



Representative Gardner  
213 Cannon HOB  
Washington, DC 20515  
Re: PACE Legislation

Dear Representative Gardner,

The Boulder Green Building Guild (BGBG) is a trade association representing over 600 companies and individuals in the region. Our association member body is composed of a diverse group of builders, architects, material suppliers, realtors, installers, and associated professionals. Many of our members have businesses located in Boulder County and most of our members have worked on buildings within the County.

On behalf of our local businesses we urge you to support, and consider becoming a co-sponsor of, the PACE Assessment Protection Act of 2011 (H.R. 2599), introduced by Reps. Nan Hayworth (R-N.Y.), Dan Lungren (R-Calif.) and Mike Thompson (D-Calif.), and now cosponsored by more than 10 Representatives. This bill will prevent federal housing regulators from adopting policies that contravene established state and local property assessed clean energy laws. This legislation guarantees the right of local communities to establish a clean energy financing program, known as Property Assessed Clean Energy (PACE). We believe the PACE legislation is a great opportunity for you to continue to support your values of, and interest in, job creation, small government, local control, and energy. In addition, this legislation is consistent with your support in the Colorado General Assembly of legislation allowing local PACE programs in Colorado.

In our many years of working with consumers, it is apparent that financing has always been a huge barrier and people are more wary than ever to take on debt through a conventional loan. The PACE program is the proven solution to removing this barrier to access to capital. During the first two rounds of the local PACE program in 2009 and 2010, (locally named the ClimateSmart Loan Program), we saw \$10 million dollars flow throughout Boulder County to retrofit Boulder County homes. In Longmont alone, 98 homeowners received over \$1.5 million in low interest loans that in turn put many of your local contractors to work. Nationwide, there are over 2,565 homes with PACE assessments currently in place around the country and there have been only 2 reported defaults – much lower than the national average default rate.

This PACE program creates a win-win situation, homeowners get the benefit of lower utility bills; workers in the stagnating construction industry get jobs; and the nation gets the benefit of increased energy efficiency and reduced energy costs. As you are no doubt aware, twenty-seven states have passed legislation enabling these programs – with Boulder County Colorado as the touchstone case study.

Unfortunately, there was another round of funding and projects in the pipeline cut off at the knees when Federal Housing Finance Authority (FHFA) blocked implementation. This had a swift and harmful effect on our local economy.

This Bill requires no federal spending, imposes no mandates, and PACE programs are voluntary – building owners who can benefit opt-in and there is no impact on non-participants' taxes. The Bill does restore states rights, leverages private capital, saves homeowners money and puts America to work. We ask that you support and co-sponsor this important legislation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Herman", written in dark ink.

Julie Herman, Executive Director;  
on behalf of the Boulder Green Building Guild Board of Directors