



Frequently Asked Questions MCE Green Property Loans

THE BASICS:

What is MCE's Green Property Loan program?

The Green Property Loan program is an on-bill-repayment financing program offered by MCE that allows you to take a loan out from a private bank to cover the upfront costs of energy efficiency improvements for your multi-family property. You can re-pay that loan as part of your monthly PG&E bill.

Who is eligible?

Qualified borrowers who own a multi-family property (four or more units) are eligible. The borrower must be the PG&E account holder or have decision making authority over the account which will have the loan charge placed on it. In addition, the PG&E account will need to be located at the property where the energy efficiency improvements are being performed.

How does it work?

When you finalize a loan agreement with the bank, MCE will place the monthly loan charge on your PG&E bill so you can start repaying it within 45 days of project completion or loan disbursement. The charge will appear as a line item underneath your MCE Electric Generation charge. You can pay your utility bill just like you normally would, and the loan payment portion will be sent directly to the bank on your behalf by MCE.

Which bank is providing the loan?

River City Bank, based in Sacramento, is providing loan opportunities. For more information about River City Bank visit www.rivercitybank.com or call 1 (916) 567-2600.

What types of projects are eligible?

Eligible projects must be identified through MCE's Multi-Family Energy Efficiency Program. Projects are customizable to your property. Typical projects include lighting, hot water or heating system replacement, and building envelope improvements.

How do I get started?

1. [Submit an application](#) to schedule a free building energy assessment that will identify energy saving projects.
2. Submit a loan application for the projects of your choice.
3. Hire a qualified contractor.
4. Complete your projects and receive your loan and applicable rebates.

Is an energy assessment required in order to use MCE's financing program for my project?

Yes, an energy assessment is required to be eligible for MCE's Green Property Loan Program. We have partnered with the Association for Energy Affordability (AEA) to provide no-cost energy assessments for your multi-family property. If you would like your multi-family property assessed for energy savings opportunities and to learn what rebates are available to you, simply fill out this [application](#).

Can I finance renewable energy projects such as solar panels?

Yes. MCE has partnered with First Community Bank to offer a renewable energy financing program which can be repaid on your utility bill. To find out more information or express your interest in this program, please contact MCE at 1 (415) 464-6033. In the meantime, we encourage you to explore the additional financial incentives MCE has made available for customers who invest in renewable energy. Learn more at: <https://mcecleanenergy.com/nem>

Where can I apply for rebates?

MCE offers rebates for our Multi-Family Energy Efficiency Program, and they are calculated based on potential for energy savings. Once your business has had an energy assessment AEA will incorporate applicable rebates into your energy report and provide you with a rebate reservation form. When you are ready to commit to moving forward with your energy upgrades you will need to complete this form reserving your rebate dollars.

What if I don't receive my estimated energy savings?

MCE does not guarantee energy savings estimates. Many things can influence your utility costs, including changes in weather, usage, and rates over time. To manage your energy usage and maximize the savings from your multi-family property upgrade project, MCE encourages you ensure proper use and maintenance of your equipment.

What if I'm not satisfied with the contractors work?

For issues that are unresolvable by the contractor, MCE encourages you to immediately reach out to AEA, at 1 (510) 431-1792.

[LOAN DETAILS:](#)

What are the terms of the Green Business Loans?

- \$10,000 - \$265,000 projects approved by MCE
- 5% interest rate (subject to change)
- 5-10 year terms
- Secured with UCC-1 fixture filing*
- Competitive interest rate
- Repaid on your monthly PG&E bill
- \$250 non-refundable bank fee applies
- Must qualify: credit is subject to bank's approval; normal credit standards apply

* A UCC-1 financing statement (an abbreviation for Uniform Commercial Code-1) is a legal form that a creditor files to give notice that it has or may have an interest in the personal property of a debtor (a person who owes a debt to the creditor as typically specified in the agreement creating the debt). This form is filed in order to "perfect" a creditor's security interest by giving public notice that there is a right to take possession of and sell certain assets for repayment of a specific debt with a certain priority. A financing statement may also be filed in the real estate records by a lessor of fixtures to establish the priority of the lessor's rights against a holder of a mortgage or other lien on the real property.

[QUESTIONS ABOUT LOAN PAYMENTS ON YOUR ELECTRIC BILL](#)

I have enrolled in the Green Property Loan program but I have not yet seen the charges on my bill.

Charges may take up to 45 days to appear on your first energy bill. If you believe there has been an error, please contact MCE at 1 (888) 632-3674.

My energy bill shows past due Green Property Loan program charges, but I've already made my payment.

Energy payments may take a month to be reflected on your account statement. For the current status of your account, please call MCE at 1 (888) 632-3674.

I didn't receive my Green Property Loan program charges on my bill this month. Will I be charged a late fee?

No. Occasionally due to the billing relationship between PG&E and MCE, MCE charges may not show up on every month's bill. MCE has taken measures to ensure that these billing irregularities will not impact your account status.

I am late on my payments. Will I be charged a late fee?

Yes, there are penalties for being late with your payment. If you become delinquent on any portion of your loan or the energy portion of your bill, all future payments will be applied on a pro-rated basis between the loan and the MCE portion of the billing statement. For example, if the MCE energy portion of your bill is \$50.00 and the loan payment is \$100.00 and you pay only \$100.00, then \$33.00 will be applied to the MCE energy portion and \$67.00 will be applied to your OBR Loan. Short payment may result in penalty rates and constitute default under your OBR Loan agreement.

Will my power be shut off if I can't repay my loan?

No. Your electric service will not be shut off as a result of not making your loan payments. However, defaulting on your loan payments could trigger penalties or affect your credit. If you are having difficulty meeting your payments, you are encouraged to contact River City Bank at 1 (916) 567-2600.

I would like to make extra payments on my loan. Can I make those payments on my energy bill?

No. Any extra funding paid on your energy bill will show up as a credit against future energy charges, and will not impact the loan balance. To make extra payments on your loan, please contact River City Bank at 1 (916) 567-2600.

What happens if I close my electricity account or opt out of MCE?

Closing your account or opting out of MCE requires full payment of any outstanding loan obligations with the bank. Be sure to contact River City Bank at 1 (916) 567-2600 with any questions.

What happens if I move or sell my house?

Currently, selling your house, moving, or otherwise closing your MCE account requires full payment of your outstanding debt obligation.

For Contractors:

Do I need any special qualifications to offer this program to my clients?

For the small commercial program, you need to coordinate with SmartLights to ensure that all required paperwork is on file. Please contact SmartLights at 1 (510) 981-9819.

For Financial Institutions:

How do I participate in this program as a lender?

At this time, MCE has an exclusive relationship with our financial partners due to the administrative burden associated with working with multiple banks. If you have an interest in participating in this program in the future, please send an email to energysavings@mcecleanenergy.org. Thanks for your interest!

If you still have questions please contact a member of MCE's Energy Efficiency team by:

Phone: 1 (415) 464-6033

Email: energysavings@mceCleanEnergy.org