to adopt Resolution No. 2016-38, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING THE INSTALLATION OF A NEW, MID-BLOCK CROSSWALK ON SIXTH STREET, BETWEEN COLLEGE WAY AND MILLS AVENUE, seconded by Councilmember Lyons, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Lyons, Nasiali, Pedroza

NOES: Councilmember – Schroeder

PUBLIC HEARING

15. Approval of Resolutions Authorizing Local Participation in the Figtree Energy and the California Statewide Communities Development Authority (CSCDA) Open Pace Financing Programs, which allows Claremont Property Owners New Options for Financing Renewable Energy, Energy Efficiency, Seismic Safety, and Water Efficiency Improvements

Chris Veirs, Principal Planner, gave a PowerPoint presentation.

Chris Veirs, Principal Planner, and Sonia Carvalho, City Attorney, responded to questions from the City Council related to the City's liability and exposure, the City's reliance upon the County, consumer protections, selection of contractors, the Western Riverside Council of Governments program and the differences between the programs, State law requirement for authorization, and the ability for companies to go through the County directly.

James Vergara, Spruce Finance, responded to questions from the City Council related to the priority of the lien, selection of contractors, sale of a property, consumer protections, and an indemnification clause.

Aaron Villaraigosa, Figtree Financing, responded to questions from the City Council related to the priority of the lien, selection of contractors, sale of a property, consumer protections, and an indemnification clause.

Crystal Crawford, YGreene Energy Fund, responded to questions from the City Council related to the priority of the lien, sale of a property, consumer protections, certification of work, and an indemnification clause.

Mayor Pedroza invited public comment.

Peter Cardinas stated that he is an engineering contractor that has been hired to place solar panels at the Laemmle Theatre, and has been in contact with the City for six months. He understands the concerns of the City Council but asked the Council to keep in mind that rate structures will change in the future and the addition of solar panels will help with future savings.

Michael Keenan stated he has spoken to staff related to the San Jose model, which includes all financing programs. He raised concern that solar is not mentioned in the staff report and suggested the City use the term solar voltaic.

There were no other requests to speak.

Councilmember Schroeder stated at first he considered these financing options a tool. However, after tonight's discussion a lot more questions have been raised and in his opinion the financing companies oversold the program. He suggested the City Council reconsider this item when all questions have been answered.

Councilmember Nasiali stated that he has reservations. He understands that these programs are providing a service to residents, which he appreciates, but he does have reservations as confirmed by Mr. Cardinas. Mr. Cardinas stated that the rates are going to change so act now. That is the kind of thing that is worrisome in a sense that there are aggressive sales people telling residents to do it now or pay more, and a resident thinks they should go forward because the government is sanctioning it. Because of these reservations, he will not support staff's recommendation.

Councilmember Calaycay stated that he appreciates the caution and desire to protect the consumer, but people must be responsible for themselves. He raised concern related to the protection of others which may seem a punishment to some, and reminded all that these financing options may be useful in the California Energy Challenge.

Councilmember Lyons stated that his main concern is that these financing authorities have an opportunity for small businesses to participate. He spoke in support of the companies affiliated with Los Angeles County as that provides further oversight. He believes that residents need to do their due diligence, and hoped that Sustainable Claremont could offer support.

Mayor Pedroza stated that these financing authorities are another tool to help residents afford and pay for sustainable improvements. He would like to see YGreene come back before the City Council for discussion, and staff provide Council with the option for opting out of the financing authority approval.

Councilmember Calaycay moved to adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING ASSOCIATE MEMBERSHIP BY THE CITY IN THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY; AUTHORIZING AND DIRECTING THE EXECUTION OF AN ASSOCIATE MEMBERSHIP AGREEMENT RELATING TO ASSOCIATE MEMBERSHIP OF THE CITY IN THE AUTHORITY, AUTHORIZING THE CITY TO JOIN THE FIGTREE PACE PROGRAM; AUTHORIZING THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY TO CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY OF CLAREMONT; AND AUTHORIZING RELATED ACTIONS; and A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE CITY IN THE CSCDA OPEN PACE PROGRAMS; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS, AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY; AND AUTHORIZING RELATED ACTIONS, with the added condition that these actions can be rescinded, seconded by Councilmember Lyons.

Councilmember Schroeder stated that he is in favor of sustainability efforts but spoke against approving the proposed resolutions tonight. He would like for this item to come back before the City Council so hazards could be addressed and fixed.

City Manager Ramos recommended that if the City Council were to move forward with staff's recommendation, the City Council could also direct staff to look into more of the concerns that were raised.

City Attorney Carvalho stated that the added condition made in the motion related to the approval being rescinded is not in the proposed resolution which makes her uncomfortable.

Councilmember Calaycay withdrew his motion and clarified that this item will be brought before the City Council at the July 26 meeting.

Mayor Pedroza clarified that this item will be brought back to the City Council and will include YGreene Energy Fund.

Councilmember Nasiali questioned the statement made by Mr. Cardinas and asked what Laemmle Theatre's timeline is.

Chris Veirs, Principle Planner, responded that Mr. Cardinas was trying to explain that the California Solar Initiative is slowly reducing the rebate amount.

The City Council directed staff to bring this item back to the City Council at its July 26, 2016 meeting to include YGreene Energy Fund.

MAYOR AND COUNCIL

Council Items

16. Appointment to the Architectural Commission to Fill One Unscheduled Vacancy

Councilmember Schroeder highlighted the staff report.