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Home Performance Advocacy

The Home Performance Coalition is the leading advocate for home performance in Washington, DC. We remain closely engaged with key decision makers in the Administration and Congress to educate them on the importance of home performance, the obstacles facing the home performance industry, and the policies that can break down barriers and advance home performance across the country. HPC's advocacy activities include the following policy area and legislation:

PACE

Property Assessed Clean Energy (PACE) is a unique financing tool that allows local governments to help homeowners afford home energy efficiency projects. Through the PACE financing mechanism, homeowners make energy efficiency improvements to their home at no upfront cost and pay back the cost over time through their property tax bill.

- Congress

- 113th - The PACE Assessment Protection Act (H.R. 4285) would have prevented Fannie Mae, Freddie Mac, and all federal agencies from issuing any rules that would discriminate against any state or local government implementing or participating in a PACE program. Congress has not enacted H.R. 4285 (or similar PACE legislation) to date.

- Administration

- In July 2016, the White House announced new actions that seek to unlock residential PACE financing by outlining how properties with PACE assessments can be purchased and refinanced with Federal Housing Administration (FHA) mortgage insurance and by welcoming the use of PACE financing for Veterans Affairs (VA)-insured mortgages. In addition, DOE also released a draft of their updated Best Practices Guidelines for Residential PACE financing for public comment.
- The new guidance from FHA requires contractual subordination of the PACE lien and allows the PACE assessment to remain tied to the property on which the energy efficiency upgrades were completed. The guidance also requires appraisers to analyze and report on the impact of PACE-related improvements to the value of the property. All of these provisions are vital to the ultimate success of PACE financing and were strongly supported by HPC.

- States

- More than twenty states have adopted some form of PACE enabling legislation, although just a few of those have actually begun the process of setting up an actual PACE program. HPC will work to improve and expand PACE enabling legislation in the 47 states (California, Missouri and Florida have already enacted encouraging versions of PACE enabling legislation) where PACE enabling legislation needs to be reformed.
- California is the biggest residential PACE success story. More than 350 local governments in CA offer PACE to residents – covering 75% of the state's population.
- The recent announcement from FHA will likely spur renewed interest in action in states on PACE enabling/reform legislation all across the country.