

**CALIFORNIA ALTERNATIVE ENERGY AND
ADVANCED TRANSPORTATION FINANCING AUTHORITY**

***Request to Approve Amendments to the GoGreen Home Loan Assistance Program (Article 5
(Commencing with Section 10091.1) of Division 13 of Title 4 of the California Code of
Regulations) under the Regular Rulemaking Process***

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REQUEST

CAEATFA staff (“Staff”) requests approval to adopt the GoGreen Home Energy Financing Program (“GoGreen Home” or the “Program”) Regulations (“Regulations”) through the regular rulemaking process. The proposed Regulations make permanent two rounds of changes to the Program which were initially approved by the Board in November 2023 and March 2024, and then readopted in May 2024, through the emergency rulemaking process.

In addition to formalizing these changes through the final Certificate of Compliance, this proposed Regulations package amends the Loss Reserve Contribution rates and triggers for Microloans so that they align with all other loans issued through the Program.

BACKGROUND

On behalf of the California Public Utilities Commission (“CPUC”), the California Alternative Energy and Advanced Transportation Financing Authority (“CAEATFA”) is the administrator of the California Hub for Energy Efficiency Financing (“CHEEF”) and is currently responsible for operating three energy efficiency financing programs: GoGreen Home, GoGreen Business, and GoGreen Multifamily. These Programs are funded with Public Purpose Program funds collected from the ratepayers of the investor-owned utilities (IOUs) and collectively were authorized by the CPUC to support the State’s broader energy efficiency and environmental policy goals through leveraging private capital for energy retrofits for IOU customers. GoGreen Home, the first program to launch in July 2016 and to move beyond “pilot” to full program status, targets the single-family residential market. GoGreen Home mitigates the risk of default for Lenders by providing a credit enhancement for enrolled loans. This protection enables participating Lenders to offer more attractive financing terms, such as reduced interest rates, longer terms, and larger amounts to a broader group of borrowers.

In November 2023, the CAEATFA Board approved emergency regulations to modify GoGreen Home. The purpose of these modifications was to enable GoGreen Home to modify the Loss Reserve Contribution and Rebalancing structures to facilitate more efficient and faster deployment of Loss Reserve funds. Updates to the Loss Reserve Contribution calculation better

reflected Lenders’ actual underwriting processes and Borrowers’ risks while reserving funds for more loans. The new rebalance methodology was created to better reflect Lender’s actual liabilities while continuing to ensure appropriate loss coverage. These amendments also gave CAEATFA the added ability to channel funds from external sources to Participating Lenders in the form of an Interest Rate Buy Down.

In March 2024, the CAEATFA Board approved a second set of emergency regulations to modify GoGreen Home. The purpose of these modifications was primarily to enable GoGreen Home to add Eligible Energy Measures in response to CPUC Decision 23-08-026. This Decision authorized CAEATFA to begin using its current funding source, IOU energy efficiency ratepayer funds, to credit enhance loans for comprehensive clean energy measures. Specifically, GoGreen Home added “solar photovoltaic + battery storage,” “smart electric vehicle chargers,” and “battery storage expansion” to its Eligible Energy Measures list. The modifications also enabled GoGreen Home to create the role of Participating Project Developer to facilitate more comprehensive energy retrofits.

In May 2024, the CAEATFA Board approved a readoption without modification of the regulations which initially became effective in December 2023, ahead of their expiration date of June 19, 2024. This was done to allow enough time for the regular rulemaking process to be carried out.

Staff is seeking Board approval to make these Regulations permanent. The proposed Regulations contain only a few minor modifications to the previously approved packages; these changes are related to bringing Loss Reserve Contribution calculation methodologies for Microloans into alignment with the methodologies for standard loans. The adoption is necessary to complete the regular rulemaking process with a Certificate of Compliance. In preparation for this regulatory action, CAEATFA submitted a Notice of Proposed Rulemaking which was published on May 31, 2024, in the California Regulatory Notice Register, on our website, and with an email announcement to our public stakeholder mailing list. A 45-day public comment period was held from May 31, 2024, through July 16, 2024. Likely because so much stakeholder outreach was done as part of the emergency process, CAEATFA did not receive a request for a workshop/hearing and, thus, one was not held. Any public comments received have been addressed as part of the Final Rulemaking file to be submitted to OAL on July 19, 2024.

SUMMARY OF PROPOSED MODIFICATIONS TO MAKE PERMANENT

Key components of proposed modifications to be made permanent through the regular rulemaking process can be found below. These changes:

- Restructure the way Loss Reserve Contributions are calculated to more accurately reflect Borrower risk while ensuring Participating Lenders receive adequate risk coverage.
- Establish a new methodology for rebalancing Loss Reserve Accounts to facilitate more efficient Loss Reserve funding recapture and redeployment.
- Set a framework to allow GoGreen Home to channel external funding for Interest Rate Buy Downs (IRBDs).

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- Raise the maximum loan amount from \$50,000 to \$75,000 if the project includes the new “solar photovoltaic + battery storage” bundled clean energy measure, in order to help credit-worthy Borrowers maximize their decarbonization potential.
- Raise the maximum loan term from 15 years to 20 years if the loan includes the “solar photovoltaic + battery storage” bundle, in order to align with solar financing industry standards; this will also keep monthly payments affordable for Borrowers.
- Clarify that Borrowers can be someone other than the owner or renter of an Eligible Property (e.g. a close family member).
- Clarify the withdrawal process for Participating Contractors and Lenders.
- Create a formal process by which Contractors can be removed from GoGreen Home’s online, public-facing search tool, and eventually the Program, for lack of active participation over one to three years. This ensures that prospective Borrowers are only shown active participants when searching for Participating Contractors.
- Remove Loss Reserve Contributions for Low- and Moderate-Income Borrowers (via household income or census tract data) (as Lenders were not using the household income option and CAEATFA discovered that Lenders are not able to consider census tract data in underwriting).
- Create a Project Developer role to assist Borrowers and Contractors in identifying a variety of home energy upgrades and providing various services, including energy audits, project coordination, rebate applications, and paperwork processing.
- Amend requirements for some measures’ “proof of fuel source” (e.g. a utility bill) for Microloans if the measure is a “Fuel Switch” measure.

SUMMARY OF PROPOSED AMENDMENTS TO THE REGULATIONS

Below is a brief description of each of the most substantive changes made to the Regulations. The specific modifications to the Regulations can be found in Attachment A, denoted in strikethrough and underlined text.

Universal Changes in Multiple Sections

Eligible measures for GoGreen Home redefined

Necessity: With the inclusion of generation and measures allowed by CPUC Decision 23-08-026, including solar photovoltaic generation and battery storage as well as smart electric vehicle chargers, it was no longer accurate to refer to Eligible Energy Efficiency Measures (EEEMs) in the program terms. To resolve the discrepancy and avoid disruption in communication, GoGreen Home changed the identification to Eligible Energy Measures (EEMs) throughout the regulations.

§10091.1: Definitions

This Section defines and describes the terms used throughout the GoGreen Home regulations.

§10091.1(b): “Bill Impact Estimate” was amended to clarify that an estimate of anticipated energy cost “impacts,” rather than energy cost “savings,” shall be provided to the Borrower. “Participating Project Developer” was also added to the list of participating entities who may be the source of the Bill Impact Estimate to the Borrower.

Emergency regulation package: April 2024

Necessity: Some eligible energy measures don’t always result in savings; for example, adding an HVAC system to a house which previously lacked such a system will increase energy costs and consumption, even if it is a highly efficient HVAC system. The same is true of some new measures added to the Program through the clean energy expansion, such as smart electric vehicle chargers. Therefore, it is appropriate to refer to energy “impacts” rather than “savings”. The Participating Project Developer role was added to these regulations in this rulemaking (see the description of additions §10091.1(t) and (hh) below) and, along with the Participating Contractor or Lender, is one such entity who may alert the Borrower of the energy impacts.

§10091.1(i): “Credit-Challenged Borrower” was modified to expand the ceiling of high-risk credit scores from 640 to 700.

Emergency regulation package: December 2023

Necessity: CAEATFA’s initial designation of a higher risk Credit-Challenged Borrower was a credit score of 640 and below. Lenders and industry data indicate indicates that defaults start to occur at a statistically significantly higher pace for Borrowers with credit scores 680 and below, not 640 and below. CAEATFA has long-established reporting buckets of 580-640 and 641-700, so to better account for the risks that Lenders face when lending to Borrowers with a 680 score or below, while staying congruent with our existing reporting structure, CAEATFA found it reasonable to raise the credit risk categorization of a Credit-Challenged Borrower to 700.

§10091.1(j): “Credit-Challenged Program” was removed.

Emergency regulation package: December 2023

Necessity: CAEATFA removed the Credit-Challenged Program for Lenders. The Credit-Challenged Program was an optional program that Lenders could choose to opt into if desired. If they opted in, Lenders would receive a 20% Loss Reserve Contribution for loans made to Borrowers who qualify as a Credit-Challenged Borrower by specifically designating the loan as “Credit-Challenged” at loan enrollment. In order to reduce operational burdens for Lenders, CAEATFA has decided to automatically deploy a 20% Loss Reserve Contribution for loans to Borrowers meeting the definition of a Credit-Challenged Borrower, rather than make Lenders request it each time.

§10091.1(k): The term “Eligible Channel Partner” was amended to remove language that did not consider business models that assist Lenders with underwriting, origination, and servicing.

Emergency regulation package: April 2024

Necessity: The Channel Partner role was originally created two years ago to support the entrance of business entities who directly facilitate loans, such as an online appliance marketplace offering financing at checkout. Since then, CAEATFA has become aware of other business models that assist Lenders with many different parts of the lending process, including underwriting and origination via a formal relationship with the Lender as their agent. Therefore, CAEATFA finds it appropriate to remove language which did not accommodate this kind of business partnership.

§10091.1(m): The term “Eligible Energy Efficiency Measures” and its acronym “EEEMs” was amended to “Eligible Energy Measures (EEMs)”.

Emergency regulation package: April 2024

Necessity: The issuance of CPUC Decision 23-08-026 authorized CAEATFA to include distributed generation and renewable energy measures such as solar photovoltaic and battery storage systems as Eligible Improvements for GoGreen Home financing. Previously, these types of measures were explicitly excluded as the CPUC desired to focus on energy efficiency and demand response measures. This decision has opened up a new sector of the energy market for the Program. With that transition, it has become necessary to rename the suite of Eligible Improvements previously classified as Eligible Energy Efficiency Measures (EEEMs). Eligible Energy Measures (EEMs) was deemed to be the most reasonable and appropriate term. It allows the Authority to better reflect the entire catalog of Eligible Improvements while also closely adhering to the original terminology and pronunciation with which Lenders and Contractors have already become familiar. This change was made with the foremost goal of minimizing confusion during this transitory period for the Program. As mentioned above, CAEATFA has updated uses of "EEEMs" with "EEMs" throughout the regulations.

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§10091.1(r)(2): “Eligible Improvements” was amended to remove language restricting the inclusion of distributed generation or renewable energy measures.

Emergency regulation package: April 2024

Necessity: The issuance of CPUC Decision 23-08-026 authorized CAEATFA to include distributed generation and renewable energy measures such as solar photovoltaic and battery storage systems as Eligible Improvements for GoGreen Home financing. As a result, the language restricting these measures is now obsolete.

§10091.1(t) and (hh): “Eligible Project Developer” or “EPD” and “Participating Project Developer” or “PPD” roles were created to allow for the participation of entities that can assist both Borrowers and Participating Contractors with identifying Eligible Improvements and facilitating projects for Eligible Properties as part of the GoGreen Home Program.

Emergency regulation package: April 2024

Necessity: These additions were necessary in order to expand the scale and scope of individual projects by allowing for participation of newly emerging entities in the residential energy upgrade marketplace. While more common in the commercial sector, Project Developer firms are now appearing in the residential sphere to help homeowners identify and undertake electrification projects and efficiency upgrades. This type of role is also becoming more commonplace in the rebate market through the wide variety of financial incentives that are now available for homeowners and Contractors who undertake these projects. For example, a Project Developer could be an entity that performs home energy audits, issues recommendations for energy measures, and/or enrolls homeowners in Demand Response programs. In addition, Participating Contractors may find it useful to work with these entities in order to handle paperwork or manage scheduling and coordination, particularly for larger projects involving multiple Participating Contractors.

§10091.1(u) “Eligible Property” was amended to clarify that Borrowers are eligible to receive loans for projects done at properties not directly owned or rented by the Borrower.

Emergency regulation package: April 2024

Necessity: The original framing of these regulations implied Borrower eligibility was limited to either direct ownership or a formal rental relationship between a tenant and landlord. CAEATFA has determined that Lenders should be allowed to exercise discretion in judging the relationship between a Borrower and the property for which a loan is taken out. For example, the Borrower may be seeking financing to upgrade a relative’s property which they themselves do not reside in.

§10091.1(x): “Interest Rate Buy-Down” or “IRBD” was added as a defined term.

Emergency regulation package: December 2023

Necessity: CAEATFA added the capability to deploy funds for Interest Rate Buy-Downs (IRBDs) in a new section. This funding would be channeled through CAEATFA via external funders to buy down the interest rates of Eligible Loans to make financing more feasible and attractive to Borrowers. See the description of the addition of Section 10091.17 below for more information.

§10091.1(bb): “Low-to-Moderate Income Borrower” was removed as a defined term.

(This is a new change made for the Certificate of Compliance regulation package)

Necessity: This term was removed as household income and census tract is no longer a trigger for a Borrower contribution of 20% for either standard or Microloans. The higher Loss Reserve Contribution percentage was meant to support Lenders making loans to Borrowers who may have been perceived as riskier. However, program experience has shown that Lenders are rarely reporting “Low Household Income” as a reason for a higher Loss Reserve Contribution rate. Program Staff have also learned that Lenders are not able to consider census tract or any other income-based geographical data in their consideration of a Borrower’s credit worthiness. CAEATFA is targeting changes in other areas of the regulations to focus on credit scores when defining areas of Lender risk worthy of a higher Loss Reserve Contribution.

§10091.2: Eligible Financial Institution and Eligible Finance Lender Applications to Participate.

This section outlines the processes by which an Eligible Financial Institution (“EFI”) or Eligible Finance Lender (“EFL”) applies to become a Participating Financial Institution (“PFI”) or Participating Finance Lender (“PFL”), describing the information it must provide in its application and its responsibilities under GoGreen Home. This section has removed an enrollment attachment for EFI/EFL applicants as detailed below.

§10091.2(d)(6): This section was amended to remove the Credit-Challenged Program for Lenders to opt-in to as part of participation in GoGreen Home

Emergency regulation package: December 2023

Necessity: With the removal of the Credit-Challenged Program (see the modification to §10091.1(j) in the Definitions section above) this is a necessary cleanup. Lenders will no longer need to apply for this program to receive the 20% Loss Reserve Contribution for Credit-Challenged Borrowers, as the higher contribution will now be automated based on reported Borrower credit score for each enrolled loan.

§10091.2(f)(8)(a) This subsection was amended to change the term “energy efficiency improvements” to “energy improvements.”

Emergency regulation package: April 2024

Necessity: As the GoGreen Home Program has expanded to include financing for the clean energy measures, this has necessitated the conversion of language strictly relating to “energy efficiency.”

§10091.2(g)(4) This subsection was amended to change the term “energy savings” to “energy impacts.”

Emergency regulation package: April 2024

Necessity: As the GoGreen Home Program has expanded to include financing for the clean energy measures, this has necessitated the removal of language strictly relating to “energy efficiency.”

§10091.2(j) This subsection was amended to add a mechanism to pause Lenders’ GoGreen Home loan offerings when a threshold of “risk” to the Loss Reserve (loan defaults and delinquencies) is breached for three or more consecutive months.

Emergency regulation package: April 2024

Necessity: This amendment gives CAEATFA the ability to temporarily suspend a Lender’s ability to offer GoGreen Home financing once patterns of defaults and payment delinquencies indicate an issue with, for example, underwriting or servicing processes, and then give the Lender an opportunity to propose changes to their loan program and practices to address these shortcomings in their processes. CAEATFA shall retain the option to “pause” the Lender’s ability to enroll more loans once a ratio of 25% (“defaulted” and “delinquent” loan principal over “current” and “paid off” loan principal) is breached consecutively for three, or more, months; the ratio indicates the amount of loan principal, and thus loss reserve dollars, at risk. The intention is to allow CAEATFA to intervene before significant losses occur and ensure that the protection of the Loss Reserve is being utilized appropriately.

§10091.5. Loan Eligibility and Minimum Underwriting Criteria

This Section lays out the criteria a loan must meet to be eligible under the Program. It was designed to safeguard the use of ratepayer funds while maintaining the intent to allow Lenders the flexibility to broaden access to financing to a wider set of Borrowers while mitigating risk.

§10091.5(g): This subsection was amended to raise the maximum Claim-Eligible Principal Amount project amount from \$50,000 to \$75,000, only if the project includes the solar photovoltaic + battery storage bundled measure.

Emergency regulation package: April 2024

Necessity: This change is intended to support credit-worthy Borrowers who are seeking financing for the high costs of projects that combine solar generation, battery storage and

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efficiency measures. The average cost of a residential combined solar and battery storage system can be up to \$26,000 (Homeguide, 2023). 754 (23%) loans enrolled since 2022 were for loans over \$25,000 and 202 projects cost \$40,000 - \$50,000. As electrification trends upwards, more Borrowers will seek to maximize the co-benefits of pairing fuel switching/electrification upgrades with onsite solar generation and batter storage. For some larger properties, these costs might breach \$50,000, especially if the project also includes expensive infrastructure improvements like panel or wiring upgrades.

§10091.5(h): This subsection was amended to clarify that Lenders have no more than 5 business days to adjust their systems or processes to match the maximum allowable rate based on quarterly updates of the 10-year Treasury bonds.

Emergency regulation package: December 2023

Necessity: The maximum interest rate allowed to be charged by Lenders follows the interest rate on 10-year Treasury bonds and is updated quarterly based on the current rate of the bond. Lenders who run loan programs with more automation and technological and public-facing marketing components report needing a few days following every quarterly update to adjust the maximum rate across their systems. This clarification specified a deadline by which all Lenders must adjust their processes and systems to reflect the new rate in their marketing materials, and/or their underwriting/origination processes, to prevent being out of compliance with GoGreen Home regulations.

§10091.5(i)(1): This subsection was amended to require that PFI/PFLs verify income for all Borrowers, regardless of credit score, if the Total Loan Principal Amount exceeds fifty thousand dollars (\$50,000).

Emergency regulation package: April 2024

Necessity: Currently, Lenders are only required to verify Borrower income if the Borrower has a credit score between 580 and 640 and the Total Loan Principal Amount exceeds \$20,000. With the maximum allowable Total Loan Principal Amount being raised to \$75,000 (only for projects with solar generation and battery storage), it is important to ensure that adequate safeguards are put in place so that Borrowers are not taking out loans that are beyond their means. This requirement will act as a consumer protection safeguard for all loans that exceed the traditional maximum amount of \$50,000.

§10091.6. Contractor Qualification and Management.

This section outlines the processes by which an Eligible Contractor applies to become a Participating Contractor, describing the information it must provide in its application, and its responsibilities under GoGreen Home. The most significant changes proposed to this section center around managing Contractor participation in the Program.

§10091.6(a)(8): This subsection was amended to expand the personnel who are eligible to add authorized signatories for a Participating Contractor beyond the person who signed the Contractor’s original application to join the Program.

Emergency regulation package: April 2024

Necessity: This amendment was necessary to address difficulties for Contractors who need to add new individuals as signatories for the required documents to be submitted to the Authority. The current regulations state that only the signatory of the original application can add authorized signatories. This presents difficulties for the Contractors who need to add new signatories when the original application signatory is no longer with the Contractor company; this can cause delays and friction in the loan enrollment process. This modification allows any currently authorized signatory or the company contact designated in Section 10091.6(a)(2) to add other authorized signatories.

§10091.6(a)(19)(A)(i): This subsection was amended to change “energy efficiency improvements” to “energy improvements”.

Emergency regulation package: April 2024

Necessity: As the GoGreen Home Program has expanded to include financing for the clean energy measures, this has necessitated the conversion of language strictly relating to “energy efficiency.”

§10091.6(d): This subsection was amended to allow for the removal of Participating Contractors from the public-facing Contractor list on the GoGreen Financing website (“delisting”) if they fail to enroll a project with the Program within a one (1) year period.

Emergency regulation package: April 2024

Necessity: This amendment is necessary to allow CAEATFA to remove Contractors from the Program website for consistent disengagement with GoGreen Home. Occasionally, Participating Contractors go out of business, or a significant amount of time goes by without them enrolling a project or responding to engagement attempts by the Authority. This change allows CAEATFA to delist non-participating Contractors from the Program's public-facing list on the GoGreen Financing website so that consumers have a more productive experience using the tool to find actively Participating Contractors. CAEATFA will reach out to the Contractor beforehand to alert them of the pending delisting and give them an opportunity to reaffirm their interest in continuing to be listed and visible to potential Borrowers.

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§10091.6(g): This subsection was amended to allow for the disenrollment of Participating Contractors who fail to enroll a project with the Program within a three (3) year period.

Emergency regulation package: April 2024

Necessity: This amendment was necessary to allow the Authority to remove Contractors from the Program for reasons other than non-compliance or fraud. Occasionally, Participating Contractors go out of business, or a significant amount of time goes by without them enrolling a project or responding to engagement attempts by the Authority. In an effort to target our resources effectively, CAEATFA finds it reasonable to keep our Contractor list clean and targeted toward Contractors who are actively participating or engaging in the Program. Unlike a one-year timeline for delisting, CAEATFA is establishing three years for full Program removal to give the Participating Contractor as much time as possible to actively re-engage. CAEATFA will provide notice to the Participating Contractor in advance to allow the Contractor an opportunity to signal that they'd like to remain enrolled, and Contractors will be allowed to re-enroll later, if disenrollment occurs, by notifying CAEATFA.

§10091.6(h): This subsection was added to formalize the voluntary withdrawal process for Participating Contractors.

Emergency regulation package: April 2024

Necessity: This amendment brings the GoGreen Home regulations into alignment with the GoGreen Business and GoGreen Multifamily Programs' regulations and is necessary to document a formal method for Contractors to voluntarily withdraw from the Program, which did not previously exist in the regulations.

§10091.7 (new). Project Developer.

Emergency regulation package: April 2024

This new section establishes the formal relationship between CAEATFA and Project Developers. It describes the processes by which an Eligible Project Developer applies to become a Participating Project Developer, lists the eligibility requirements, and outlines the information it must provide in its application. It includes a list of data points, certifications, and acknowledgments that the Eligible Project Developer is responsible for providing, as well as additional certifications that are required upon completion of an individual project. It also establishes the terms of participation and describes the process by which a Participating Project Developer can either be removed or voluntarily withdraw from the Program.

Necessity: This new section relates to the new definitions of an Eligible Project Developer and Participating Project Developer added in Section 10091.1(t) and 10091.1(hh). CAEATFA established the Project Developer role to expand the scale and scope of individual home improvement projects by allowing for participation of newly emerging entities in the residential energy marketplace. Project Developers are being actively utilized by the GoGreen Business Program to assist Borrowers in scoping projects, and CAEATFA determined that these entities could also have a role to play in advancing the GoGreen Home Program. As a result, it became

necessary to establish a regulatory relationship with the Project Developer as the Project Developer may be involved in promoting or representing GoGreen Home to customers, actively facilitating projects at Eligible Properties through coordination with both Borrowers and Participating Contractors, and/or submitting data to CAEATFA for loan enrollments or required reporting.

CAEATFA is establishing an application process requiring the Eligible Project Developer to provide contact information, describe their role and duties, demonstrate their qualifications and experience, and make certifications, acknowledgements, and agreements that the Eligible Project Developer will follow the rules and requirements laid out in the GoGreen Home regulations. As mentioned, this role was based on the Project Developer guidelines for GoGreen Business contained in Title 4 Business Regulations, Division 13 California Alternative Energy and Advanced Transportation Financing Authority, Article 6 Commercial Energy Efficiency Financing Programs, Section 4, which has proven to be a successful and effective protocol for vetting, enrolling, and managing Project Developers. As such, many of the stipulations are the same, including release of liability, proof of insurance, the process once an application has been submitted, and conditions for removal or withdrawal from the Program. The eligibility requirements are also similar, with the exception being that an entity can qualify as a Participating Project Developer through the additional method of licensure/certification with a state, federal or commercial energy auditing program or current registration with the CPUC and/or an IOU as a Demand Response Provider/Aggregator. These additions take advantage of the existing vetting or training processes the CPUC, IOUs, and audit training programs utilize.

The addition of this section has resulted in re-numbering the Sections that follow.

§10091.8 (formerly .7). Establishment and Funding of Loss Reserve Accounts

This section outlines the process by which each Lender’s Loss Reserve Account(s) is established and funded under GoGreen Home by the Trustee Bank. Each time a loan is enrolled, CAEATFA makes a Contribution to the Lender’s Loss Reserve Account based on calculating a percentage of the loan principal that is eligible to be reimbursed to the Lender in the event of a claim (the “Claim-Eligible Principal Amount”). What percentage is used to calculate the Loss Reserve Contribution amount depends on several factors about the loan and the Borrower. Modifications to those percentages are proposed below.

§10091.8(b)(1)(A) This subsection was removed.

(This is a new change made for the Certificate of Compliance regulation package)

Necessity: This subsection was removed as household income is no longer a trigger for the 20% Loss Reserve contribution for either Microloans or standard loans. Further discussion of the rationale behind this change can be found in the above section describing the removal of the LMI Borrower term in §10091.1(bb).

In December 2023, CAEATFA reduced the Loss Reserve contribution for loans made to non-Credit Challenged Borrowers from 11% to 5%, carving out an exception for Microloans to

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remain at the existing rate. This was primarily due to two reasons. First, because Microloans had only been introduced in 2021 and are seldom utilized by most GoGreen Home Lenders, CAEATFA Staff wanted time to collect more data before proposing this change. Second, those Lenders whose business model centers around this product provided feedback requesting more time to analyze loan performance and how this would affect their Loss Reserve coverage. Following a further six-month period analyzing additional data, and after engaging in close consultation with the Lenders who primarily offer Microloans, CAEATFA deems it reasonable to adjust the rate to align with the contribution structure for non-Microloans.

§10091.8(b)(1)(A) This subsection was amended to remove Lender participation in the Credit-Challenged Program as the trigger for a 20% Loss Reserve Contribution for loans made to Credit-Challenged Borrowers.

Emergency regulation package: December 2023

Necessity: With the removal of the optional Credit-Challenged Program (see changes to subsection §10091.1(j) in the Definitions section above), this is a necessary cleanup. All loans to Credit-Challenged Borrowers will now automatically receive a 20% LLR contribution, not just the loans from Lenders who are enrolled in the Program.

§10091.8(b)(1)(D): This subsection was amended to change the Loss Reserve Contribution percentage for loans made to non-Credit-Challenged Borrowers from 11% to 5%.

Emergency regulation package: December 2023

Necessity: This change is necessary to allow CAEATFA to more efficiently and appropriately deploy Loss Reserve funds in support of more loans, with the goal of driving Program scalability. An 11% Contribution amount was established at the beginning of the GoGreen Home Program. After analysis of seven years of loan and claim data, CAEATFA has observed, and Lenders have confirmed, that 5% is an appropriate Loss Reserve Contribution amount for loans to non-Credit-Challenged Borrowers, and which are not Microloans, which will continue to provide adequate coverage for Lenders.

§10091.8(c): This subsection was amended to raise the maximum loan term from 15 years to 20 years only if the project includes the solar photovoltaic + battery storage bundled measure.

Emergency regulation package: April 2024

Necessity: The current 15 year maximum has long been appropriate for large retrofit projects that focused on efficiency improvements, especially HVAC loans, as most of these types of equipment have a lifespan of about 15 years. With the addition of the bundled solar photovoltaic and battery storage measure, it is appropriate to raise the maximum loan term to 20 years for loans which include this measure. 20 years is a more common timeframe in solar and storage financing to reflect the longer lifespan and higher project costs of solar panels and battery equipment.

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§10091.8(e)(1): This subsection was amended to preserve the existing Loss Reserve Account rebalancing method for loans enrolled prior to January 1, 2024. Sub-points have been subordinated for consistency.

Emergency regulation package: December 2023

Necessity: CAEATFA introduced a new rebalancing method that will come into effect on January 1, 2024. Loans enrolled prior to the introduction of this new method must and will continue to be rebalanced according to the original method, and so that method must remain in the GoGreen Home regulations.

§10091.8(e)(2): This subsection was amended to establish January 1, 2024 as the start date for a new Loss Reserve rebalance method to come into effect. As is the nature of a revolving Loss Reserve credit enhancement structure, Loss Reserve Contributions which are no longer needed, because loans have been paid off, shall be recaptured during regular “rebalancing” to be redeployed for more loans.

Under this new method, CAEATFA will annually rebalance Lenders’ Loss Reserve Accounts by first recalculating the Loss Reserve Contribution amount using the same formula used when calculating the original Contribution. CAEATFA shall use the current outstanding Claim-Eligible Principal Amount rather than the original Claim-Eligible Principal Amount in this calculation. The sum of these recalculated Loss Reserve Contribution amounts will be considered a ‘target’ coverage balance, or the ideal Loss Reserve balance that would provide an appropriate amount of coverage considering current outstanding principal as well as any Borrower defaults that a Lender may experience. If the current balance of the Lender’s Loss Reserve Account is higher than this target coverage balance, the rebalance amount shall be the difference between the current balance and the target coverage balance. If the current balance of the Loss Reserve Account is lower than the target coverage balance, for example because there have been enough claims against the Loss Reserve to bring the balance down, no funds will be rebalanced out of the Account. As some Loss Reserve Contribution amounts will be calculated and recalculated against the Borrower’s credit score, and a Borrower’s changing credit score can reflect a change in their risk profile for the Lender, Lenders will also have the opportunity to provide updated Borrower credit scores.

Emergency regulation package: December 2023

Necessity: This new rebalance methodology more accurately reflects actual risk to Lenders, and the loss coverage they need, and has been generated after much engagement with GoGreen Home Lenders and much forecasting and analysis of past defaults and loan performance over the seven years that GoGreen Home has been enrolling these loans and paying claims. This new method will ensure Lenders retain appropriate loss coverage while allowing CAEATFA to redeploy Loss Reserve Contributions more rapidly for more loans, as the entirety of the initial Loss Reserve Contribution will not be encumbered in the Loss Reserve Account for the entire term of the loan. Rather, as each loan’s principal is paid off over the year, the corresponding Loss Reserve Contribution amount can be rebalanced and used to credit enhance other loans.

§10091.9 (formerly.8). Loan Enrollment

This Section describes all the documentation and data required for a loan to be enrolled into the Program in order to receive a Loss Reserve Contribution. This Section covers documentation provided by the Contractor, Borrower, and Lender, though Lenders are responsible for compiling and submitting the package.

§10091.9(c)(7): This subsection was amended to add “Other” as an option that Lenders can utilize when reporting a Borrower’s relationship to an Eligible Property.

Emergency regulation package: April 2024

Necessity: This amendment was necessary to align with the change to the definition of a Borrower in §10091.1(c), which determined that a Borrower’s relationship to a property might be something other than an owner or tenant (for example, the Borrower could be a relative of the owner/occupant). The addition of “Other” provides Lenders an appropriate way to categorize such a Borrower besides the current options of “1) owner-occupier, 2) owner non-occupier, 3) renter or lessee.”

§10091.9 (c)(9): This subsection was removed.

(This is a new change made for the Certificate of Compliance regulation package)

Necessity: As described in §10091.1(bb), CAEATFA has removed the Low-to-Moderate Income Borrower definition as it is no longer a trigger for a 20% Loss Reserve Contribution (the census tract data point was utilized to determine LMI eligibility by census tract). Thus, Lenders are no longer required to report this data as part of the loan enrollment process.

§10091.9(c)(10) and (11): This subsection was amended to clarify that both utility account numbers are required for Microloans if the measure is identified as a fuel switch measure in the Eligible Measures list in Section 10091.10(j).

Emergency regulation package: April 2024

Necessity: Currently, when enrolling a Microloan, Lenders only need to submit the account number for the utility fuel a financed measure uses. However, for measures which commonly result in a fuel switch, CAEATFA has determined that both the gas and electric account numbers are needed in order to show the cost impacts on the fuel being saved as well as the new fuel being utilized. For example, most water heaters in California are gas-powered. When an electric water heater is enrolled, CAEATFA needs to show the gas company the reduction of the customer’s gas usage, in addition to showing the impact on the Customer’s electricity use to the electricity provider. CAEATFA added a new column to the EEMs table that identifies which EEMs qualify as fuel switch measures; please see the description of modifications to §10091.11(j) below for more information.

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§10091.9(c)(12) and (13): This table was amended to add Project Developer as an entity that can provide project information for points 13 and 14.

Emergency regulation package: April 2024

Necessity: This amendment was necessary to account for the new role that a Project Developer will play in GoGreen Home. As a Project Developer may assist the Participating Contractor with paperwork during the course of a project, this amendment ensures that Project Developers will be able to provide this information to CAEATFA. This is also in alignment with how GoGreen Business delineates reporting responsibilities between Participating Contractors and Project Developers. For more information about the addition of the Project Developer role, please see the proposed additions to Sections 10091.1(u), 10091.1(hh), and 10091.7 above.

§10091.9(c)(25): This subsection is amended to remove the requirement for Lenders to separately communicate inclusion of distributed generation measures.

Emergency regulation package: April 2024

Necessity: With the addition of distributed generation measures such as solar photovoltaics, due to CPUC Decision 23-08-026, Lenders no longer need to separately detail the presence of distributed generation measures in a loan submittal. Previously, distributed generation measures could be financed by GoGreen Home Lenders, but the cost of these measures would not receive a Loss Reserve Contribution. Lenders, therefore, were requested to indicate separately if a loan included a distributed generation measure, so that the Loss Reserve Contribution could be calculated accordingly.

§10091.9(c)(25): - This subsection was amended to add “Evidence of Grid Interconnection” as a required data point for projects utilizing solar photovoltaic and storage measures.

Emergency regulation package: April 2024

Necessity: Borrowers are required to show proof that Eligible Properties are, or will be, connected to an IOU grid for the installation of the new “battery storage expansion” or “solar photovoltaic + battery storage” EEMs. This can be done by providing a utility bill with the presence of an IOU Net-Metering program or IOU approval of a grid interconnection application, depending on the measure. Because documentation outputs in solar and storage interconnection may change over time, CAEATFA is opting to not rigidly specify exact document types in the regulations.

§10091.9(c)(26): - This subsection was amended to add “Evidence of on-site solar photovoltaic generation” as a required data point for projects utilizing the “Battery Storage Expansion” measure.

Emergency regulation package: April 2024

Necessity: The “Battery Storage Expansion” requires that solar photovoltaic generation already exist, or will otherwise exist, to feed the battery storage system once the project is complete in order to be eligible for financing. For example, a Borrower might already have solar generation,

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or might only be financing the cost of the battery in a combined solar + storage project. This new loan submission requirement is to ensure that documentation providing the presence of solar generation is submitted to CAEATFA. This can be done, for example, by providing a utility bill with the presence of an IOU Net-Metering program or IOU approval of the solar system's approved grid interconnection application. Because documentation outputs in solar and storage interconnection may change over time, CAEATFA is opting to not rigidly specify exact document types in the regulations.

§10091.9(c)(40): This subsection was amended to require Lenders to report if an Interest Rate Buy-Down has been applied to the reported interest rate, and if so, what the original interest rate was.

Emergency regulation package: April 2024

Necessity: The Authority requires Lenders to report the interest rate for each loan they enroll in the Program. This amendment will require Lenders to report, if they have requested an Interest Rate Buy-Down, that the reported interest rate reflects the use of the IRBD and the original interest rate, prior to the IRBD, so that the Authority can track the use and impact of IRBD campaigns on Borrowers' costs.

§10091.9 (c)(41) This subsection was removed.

(This is a new change made for the Certificate of Compliance regulation package)

Necessity: When there were three ways to qualify for a 20% Loss Reserve Contribution (Credit-Challenged Borrower, Low Income Borrower via Census Tract, or Low-Income Borrower via Household Income), Lenders had to designate which option to enroll the loan under. Per the change described above to subsection §10091.8(b)(1)(A) and §10091.1(bb), CAEATFA is removing the LMI Borrower definition as a designation triggering eligibility for a 20% Loss Reserve Contribution (see the changes described to subsection §10091.1(bb) above).

Additionally, loans made to Borrowers who qualify as Credit-Challenged will automatically receive the 20% Loss Reserve Contribution. Therefore, Lenders no longer need to separately report how a Borrower qualifies as underserved for the purpose of the 20% Loss Reserve Contribution – there is only one way, and it is automatically applied.

§10091.9(d)(2)(A) and (B): This subsection was amended to clarify how and by whom some required data points are captured for submission to CAEATFA.

Emergency regulation package: April 2024

Necessity: These subsections originally described project information being captured and submitted to CAEATFA on an invoice. A previous modification to Section 10091.9(b) of the regulations clarified that data may be captured and submitted in a number of formats “approved by the Authority”. This correction thus eliminates an implication that Eligible Improvements can only be captured on an invoice.

§10091.9(f): This subsection was amended to clarify that, for the submission of Microloan data, the amount of utility fuel evidence that must be provided depends on if the EEM is a fuel switch measure.

Emergency regulation package: April 2024

Necessity: Currently, when enrolling a Microloan, Lenders only need to submit the account number for the utility fuel a financed measure uses. However, for measures which commonly result in a fuel switch, CAEATFA has determined that both the gas and electric account numbers are needed in order to show the cost impacts on the fuel being saved as well as the new fuel being utilized. For example, most water heaters in California are gas-powered. When an electric water heater is enrolled, CAEATFA needs to show the gas company the reduction of the customer's gas usage, in addition to showing the impact on the customer's electricity use to the electricity provider. CAEATFA added a new column to the EEMs table that identifies which EEMs qualify as fuel switch measures; please see the description of modifications to §10091.11(j) below for more information.

§10091.9(f)(4): This subsection was amended to clarify that Participating Lenders and Contractors have the option to provide certification of either points (A) or (B) in the relevant subsection.

Emergency regulation package: April 2024

Necessity: This addition clarifies that only one of the two conditions needs to be met for a loan approval; the current wording is unclear and could be misinterpreted as meaning that both options are required.

§10091.11. Project Requirements

This section describes measure and project eligibility for GoGreen Home, installation and safety testing requirements, and CAEATFA's field verifications and inspections of projects. New characterizations and a new category of clean energy measures are proposed.

§10091.11(f)(1): This subsection was amended to add the “duct sizing/optimization” measure as a CAS test trigger.

Emergency regulation package: April 2024

Necessity: This modification brings the regulations into alignment with standard safety practices, as CAS testing is already required when air sealing or duct sealing measures are installed. Duct optimization or re-sizing may result in changes to airflow, even if the duct was already “sealed”. Combustion Appliance Safety testing is necessary whenever a change to airflow as a result of modifications to the building envelope or ventilation system occurs in a home which may have one or more gas appliances within the building envelope.

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§10091.11(j): This subsection was amended to add “heat pump clothes dryer” as an EEM.

Emergency regulation package: April 2024

Necessity: Heat pump clothes dryers are a developing market which utilizes a significantly different technology than current electric clothes dryers. Further, heat pump clothes dryers may result in a fuel switch. From a reporting perspective, it is useful for CAEATFA to track uptake of heat pump clothes dryers compared to regular electric resistance clothes dryers.

§10091.11(j): This subsection was amended to add an Energy Star rating requirement to the existing “induction cooktop” measure under the appliance category.

Emergency regulation package: April 2024

Necessity: New Energy Star product specifications for induction cooktops became effective in September 2023. These certified versions have been shown to be 18% more efficient than standard models. Restricting this measure to Energy Star models follows what CAEATFA has done with other appliances, as it aligns with the efficiency goals of the Program.

§10091.11(j): This subsection was amended to add “clean energy” as a new EEM category.

Emergency regulation package: April 2024

Necessity: The issuance of CPUC Decision 23-08-026 provided authorization for CAEATFA to include distributed generation and renewable energy measures as Eligible Improvements for GoGreen Home financing. These measures are to be collectively categorized as clean energy measures. Two specific items have been selected for inclusion as part of the new clean energy category: “solar photovoltaic + battery storage” and “battery storage expansion”.

In order to determine eligibility for inclusion on the EEM list, potential clean energy measures were evaluated for the benefits that they provide to customers, utilities, and society. Feedback was solicited during public workshops and comment periods and no objections to the addition of these two measures were raised.

§10091.11(j): This subsection was amended to add “solar photovoltaic + battery storage” as a new measure under the new Clean Energy category.

Emergency regulation package: April 2024

Necessity: Pairing solar and storage systems together was found to produce the highest net benefit across all three sectors of our evaluation metrics. This new measure enables customers to store on-site solar-generated energy for use when electricity rates are comparatively higher and lessens the need for utilities to generate additional power during times of peak demand. This in turn leads to decreased generation costs for utilities and reduces the chance of blackouts across the state. Paired solar and storage systems also serve as an effective climate resilience measure by providing a backup supply of power for customers in the event of an outage or pre-emptive shutoff by a utility to mitigate the risk of wildfire.

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§10091.11(j): This subsection was amended to add “battery storage expansion” as a new measure under the new Clean Energy category, with the condition that it be paired with an existing solar photovoltaic system.

Emergency regulation package: April 2024

Necessity: As noted above, solar and storage measures offer a number of cross-sector benefits when paired together. While California currently leads the nation in installed residential solar capacity, and new home construction is now mandated to include solar photovoltaic systems, under Title 24, less than 10% of these systems are paired with battery storage. This figure will likely decrease as new homes are constructed under the new mandate without a corresponding requirement for battery storage installation. On the other hand, new homes are built to readily allow for the connection of battery storage units. There is, thus, both a vast market and a clear need to encourage consumers who have existing solar generation systems to complement those with battery storage expansion.

§10091.11(j): This subsection was amended to add a new column titled “fuel switch” to the EEMs table, and to label several “HVAC” category measures (“heat pump”, “mini split”, and “mini split air conditioning system”) and several “water heating” category measures (“heat pump water heater”, “solar water heater”, and “tankless water heater (electric)”) as fuel switch measures.

Emergency regulation package: April 2024

Necessity: CAEATFA identified that the installation of fully electric HVAC and water heating measures commonly result in a fuel switch (gas to fully electric), due to the prevalence (around 90%) of gas heating and cooling in California. This has implications on the utility account numbers that CAEATFA needs to appropriately determine energy savings. For example, when an electric water heater is enrolled, CAEATFA needs to show the gas company the reduction of the customer’s gas usage, in addition to showing the impact on the customer’s electricity use to the electricity provider. Please see the changes proposed to §10091.9(c)(10) and (11) above for more information.

§10091.11(j): The “Other” measures, as a method of qualifying measures not already on this list through IOU, REN or CCA programs, was amended to revise “demand response program” to “demand-side energy program” as a requirement for “other measures qualifying through IOU/REN/CCA programs” in the “other” category.

Emergency regulation package: April 2024

Necessity: This change was made after soliciting guidance from the utility companies with the intention of creating a more accurate description for these types of programs.

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§10091.11(j): This subsection was amended to add “smart home energy management systems” as a new measure listed under the “Other” category on the EEMs list.

Emergency regulation package: April 2024

Necessity: “Smart home energy management systems” are an emerging technology that allows users to reduce energy consumption through coordinated control of connected devices, such as smart appliances or HVAC systems. This is done through the use of a single platform interface, for example, an app on a phone. Similar to the existing “smart thermostat” EEM, these systems can be managed remotely to reduce home energy use. Thus, including it as a new EEM aligns with the efficiency goals of the Program.

§10091.11(j): This subsection was amended to add “electric vehicle chargers” as a new measure listed under a new Transportation category on the EEMs list. This measure requires an Energy Star rating.

Emergency regulation package: April 2024

Necessity: Electric vehicle chargers with an Energy Star certification and internet connectivity for grid connection are an emerging technology that will become more common as California shifts away from internal combustion engines and increases localized solar generation. These measures can currently be utilized to charge vehicles during off-peak periods and may, in the future, be utilized for grid resiliency through internet connectivity with utility demand-response systems, which is why CAEATFA is specifying internet connectivity capability.

§10091.11(j): This subsection was amended to add “solar water heater” as a new measure listed under the water heating category on the EEMs list. This measure requires an Energy Star rating.

Emergency regulation package: April 2024

Necessity: Solar water heaters with an Energy Star qualification have been shown to cut a home’s annual hot water costs up to 50%. They are generally designed for use with an electric or gas back-up water heater, so it is most appropriate to list them in the water heating category, rather than as a clean energy measure.

§10091.13 (formerly .12). Sale of Enrolled Loans

This section describes how Lenders may sell, transfer, or assign the associated repayments of an Eligible Loan, and how the Lender shall report these activities to CAEATFA.

§10091.13(c)(10)(D)(iii): This subsection was amended to change the term “energy savings” to “energy impacts.”

Emergency regulation package: April 2024

Necessity: As the GoGreen Home Program has expanded to include financing for the clean energy measures which may not always generate savings, this has necessitated the removal of language strictly relating to “energy savings.”

§10091.13(c)(10)(E)(i): This subsection was amended to change the term “energy efficiency improvements” to “energy improvements.”

Emergency regulation package: April 2024

Necessity: As the GoGreen Home Program has expanded to include financing for the clean energy measures, this has necessitated the conversion of language strictly relating to “energy efficiency.”

§10091.13(e): This subsection was added to tie Successor Servicer participation to provisions outlined in Section 10091.2.

Emergency regulation package: April 2024

Necessity: While adding a provision about Lender performance monitoring to Section 10091.2(j), it became necessary to clarify that Lenders participating as Successor Servicers are subject to the same monitoring.

§10091.14. (formerly .13) Termination and Withdrawal

This section describes the processes and requirements by which a Lender or Successor Servicer may withdraw or be terminated from GoGreen Home. This section was extensively reorganized to reduce confusion and improve readability, and additional clarity was added regarding reporting requirements for Enrolled Loans. The previous structure of this section incorrectly implied that withdrawn Lenders must fulfill the same commitment as terminated Lenders regarding continued reporting on their Enrolled Loans. The new structure of this section clarifies that, regardless of termination or withdrawal, a Lender must decide if it wants to keep its Loss Reserve Accounts, and, if it does, it must commit to ongoing required reporting.

§10091.14(a)-(c): This subsection was amended to describe the reasons for and process by which Lenders may be terminated from the Program (originally described in subsections 10091.14(c)(1) – (6)) or may withdraw from the Program voluntarily. It also consolidates language revoking withdrawn or terminated Lenders’ authorization to enroll loans up from two separate subsections (10091.14(a)(2) and 10091.14(d)(7)).

Emergency regulation package: April 2024

Necessity: This reorganization of existing language regarding how termination or withdrawal may occur makes the regulations easier to understand. It sets up the requirements for decisions about post-withdrawal/termination Loss Reserve Account maintenance described in the following subsection so that it is more clearly conveyed.

§10091.14(d): This subsection was amended to describe reporting commitments and notifications to the Authority that Lenders must make after withdrawing or being terminated from the Program.

Emergency regulation package: April 2024

Necessity: The previous structure of Section 1009.14 did not explicitly state that withdrawn Lenders must fulfill the same ongoing loan reporting requirements described in Section 10091.12 that terminated Lenders were required to perform (originally, subsection 10091.12(c)(7)(A)-(B)). This cleaned up subsection consolidates duplicative language regarding how Lenders must notify the Authority about the ongoing maintenance of their Loss Reserve Account, and codifies ongoing reporting requirements for both withdrawn and terminated Lenders. It also clarifies that, for both terminated and withdrawn Lenders, failure to comply with reporting requirements may result in the return of the Lender’s Loss Reserve funds to the appropriate Program Holding Accounts.

§10091.16 (formerly .15). California Hub for Energy Efficiency Financing Privacy Rights Disclosure

This section describes the CHEEF Privacy Disclosure that advises the Borrower of their privacy rights under the CHEEF, informing them that certain information may be shared with utility companies and other state or federal agencies.

§10091.16(a)(1): This subsection was amended to change “energy efficiency financing program” to “energy financing program”.

Emergency regulation package: April 2024

Necessity: With the expansion of the program to include clean energy measures, it is necessary to clarify to Borrowers that they are participating in a Program that finances many types of energy measures, not just energy efficiency.

§10091.16(b): This subsection was amended to add Project Developer as an entity that can provide Borrower information to CAEATFA.

Emergency regulation package: April 2024

Necessity: This amendment was necessary to account for the new role that a Project Developer will play in GoGreen Home. As a Project Developer may handle Borrower information during the course of a project, this amendment ensures that Borrowers will know their information can also be provided to CAEATFA by the Project Developer.

§10091.16(d): This subsection was amended to change “energy efficiency project performance” to “energy project performance”.

Emergency regulation package: April 2024

Necessity: With the expansion of the Program to include clean energy measures, it is necessary to clarify that all energy project performance information, not just energy efficiency project performance, will be made available to the public in an anonymized form.

§10091.18. (Formerly .17) Interest Rate Buy Down (IRBD) Disbursement

Emergency regulation package: December 2023

This section was added to describe what CAEATFA will do if CAEATFA secures funding from an external source to administer an interest rate buy-down (“IRBD”), in the form of a payment provided by CAEATFA directly to a participating GoGreen Home Lender to reduce the interest rate of a GoGreen Home loan. If CAEATFA is able to secure this external funding, it will 1) work with the funding source to develop an overview of the IRBD campaign’s terms and requirements (a “term sheet”), including information about the amount of IRBD funding available, target interest rates or rate reduction amounts, any maximum amount of IRBD funding available per loan (if applicable), eligibility criteria, and the process by which Lenders may apply to participate in the IRBD campaign; 2) adopt that term sheet via formal resolution of CAEATFA’s Board and 3) accept applications from Lenders to participate in the IRBD campaign.

Necessity: Interest Rate Buy-Downs (IRBDs) are a tool that financing programs can deploy to make financing offers more attractive and increase uptake in the Program. IRBDs can deliver various benefits, such as incentivizing certain project types (e.g., whole building retrofits, or decarbonization/electrification projects), improving access for low- or moderate-income Borrower types, making projects more affordable for Borrowers, and driving Lender and Contractor participation in financing programs. Government- or utility-administered financing programs such as the Tennessee Valley Authority or MassSaves HEAT in Massachusetts have all successfully utilized IRBDs.

CAEATFA has identified a few potential sources of IRBDs for GoGreen Home, including federal, state, and local utility entities. Each funder has their own goals and requirements for eligibility; however, an IRBD funder’s requirements will never supersede or amend, and instead will only be layered on top of, GoGreen Home’s existing eligibility criteria and requirements. This potential variability makes it necessary to have a new section that specifies broadly what will happen when CAEATFA secures IRBD funding, but still establishes a standardized, repeatable, and public process.

The necessity for specific provisions of §10091.18 are included below:

§10091.18(a): This provision is necessary to specify where IRBD funding may come from for the purpose of public transparency. It is also necessary to clarify that the IRBD amount must be calculated against the Claim-Eligible Principal Amount, as the amount of the IRBD is affected by the loan amount. Sometimes, Lenders may enroll only a portion (the “claim-eligible” amount,

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or the amount of the loan against which the Loss Reserve Contribution is calculated) of a total loan amount with GoGreen Home, and CAEATFA believes that only the amount that is deemed “claim-eligible” should be considered in the calculation of the IRBD.

§10091.18(b): This provision was necessary to specify the information that will be developed and made publicly available about the IRBD campaign via a “term sheet”. This information shall include information about the amount of IRBD funding available, target interest rates or rate reduction amounts, any maximum amount of IRBD funding available per loan (if applicable), eligibility criteria, and the process by which Lenders may apply to participate in the IRBD campaign. As mentioned, each source of funds may have dollar or timeline limits, geographic or measure restrictions, or other criteria for recipients, and CAEATFA will need to explain the details and eligibility criteria of each IRBD campaign on a case-by-case basis. For example, an electric utility providing IRBD funding may decide that the IRBD should only be available for loans including gas-to-electric heat pump conversions. This provision also notes explicitly that the terms of the IRBD will never contradict existing requirements described in the regulations.

§10091.18(c): This subsection is added to describe how the Authority will adopt that term sheet via formal resolution of CAEATFA’s Board, publish the terms on its website, and notify interested parties, and accept applications from Lenders to participate in the IRBD campaign.

§10091.18(d) This provision was necessary to affirm that a GoGreen Home Lender must agree to the terms and processes outlined in the term sheet, and that their participation in an IRBD campaign is contingent upon CAEATFA’s approval.

REGULATORY PROCESS TIMELINE

The dates below highlight necessary steps towards the Certificate of Compliance under the regular rulemaking process, including activities which have already occurred. Note that any future dates are tentative and subject to change.

May 20, 2024	Deliver Notice of Proposed Action to the Office of Administrative Law (OAL) for Certificate of Compliance
May 31, 2024	45-day comment period begins for Certificate of Compliance
July 16, 2024	CAEATFA Board reviews and approves the regulations
July 19, 2024	Certificate of Compliance (Final Rulemaking File) to be submitted to OAL
Early September, 2024	End of OAL review period. Regulations to become effective on filing with the Secretary of State

RECOMMENDATIONS

Staff recommends the adoption of Resolution no. 24-07-4.B to adopt amendments to the GoGreen Home Financing Program (Article 5 (Commencing with Section 10091.1) of Division 13 of Title 4 of the California Code of Regulations) under the regular rulemaking process.

ATTACHMENT

Attachment A: Proposed Modified Regulations for Adoption.

**RESOLUTION OF THE CALIFORNIA ALTERNATIVE ENERGY AND ADVANCED
TRANSPORTATION FINANCING AUTHORITY APPROVING MODIFICATIONS TO
REGULATIONS AND OTHER RELATED ACTIONS TO IMPLEMENT THE
GOGREEN HOME EFFICIENCY FINANCING PROGRAM**

July 16, 2024

WHEREAS the California Alternative Energy and Advanced Transportation Financing Authority (“Authority”) is authorized by Section 26009 of the Public Resources Code to adopt Regulations to implement and make specific the statutory provisions governing the Authority; and

WHEREAS the Authority has determined that, under its Memorandum of Agreement with the Public Utilities Commission and its contract with the investor-owned utilities to serve as the manager of the California Hub for Energy Efficiency Financing, it is necessary to adopt modifications to the current program Regulations (the “Regulations”) to implement the GoGreen Home Efficiency Financing Program (Article 5 (commencing with Section 10091.1) of Title 4 of the California Code of Regulations).

NOW, THEREFORE, BE IT RESOLVED by the California Alternative Energy and Advanced Transportation Financing Authority as follows:

Section 1. The proposed modified Regulations, on file with the Authority, are hereby approved. The Chair and Executive Director are hereby authorized to file the Regulations, with the supporting documentation required by law, with the Office of Administrative Law as Regulations in the form currently on file with the Authority.

Section 2. The Chair and Executive Director are hereby authorized to take the actions necessary for the adoption of the Regulations, including making any necessary changes to the Regulations to secure approval by the Office of Administrative Law, and to execute and deliver any documents and take any steps the Chair and Executive Director may deem necessary or advisable to effectuate the purposes of this resolution.

Section 3. This resolution shall take effect immediately upon its approval.

ATTACHMENT A:
Proposed Amended Regulations

Modifications to existing Regulations are shown in the marked-up text below. These modifications were most recently approved by the Board on May 21, 2024, and adopted in June 2024 by the OAL as part of the emergency Regulations process, they are now proposed to be incorporated into the California Code of Regulations through the regular rulemaking process.

CALIFORNIA CODE OF REGULATIONS
Title 4. Business Regulations
Division 13. California Alternative Energy and Advanced Transportation
Financing Authority

CALIFORNIA ALTERNATIVE ENERGY AND ADVANCED
TRANSPORTATION FINANCING AUTHORITY REGULATIONS
IMPLEMENTING THE GOGREEN HOME ENERGY FINANCING
PROGRAM

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CALIFORNIA CODE OF REGULATIONS
Title 4. Business Regulations
Division 13. California Alternative Energy and Advanced Transportation
Financing Authority

§10091.1. Definitions.

- (a) “Authority” means the California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA) established pursuant to Division 16 (commencing with Section 26000) of the Public Resources Code or its agent.
- (b) “Bill Impact Estimate” means an estimate of the anticipated energy cost ~~savings~~ impacts that are expected to result from the installation of Eligible Energy ~~Efficiency~~ Measures, which is provided by the Participating Contractor, Participating Project Developer, Participating Financial Institution (PFI), or Participating Finance Lender (PFL) to the Borrower prior to work being performed on the Eligible Property.
- (c) “Borrower” means an individual or individuals who receive(s) an Eligible Loan from a PFI or PFL for the purpose of making Eligible Improvements to no more than four units of an Eligible Property.
- (d) “California Hub for Energy Efficiency Financing Disclosure” or “CHEEF Disclosure” means the disclosure described in Section 10091.1~~5~~16.
- (e) “CHEEF Loan Identifier” or “CHEEF Loan ID” means an identification number associated with a Borrower and/or Eligible Loan created by the Authority and provided to the PFI or PFL at the time of enrollment of an Eligible Loan in the Program. The CHEEF Loan ID will be used to identify the corresponding Eligible Loan in all subsequent correspondence between the PFI, PFL, PCP or Successor Servicer and the Authority.
- (f) “Claim-Eligible Principal Amount” means the principal amount of an Enrolled Loan that qualifies for reimbursement in the event of a charge-off, pursuant to Section 10091.5(f) and which may be less than the Total Loan Principal Amount.
- (g) “Commission” or “CPUC” means the California Public Utilities Commission.
- (h) “Community Choice Aggregator” or “CCA” has the same meaning as defined in Section 331.1 of the Public Utilities Code.
- (i) “Credit-Challenged Borrower” means a Borrower with no credit score or a credit score of ~~640~~700 and below.
- ~~(j) “Credit-Challenged Program” means the optional program in which an Eligible Financial Institution or Eligible Finance Lender can be approved, per the application~~

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~~process described in Section 10091.2(d), to receive higher Loss Reserve Contributions described in Section 10091.7(b)(1)(B) for Credit Challenged Borrowers.~~

- (~~k~~)(j) “CSLB” means the California Contractors State License Board.
- (~~h~~)(k) “Eligible Channel Partner” or “ECP” means a potential co-applicant with the EFI or EFL engaged in marketing, outreach, assisting borrowers with loan applications and/or the submission of loans to the Program. ~~It does not perform underwriting, execute loan documents, or perform servicing activities after loans are funded.~~ The Eligible Channel Partner must meet the requirements described in Section 10091.4 and must be a signatory to the PFI’s or PFL’s Program application.
- (~~m~~)(l) “Eligible Contractor” means a contractor or contractor company with an active license with the Contractors State License Board to do the work they perform and who has not had disciplinary action taken against their CSLB license within the previous 12 months.
- (~~n~~)(m) “Eligible Energy ~~Efficiency~~ Measures” or “EEEMs” means energy efficiency and clean energy measures eligible for financing under the Program, as established in Section 10091.4011. The list of EEEMs will be accessible from the Authority’s website. A measure that is eligible for an IOU, REN or CCA energy efficiency or demand response program and is not on the EEEMs list is eligible for financing.
- (~~o~~)(n) “EEEMs ID” means the unique identification number associated with an individual EEEM as assigned by the Authority.
- (~~p~~)(o) “EEEMs Measure Name” means the name associated with a particular EEEM as assigned by the Authority.
- (~~q~~)(p) “Eligible Finance Lender” or “EFL” means a finance company that meets the requirements specified in Section 10091.2 and Section 10091.3.
- (~~r~~)(q) “Eligible Financial Institution” or “EFI” means any insured depository institution, insured credit union, or Community Development Financial Institution, as those terms are each defined in Section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. Sec. 4701 et seq.).
- (~~s~~)(r) “Eligible Improvements” means improvements made to Eligible Properties.
- (1) Eligible Improvements may include:
- (A) The installation of EEEMs that correspond to gas where an IOU delivers gas to the Eligible Property and that correspond to electricity where an IOU delivers electricity to the Eligible Property. This includes alterations and improvements that are legally or practically required to complete the installation of the EEEMs.
- (B) Additional related home improvements to the Eligible Property. Equipment included on the EEEMs list as described in Section

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- 10091.4011(j) but not meeting the requirements of the EEEMs list may not be included.
- (C) Capitalized interest from a refinancing pursuant to Section 10091.5(c)(1).
- ~~(2) Eligible Improvements do not include solar photovoltaic, solar thermal electric generation or other distributed generation or renewable energy systems.~~
- ~~(s)~~ “Eligible Loan” means a loan, retail installment contract or lease/service agreement made by a Participating Financial Institution or Participating Finance Lender to a Borrower to finance Eligible Improvements on an Eligible Property as described in Section 10091.5.
- ~~(t)~~ “Eligible Project Developer” means an individual or entity that can become a Participating Project Developer pursuant to the eligibility requirements in Section 10091.7(a).
- (u) “Eligible Property” means a residential property in California. If the Borrower is not the owner of the property, EEEMs not eligible for self-installation require the owner’s written consent to have the Eligible Improvements installed. Eligible Property includes any of the following:
- ~~(1) Owned, rented or leased property. For a rented or leased property, EEEMs not eligible for self installation require the owner’s written consent to have the Eligible Improvements installed.~~
- ~~(2)~~(1) Building types, including, but not limited to, single-family detached homes, townhomes, condominiums and apartment buildings.
- ~~(3)~~(2) Manufactured and mobile homes if the manufactured or mobile home is anchored to a permanent, site-built foundation constructed of durable material, including, but not limited to, concrete, mortared masonry, and wood.
- (v) “Enrolled Loan” means an Eligible Loan approved by the Authority for enrollment in the Program pursuant to Section 10091.89.
- (w) “Executive Director” means the Executive Director of the Authority or their designee.
- ~~(x)~~ “Interest Rate Buy-Down” or “IRBD” means a payment made to a PFI or PFL at the direction of the Authority, as described in Section 10091.17, with the intention of reducing the interest rate of an Eligible Loan.
- ~~(y)~~(y) “Investor-Owned Utility” or “IOU” means Pacific Gas and Electric Company, San Diego Gas & Electric Company, Southern California Edison Company, or Southern California Gas Company.
- ~~(z)~~(z) “Loss Reserve Account” means an account established and maintained by the Trustee at the Authority’s direction for the benefit of a Participating Financial Institution, Participating Finance Lender or Successor Servicer to hold the Loss Reserve Contribution for Enrolled Loans.

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- ~~(z)(aa)~~ “Loss Reserve Contribution” means the financial assistance provided to the Loss Reserve Account for the benefit of a PFI or PFL for each Eligible Loan enrolled in the Program as described in Section 10091.89 or for the benefit of a Successor Servicer for each Enrolled Loan purchased pursuant to Section 10091.1213.
- ~~(bb)~~ “~~Low to Moderate Income Borrower~~” or “~~LMI Borrower~~” means either a Borrower in which the area median income of the census tract of the property address does not exceed 120% of the area median income for the Borrower’s metropolitan area, county or the State. For purposes of this section, “area median income” shall mean the midpoint of the census tract’s income distribution.
- ~~(1)~~ Borrower’s household income is at or below the current annual income limits as determined by the California Department of Housing and Community Development according to county and family size and adopted in Section 6932 of Division 1 of Title 25 of the California Code of Regulations. PFIs and PFLs may assume households are comprised of four persons but must include spousal income, if applicable, in income calculations.
- ~~(2)~~ Area Median Income of the census tract of the property address does not exceed 120% of the Area Median Income for the Borrower’s Metropolitan Area, County or the State.
- (bb) “Microloan” means an Eligible Loan with a Total Loan Principal Amount of \$5,000 or less.
- (cc) "Participating Channel Partner" or "PCP" means an Eligible Channel Partner that has been approved by the Executive Director to participate in the Program.
- (dd) “Participating Contractor” means an Eligible Contractor that has been approved to participate in the Program by the Authority pursuant to Section 10091.6.
- (ee) “Participating Finance Lender” or “PFL” means an Eligible Finance Lender, including their Participating Channel Partner, if applicable, that has been approved by the Executive Director to participate in the Program.
- (ff) “Participating Financial Institution” or “PFI” means an Eligible Financial Institution, including their Participating Channel Partner, if applicable, that has been approved by the Executive Director to participate in the Program.
- ~~(gg)~~ “Participating Project Developer” means an individual or entity who identifies or assists in the identification of Eligible Improvements, or otherwise facilitates projects, for a Participating Contractor or a Borrower and has been approved to participate in the Program by the Authority pursuant to Section 10091.7. The Participating Project Developer may facilitate data exchange between the Authority, the Participating Contractor, the Borrower, the PFI, and/or the PFL. The Participating Project Developer may not perform installations on a Project. A Participating Project Developer with the

requisite CSLB license(s) may also apply to be a Participating Contractor in the Program.

- ~~(gg)~~(hh) “PFI, PFL or Successor Servicer’s Program Participation ID” or “Program Participation ID” is an identification number for the participating financial Lender or institution, assigned by the Authority, when the PFI or PFL is approved to participate in the Program.

- ~~(hh)~~(ii) “Program” means the GoGreen Home Energy Financing described in these regulations and previously referred to as the Residential Energy Efficiency Loan Assistance Program. The Program may be referred to publicly as “GoGreen Home”.

- ~~(ii)~~(jj) “Program Holding Account” means accounts established and maintained by the Trustee at the Authority’s direction to hold funds allocated by funders of the Program for the Loss Reserve Contributions in separate accounts.

- ~~(jj)~~(kk) “Program Identifier” or “Program ID” means a number assigned by the Authority or its agents that represents a Program administered by the Authority. The Program ID will be used to track in which Program(s) a particular loan is enrolled.

- ~~(kk)~~(ll) “Regional Energy Network” or “REN” means a Regional Energy Network authorized by the CPUC.

- ~~(ll)~~(mm) “Self-Installer” means a Borrower who installs any Eligible Improvement that may be self-installed pursuant to Section 10091.4011(b).

- ~~(mm)~~(nn) “Successor Servicer” means an Eligible Financial Institution or Eligible Finance Lender approved by the Authority pursuant to Section 10091.4213 to service Enrolled Loans sold by a PFI or PFL.

- ~~(nn)~~(oo) “Title 20” means the Appliance Efficiency Regulations described in Article 4 (commencing with Section 1601) of Chapter 4 of Division 2 of Title 20 of the California Code of Regulations, as applicable to the Eligible Improvements.

- ~~(oo)~~(pp) “Title 24” means the Building Standards Code of Title 24 of the California Code of Regulations, as applicable to the Eligible Improvements.

- ~~(pp)~~(qq) “Total Loan Principal Amount” means the total principal of an Enrolled Loan, which is not necessarily the same as the Claim-Eligible Principal Amount. The Total Loan Principal Amount does not include charges for ongoing service and/or maintenance and does not include any interest payments or ongoing finance charges.

- ~~(qq)~~(rr) “Trustee” means the bank or trust company chosen by the Authority to hold or administer some or all of the Program Holding Accounts and Loss Reserve Accounts.

Authority: Section 26009, Public Resources Code.

Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.2. Eligible Financial Institution and Eligible Finance Lender Applications to Participate.

- (a) An Eligible Financial Institution (EFI) or Eligible Finance Lender (EFL) seeking to become a Participating Financial Institution (PFI) or Participating Finance Lender (PFL) in the Program shall submit an enrollment application to the Authority that includes the information in this section in a form to be specified by the Authority.

- (b) General Application and Contact Information: The EFI or EFL must provide the following:
 - (1) Name and address of the EFI or EFL.
 - (2) Name, business address, business telephone number, email address, and title of contact person.
 - (3) Name, business address, business telephone number, email address, and title of all loan officers or staff who are authorized to provide and certify data and submit loan, retail installment contract, or lease/service agreement enrollments to the Authority under the Program.
 - (4) Type of finance company, denoting insured depository institution, insured credit union, Community Development Financial Institution, Financial Development Corporation, California Finance Lender or other.
 - (5) A list of the counties in California where its product may be available, or an indication that the product may be available statewide.
 - (6) Names of the regulatory agency and the insuring agency to which the EFI or EFL is accountable and license number(s), if applicable.

- (c) Channel Partner: The EFI or EFL must provide the name of the Eligible Channel Partner co-applicant, if applicable.

- (d) Proposed Product(s): The EFI or EFL must provide a description of proposed loan program including:
 - (1) A detailed description of its loan or lease/service agreement program(s) to finance Eligible Improvements, including, but not limited to, anticipated loan product details, such as collateral required (if any), maximum and minimum loan amounts, interest rates (fixed or variable and for each term and credit tier), loan terms, fees and eligibility for renters and manufactured homes.
 - (2) A description of underwriting criteria, including any minimum credit score requirements, maximum total debt-to-income ratio, bankruptcy limitations and other disqualifying criteria.
 - (3) Sample transaction documentation.
 - (4) An indication of what may be financed through the Program.
 - (5) A comparison between the proposed product and the EFI's or EFL's typical product offerings indicating how the Loss Reserve Contribution will be utilized to provide benefits to Borrower in one or more of the following ways:

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- (A) Lower interest rates.
 - (B) Longer loan terms.
 - (C) More inclusive underwriting criteria.
 - (D) Any other advantageous features.
- ~~(6) For an EFI or EFL that wishes to participate in the Credit-Challenged Program, a detailed description of the additional benefits to Credit-Challenged Borrowers resulting from the EFI's or EFL's participation in the Credit-Challenged Program consistent with Section 10091.2(d)(6). This description must include a comparison between the EFI's or EFL's similar loan products and the proposed loan program with and without access to the Credit-Challenged Program.~~
- ~~(7)(6)~~ A description of product marketing, loan origination and operational processes, including how the PFI or PFL will ensure compliance with Program rules, obtain and provide required data and certifications and submit loans for enrollment.
- ~~(8)(7)~~ An indication of which Borrower's certifications, pursuant to Section 10091.89(e) are not pertinent and may be forgone based on the proposed program.
- ~~(9)(8)~~ The EFI's or EFL's intent as to what it will do with the Eligible Loans, if known (e.g., hold, sell, transfer, participate), and the identity of a purchaser, if applicable.
- (e) Certifications: The EFI or EFL certifies the following:
- (1) The EFI or EFL is not subject to a cease and desist order or other regulatory sanction from the appropriate federal or state regulatory body that would impair the EFI's or EFL's ability to participate in the Program.
 - (2) All forthcoming loan enrollment applications submitted by the PFI or PFL to the Authority meet all of the following:
 - (A) The loan enrollment applications will be for Eligible Loans and that the Borrowers receiving the Eligible Loans will meet the minimum underwriting criteria set forth in these regulations. The Claim-Eligible Principal Amount will be limited to Eligible Improvements.
 - (B) The Borrowers and Participating Contractors will have executed the required project certifications, the Borrowers will have executed the CHEEF Privacy Disclosures, and the PFI or PFL will have obtained them.
 - (3) The application to participate in the Program will be signed by a person authorized to legally bind the applicant, and will include the signatory's printed name, title and date.
- (f) Acknowledgements and agreements: The EFI or EFL acknowledges and agrees to the following:
- (1) The PFI or PFL agrees that these regulations constitute a lender services agreement.
 - (2) The PFI or PFL agrees to follow the Program rules as set forth in this Article.

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- (3) The Authority is permitted to audit the PFI or PFL of any of its records relating to Enrolled Loans during normal business hours either remotely or on its premises, to be determined by the Authority, and to supply other information concerning Enrolled Loans as shall be requested by the Authority.
 - (4) The Authority and the State of California will have no liability to the PFI or PFL under the Program except from funds deposited in the Loss Reserve Account(s) for the PFI or PFL.
 - (5) To include the required information and certifications as described in Section 10091.89.
 - (6) The PFI or PFL is solely responsible for identifying and making any and all disclosures and providing periodic reports to its Borrowers as required under applicable laws.
 - (7) The PFI or PFL, to comply with all applicable laws, possesses and maintains all required state and federal licenses, and remains in good standing with all governmental authorities having jurisdiction over its business.
 - (8) IOUs are not responsible for, and shall have no liability for, the following:
 - (A) The energy ~~efficiency~~ improvements funded through the Enrolled Loans supported through the Loss Reserve Accounts.
 - (B) The assessment of potential benefits and costs associated with those improvements.
 - (C) The qualification of PFIs or PFLs.
 - (D) The PFI's or PFL's marketing and lending policies and practices.
 - (E) The Authority's educational and outreach activities.
- (g) Indemnifications: The EFI or EFL as a PFI or PFL shall indemnify, defend and hold harmless the Authority, each of the IOUs, the IOUs' affiliates and each of the IOUs' respective officers, directors, employees, agents and representatives (each of which is an express beneficiary of this indemnity) from and against any and all losses arising in connection with any claim:
- (1) Resulting from the negligent or unlawful acts or omissions, or willful or tortious conduct of the PFI or PFL including any failure of the PFI or PFL, or its agents, to comply with applicable laws in connection with Enrolled Loans.
 - (2) Resulting from any error or omission by the PFI or PFL or any of its agents in the calculation or presentation of principal repayments or interest with respect to an Enrolled Loan agreement, fees and charges, the receipt and processing of payments received from Borrowers or any collection or enforcement action.
 - (3) Alleging any breach of a representation, warranty or covenant by that PFI or PFL.
 - (4) Alleging any misrepresentation by the PFI or PFL or its agents with respect to the energy ~~impacts savings~~ to be achieved in connection with an Enrolled Loan, or any failure or deficiency in the products, materials or work supplied to a Borrower in connection with an Enrolled Loan.
 - (5) Arising from the PFI's or PFL's breach or alleged breach of the regulations and/or its confidentiality or privacy obligations under these regulations or with respect to the Program.

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- (h) Upon receipt of a completed application and within ten (10) business days, the Authority will review and determine whether additional information is required or whether the application is sufficient to permit the applicant to be a PFI or PFL. The Authority's decision regarding enrollment shall be final. The Authority will notify the PFI or PFL of its decision and provide a Program Participation ID for the PFI or PFL.
- (i) After a PFI or PFL is enrolled in the Program, the PFI or PFL is responsible for updating the Authority with any changes to the information referenced in Section 19901.2(b)(1)-(6) above. Changes to the information referenced in Section 10091.2(b)(5) and Section 10091.2(d)(1)-(2) and Section 10091.2(d)(4)-(7) above are subject to approval by the Authority.
- (j) On a monthly basis, the Authority shall use the loan status data that is reported pursuant to Section 10091.11(a)(3) and (4) to assess the PFI's or PFL's loan program and the performance of its Enrolled Loans, using the following formula:

(Sum of current outstanding Claim-Eligible Principal Amount for loans reported as "Charged-off" and "Past Due") / (Sum of current outstanding Claim-Eligible Principal Amount for loans reported as "Current" plus the sum of original Claim-Eligible Principal Amount for loans reported as "Paid in Full")

- (1) If the resulting value is a ratio of twenty-five percent (25%) or higher for three (3) or more consecutive months, the PFI or PFL must submit written amendments to the approved loan program to the Authority. The proposed loan program amendments must be designed to reduce the rate of loan charge-offs and delinquencies for the approved loan program.
- (2) The Authority shall review the proposed loan program amendments within ten (10) business days of receipt.
- (3) If the PFI or PFL fails to submit proposed amendments, or the Authority determines that the proposed amendments will not reduce the rate of loan charge-offs and delinquencies, the Authority will suspend approval of the PFI's or PFL's approved loan program and decline to enroll Eligible Loans where the date interest rate was finalized, as specified in Section 10091.9(c)(38), is five (5) business days after the date that the PFI or PFL was notified in writing of their suspension. The PFI or PFL may continue to propose amendments pursuant to Section 10091.2(j)(1) and (2).
- (4) If the Authority approves the proposed amendments, the PFI's or PFL's Program participation shall resume upon the PFI's or PFL's demonstration to the Authority of the complete implementation of the approved amendments.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.5. Loan Eligibility and Minimum Underwriting Criteria.

- (a) The Eligible Loan must meet the definition of one of the following products:
 - (1) A loan is an agreement between an EFI or EFL and a Borrower for a closed-end loan of a predetermined amount with periodic payments over a specified term to finance a Borrower's purchase of equipment. The Borrower will have ownership of the equipment from the time of purchase.
 - (2) A retail installment contract is an agreement of retail sale of equipment solely between a buyer and a seller that, pursuant to Civil Code Section 1802.6, provides for the repayment in at least four (4) installments, whether or not that contract contains a title retention.
 - (3) A lease/service agreement is an agreement that provides the Borrower with the use of equipment and could include ongoing service and maintenance, in exchange for payments in amounts that are due according to a schedule established in the agreement. The payments must result in the full satisfaction of the obligation. Those payments are made for a specified term. Title to the equipment may or may not transfer to the customer during the agreement. If the lease/service agreement includes ongoing service and maintenance, it must also guarantee the functionality of the equipment for the term of the agreement.

- (b) An Eligible Loan is not:
 - (1) Secured by an interest in real property, except for a UCC-1 fixture filing.
 - (2) Financing for the construction or purchase of residential housing.

- (c) The refinancing of existing debt is only permitted when either:
 - (1) Both loans or lease/service agreements are made within three (3) months by the same PFI or PFL for the same project.
 - (2) The existing debt is an Enrolled Loan refinanced by the original PFI or PFL.

- (d) Disclosure: For Eligible Loans that are leases, the PFI or PFL must disclose to the Borrower either:
 - (1) An annual percentage rate (APR), inclusive of any fees, as well as any advance payments that the Borrower is required to pay.
 - (2) The total cost of the Project for the Borrower comprised of monthly payments multiplied by the number of months in the agreement plus any fees [(monthly payments * number of months in the agreement) + fees]. Monthly payments as reported must be inclusive of, but not limited to, equipment and installation repayment, and any charges for financing, services, maintenance, or oversight of equipment.

- (e) Loans' terms and characteristics must be consistent with the loan program described by the PFI or PFL in its application to participate pursuant to Section 10091.2(d), or any revised program details provided in a report to the Authority pursuant to Section 10091.412(c)(1).

- (f) The Claim-Eligible Principal Amount of the loan proceeds must be used for Eligible Improvements to Eligible Properties in accordance with the following requirements:

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- (1) At least 70 percent of the proceeds must be used to fund EEEMs as specified in Sections 10091.1(m) and 10091.1(r)(1)(A), other necessary and related costs, such as installation, permitting and other legally required improvements. When an EEEM is removed from the list of EEEMs or its specification is revised, that EEEM and specification will continue to be eligible for inclusion under this subsection where the loan enrollment application is submitted within one hundred eighty (180) calendar days of EEEM's removal or revision.
 - (2) No more than 30 percent of the proceeds may be used for additional related home improvements as described in Section 10091.1(r)(1)(B).
- (g) The Claim-Eligible Principal Amount shall not exceed \$50,000 per unit for the Eligible Property, unless the project includes the "Solar Photovoltaic + Battery Storage" EEM, as described in Section 10091.11(j), in which case the Claim-Eligible Principal Amount shall not exceed \$75,000. If the Eligible Loan is underwritten without a credit score pursuant to Section 10091.5(i)(2), the Claim-Eligible Principal Amount shall not exceed \$35,000 without regard to the number of units of the Eligible Property, and the cap of thirty-five thousand dollars (\$35,000) shall apply to the Total Loan Principal Amount regardless of the Claim-Eligible Principal Amount.
- (h) The interest rate, as calculated at a time pursuant to the PFI's or PFL's standard business practices, shall not exceed the interest rate on new 10-year Treasury bonds plus seven hundred fifty (750) basis points as of the first business day of the applicable calendar quarter. Following quarterly interest rate adjustments, PFIs and PFLs shall have five (5) business days to update their processes and systems, including but not limited to marketing materials and underwriting processes, to reflect the new maximum interest rate.
- (i) Borrower credit score requirements:
- (1) The Borrower must have a minimum credit score of 580 except as allowed pursuant to Section 10091.5(i)(2). For Borrowers with credit scores between 580 and 640, the PFI or PFL must verify the Borrower's income as part of the underwriting process if the Total Loan Principal Amount exceeds twenty thousand dollars (\$20,000). The PFI or PFL must verify every Borrower's income, regardless of credit score, if the Total Loan Principal Amount exceeds fifty thousand dollars (\$50,000).
 - (2) Eligible Loans may also be provided to Borrowers with no credit score, provided the Borrower does not have any unexplained derogatory credit reports.
- (j) The Borrower's total debt-to-income ratio shall not exceed fifty-five percent (55%), unless the Eligible Loan is a Microloan.
- (k) In addition to the underwriting criteria described above, PFIs and PFLs may use a Borrower's utility billing and payment history to aid in underwriting an Eligible Loan.

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- (l) A PFI or PFL may establish additional underwriting criteria beyond what is described in this section. A PFI or PFL has the responsibility for underwriting decisions and legal compliance with respect to the Eligible Loans the PFI or PFL makes pursuant to these regulations.
- (m) A PFI or PFL may not enroll the Claim-Eligible Principal Amount of the Enrolled Loan in any substantially similar program.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.6. Contractor Qualification and Management.

- (a) To participate in the Program as a Participating Contractor, an Eligible Contractor must complete a Program training regarding these regulations and the requirements set forth in these regulations offered by the Authority or the IOUs and submit an application to the Authority including the following information in a form to be specified by the Authority:
 - (1) Business name and address of the Eligible Contractor.
 - (2) Name, website (if any), business address, business telephone number, e-mail address, contact information to be used by customers, title of contact person, and the preferred method of contact, such as email or telephone.
 - (3) Number of employees.
 - (4) CSLB license number.
 - (5) Type(s) of CSLB licenses relevant to the work performed under the Program.
 - (6) If the Eligible Contractor would like to have their business profile published on Program websites, geographic areas served, languages spoken, and types of services offered.
 - (7) Authorization, from Eligible Contractors who wish to include their logo for publicity, for the Authority to use that logo on Program websites as well as in other communication materials.
 - (8) The name(s) of individual(s) who are authorized to sign loan enrollment documents on behalf of the Eligible Contractor. The list can be updated at any time by the signatory of the Program application, the contact person defined in Section 10091.6(a)(2), or another individual already authorized to sign loan enrollment documents.
 - (9) The date of the mandatory training attended by the Eligible Contractor, or an attachment from the provider of the mandatory training containing this information.
 - (10) Certification that the Eligible Contractor has no outstanding judgments or liens.
 - (11) The Eligible Contractor's agreement to follow the Program regulations as set forth in this Article, including the project requirements set forth in Section 10091.4011.

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- (12) The Eligible Contractor’s agreement to hold and maintain a commercial general liability insurance policy or policies of not less than one million dollars (\$1,000,000) per occurrence throughout their participation in the Program. The Eligible Contractor shall submit proof of that insurance in its application to the Authority.
- (13) The Eligible Contractor’s agreement to permit the Authority to audit any of the Eligible Contractor’s records relating to the projects financed by Enrolled Loans during normal business hours either remotely or on its premises, and to supply any other information relating to those projects as shall be requested by the Authority.
- (14) The Eligible Contractor’s agreement that its representatives and agents are not hired by the Authority or any of the participating IOUs, and shall not represent themselves as being, or claim association or affiliation, with the Authority or any of the participating IOUs in any capacity. Further, the Eligible Contractor shall neither make false or misleading claims about any part of the Program or its performance, including energy performance savings, nor engage in fraudulent or deceitful conduct in the sale or installation of measures.
- (15) The Eligible Contractor’s acknowledgement that its employees and representatives shall be solely responsible for all representations made to Borrowers regarding the Program or work performed for a Borrower under the Program, and shall be responsible for all sales, installations, warranties, maintenance, and service for all products and systems installed.
- (16) The Eligible Contractor’s acknowledgement that the Authority and the State of California will have no liability to the Eligible Contractor under the Program.
- (17) The Eligible Contractor’s agreement that it indemnifies and holds the Authority harmless from any and all damages resulting from its representations, savings estimates, sales, warranties, maintenance, any installed measure, product, and/or system, and service for all installed measures, products, and/or systems.
- (18) The Eligible Contractor’s acknowledgement that information related to their participation in the Program and their projects financed through the Program, may be released to the IOUs, other state agencies, program funders, and the federal government pursuant to contracts, interagency agreements or, if required by law.
- (19) The Eligible Contractor’s agreement to and acknowledgement of the following:
 - (A) The Eligible Contractor is solely responsible for identifying and making any and all disclosures required under applicable laws.
 - (B) The Eligible Contractor shall comply with all applicable laws, possess and maintain all required state licenses, and remain in good standing with all governmental authorities having jurisdiction over its business.
 - (C) The Eligible Contractor acknowledges that the IOUs are not responsible for, and shall have no liability for:
 - (i) The energy ~~efficiency~~ improvements funded through the Enrolled Loans supported through the Loss Reserve Accounts.

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- (ii) The assessment of potential benefits and costs associated with those improvements.
 - (iii) The selection of Participating Contractors.
 - (iv) The Participating Contractor’s marketing policies and practices.
 - (v) The Authority’s educational and outreach activities.
- (b) The application shall be signed by a person authorized to legally bind the Eligible Contractor, and shall include the signatory’s printed name, title, and date.
- (c) Upon the receipt of a completed application, the Authority will, within ten (10) business days, review and determine whether additional information is required, or whether the application is sufficient to permit the applicant to be a Participating Contractor. The Authority’s decision regarding enrollment shall be final. The Authority will notify the Eligible Contractor of its decision.
- (d) The Authority will add Participating Contractors to a list that will be accessible from its website. If a Participating Contractor fails to enroll a project within a one (1) year period, the Authority shall remove the Participating Contractor from the website.
 - (1) The Authority will provide notice to the Participating Contractor at least ten (10) business days prior to removal, and the Authority will not remove the Participating Contractor from the website if the Participating Contractor requests to remain listed.
 - (2) If, after removal, a Participating Contractor requests to be re-added to the list, the Authority shall re-add the Participating Contractor within ten (10) business days.
- (e) On an annual basis, the Authority may randomly select a sample of Participating Contractors and conduct an audit to request updated proof of insurance, pursuant to Section 10091.6(a)(13).
- (f) Annually, the Authority may require up to one hour of Program-related online training to refresh or update Participating Contractors on Program requirements.
- (g) In the event of a misrepresentation, ~~or~~ failure to comply with the requirements set forth in these regulations, or failure to enroll a project with the Program within a three (3) year period, on the part of a Participating Contractor, the Authority may remove the Participating Contractor. The Executive Director shall provide written notice of the removal and the right to appeal in accordance with the procedures set forth in paragraphs (1) through (3) below.
 - (1) Any Participating Contractor receiving a notice of removal shall have the right to submit information to the Authority and asking that the Executive Director reconsider the removal within fifteen (15) business days of the date of the notice.
 - (2) The Executive Director shall have ten (10) business days to respond to any information submitted pursuant to paragraph (1) of this subdivision, either

- reversing or affirming the removal. The Executive Director shall provide written notice of the decision and the right to appeal the decision to the Authority's governing board pursuant to paragraph (3) of this subdivision.
- (3) Within fifteen (15) business days of the date of the notice from the Executive Director pursuant to paragraph (2) of this subdivision, the contractor shall have the right to appeal to the Authority's governing board. The appeal shall be in writing and shall set forth the information the contractor believes warrants a reversal of the Executive Director's decision. The Authority's governing board shall consider the appeal at the first regularly scheduled meeting occurring at least twenty (20) business days after the appeal is received.

(h) A Participating Contractor may withdraw voluntarily from the Program after giving written notice to the Authority.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.7. Project Developers.

- (a) Eligibility Requirements: To become a Participating Project Developer with the Program, an Eligible Project Developer must:
- (1) Complete a Program training offered by the Authority regarding these regulations and the requirements set forth in these regulations.
 - (2) Submit an application to the Authority pursuant to Section 10091.7(b).
 - (3) Have no outstanding judgments or liens.
 - (4) Be covered by general liability insurance of at least one million dollars (\$1,000,000) per occurrence.
 - (5) Fulfill at least one of the following criteria:
 - (A) Have completed at least ten (10) projects in a project developer role;
or
 - (B) Have and maintain a verifiable contract as an IOU, REN, or CCA energy efficiency or demand response program implementer; or
 - (C) Have and maintain a verifiable registration as a third-party demand response provider/aggregator with the PUC and/or an IOU, or
 - (D) Have and maintain a verifiable certification or licensure with a state, federal or commercial energy audit program.
- (b) Program Application: To participate in the Program, the Eligible Project Developer must submit an application in a format approved by the Authority that:
- (1) Includes the data points specified in Section 10091.7(d).
 - (2) Includes the acknowledgements specified in Section 10091.7(e) and certifications specified in Section 10091.7(f) and (g).
 - (3) Includes proof of current insurance coverage as described in Section 10091.7(a)(4).

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- (4) Includes proof of compliance with at least one of the criteria described in Section 10091.7(a)(5).
- (5) Is signed by an individual authorized to legally bind the Eligible Project Developer.

- (c) Upon receipt of a completed application, the Authority will, within ten (10) business days, review and determine whether additional information is required or whether the application meets the above requirements in a manner sufficient to permit the applicant to be a Participating Project Developer. The Authority's decision regarding enrollment will be final. The Authority will notify the Eligible Project Developer of its decision.

- (d) Data points supplied by the Eligible Project Developer:
 - (1) The project developer organization's name, address, and, if applicable, website URL.
 - (2) Name, title, business address, business phone number, and e-mail address of the project developer's Program contact person.
 - (3) Name, phone number, and e-mail address the Eligible Project Developer will make publicly available for sales and marketing purposes.
 - (4) The name(s) and e-mail address(es) of individual(s) who are authorized to certify and submit data to the Authority.
 - (5) A description of the types of services offered by the Eligible Project Developer as part of the Program.
 - (6) Any languages, in addition to English, in which the Eligible Project Developer can communicate with customers.
 - (7) The geographic area(s) serviced by the Eligible Project Developer.
 - (8) List of any IOU, PUC, REN, or CCA energy efficiency, demand response or third-party programs in which the Eligible Project Developer is currently participating.
 - (9) The date the Eligible Project Developer completed the mandatory training pursuant to Section 10091.7(a)(1).

- (e) Acknowledgements of the Eligible Project Developer: The application must include the Eligible Project Developer's acknowledgement, signed by an individual authorized to legally bind the Eligible Project Developer, that:
 - (1) Its representatives and agents are not employees of the Authority or any of the participating IOUs, and must not represent themselves as such.
 - (2) The Authority and the State of California will have no liability to the Eligible Project Developer under the Program.
 - (3) The IOUs are not responsible for, and will have no liability for:
 - (A) The energy improvements funded through the Enrolled Financing Agreements supported by the Loss Reserve Accounts.
 - (B) The assessment of potential benefits and costs associated with those improvements.
 - (C) The selection of Eligible Project Developers.
 - (D) The Eligible Project Developer's marketing policies and practices;
and

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- (E) The Authority’s educational and outreach activities.
- (4) Its employees and representatives shall be solely responsible for all representations made to Borrowers regarding the Program or work performed for a Borrower under the Program, and shall be responsible for providing all advertised services as agreed upon with the Borrower.
- (5) Information related to their participation in the Program and their projects financed through the Program, may be released to the IOUs, other state agencies, program funders, and the federal government pursuant to contracts, interagency agreements or, if required by law.
- (f) Certifications of the Eligible Project Developer: The application must include the Eligible Project Developer’s representation, warranty, and covenant, signed by an individual authorized to legally bind the applicant, that as a Participating Project Developer the entity:
- (1) Is responsible for identifying and making all disclosures required under applicable finance laws.
- (2) Must comply with all applicable laws and tariffs, possess and maintain all required state licenses, and remain in good standing with all governmental authorities having jurisdiction over its business.
- (3) Must follow Program rules as set forth in the regulations within this Article including, but not limited to, the project requirements set forth in Section 10091.11.
- (4) Must hold and maintain a general liability insurance policy or policies of not less than one million dollars (\$1,000,000) per occurrence throughout its participation in the Program. The Eligible Project Developer must submit proof of that insurance in its application to the Authority.
- (5) Must permit an audit, by the Authority, of any of its records relating to the Projects financed by Enrolled Financing Agreements during normal business hours on its premises, and must supply any other information relating to those projects as requested by the Authority.
- (6) Indemnifies and holds the Authority harmless from any and all damages resulting from its representations, savings estimates, sales, warranties, maintenance, any installed measure, product, and/or system, and service for all installed measures, products, and/or systems.
- (7) Must not make false or misleading claims about any part of the Program or its performance, including energy performance savings, or engage in fraudulent or deceitful conduct in the sale or installation of measures.
- (8) Has no outstanding judgments and/or liens.
- (g) Additional Certifications of the Eligible Project Developer:
- (1) In addition to the certifications in Section 10091.7(f), the application must include certifications of the Eligible Project Developer, signed by an individual authorized to legally bind the Eligible Project Developer, that for all Projects submitted for enrollment in the Program as a Participating Project Developer:
- (A) Any Participating Project Developer service costs were for services related to the Project.

- (B) The Participating Project Developer complied with all Program regulations, rules, and requirements.
- (C) All of the information provided by the Participating Project Developer is true and correct to the best of the Participating Project Developer’s knowledge.

(h) Program Participation:

- (1) The Authority will publish the names of Participating Project Developers on its website(s) at the Participating Project Developer’s request.
- (2) Participating Project Developers must maintain general liability insurance of at least one million dollars (\$1,000,000) per occurrence throughout its enrollment with the Program.
- (3) On an annual basis, the Authority may request updated proof of insurance, pursuant to Section 10091.7(a)(4).
- (4) Participating Project Developers must maintain, for a period of no less than eighteen (18) months following the project completion date, all documentation they produced or relied upon in completing the Project, including, but not limited to, invoices, permitting documentation, and records conveying location of installed measures within each Eligible Property.
- (5) If documents are requested by the Authority as part of a compliance verification pursuant to Section 10091.11(g), the Participating Project Developer must supply the documentation.
- (6) Annually, the Authority may require up to one hour of Program-related online training to refresh or update Participating Project Developers on Program requirements.

(i) Removal from Program:

- (1) If the Authority finds misrepresentation or failure to comply with the requirements set forth in the regulations within this Article on the part of a Participating Project Developer, the Executive Director may remove the Participating Project Developer from the Program.
- (2) Upon removal from the Program, the project developer must cease utilizing any Program or associated brand logos or promotional materials and must not represent themselves as affiliated with the Program.
- (3) Upon the removal of a Participating Project Developer, the Executive Director will remove the project developer from the Authority's website and other promotional materials. The Authority may notify other governmental agencies and/or the IOUs.
- (4) The Executive Director will provide written notice of the removal, the basis for removal, and the right to appeal in accordance with the procedures set forth in this Section.
 - (A) Any Participating Project Developer receiving a notice of removal has the right to submit information, in writing, to the Authority explaining the misrepresentation or failure to comply with Program requirements and asking that the Executive Director reconsider the removal. The

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Authority must receive that information within fifteen (15) business days of the date of the notice of removal.

- (B) The Executive Director will have ten (10) business days to respond to any information submitted pursuant to Section 10091.7(i)(3)(A), either reversing or affirming the removal. The Executive Director must provide written notice of the decision and the right to appeal the decision to the Authority pursuant to Section 10091.7(i)(3)(C).
- (C) Within fifteen (15) business days of the date of the notice from the Executive Director pursuant to Section 10091.7(i)(3)(B), the Participating Contractor or Participating Project Developer will have the right to appeal to the Authority. The appeal must be in writing and must set forth the information the Participating Project Developer believes warrants a reversal of the Executive Director’s decision. The Authority must consider the appeal at the first regularly scheduled board meeting occurring at least twenty (20) business days after the appeal is received.

(j) Withdrawal of Participating Project Developer:

- (1) A Participating Project Developer may withdraw from the Program after giving written notice to the Authority.

Authority: Section 26009, Public Resources Code. Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A) and 26040, Public Resources Code.

§10091.78. Establishment and Funding of Loss Reserve Accounts.

- (a) Upon the Authority’s acceptance of an application from an EFI or EFL to be a PFI, PFL, or Successor Servicer, the Authority shall instruct the Trustee to establish a Loss Reserve Account for the PFI, PFL, or Successor Servicer. At the PFI’s, PFL’s, or Successor Servicer’s request, the Authority will establish up to three Loss Reserve Accounts for the PFI, PFL, or Successor Servicer. The Loss Reserve Account(s) will be held by the Trustee and will be used for the following:
 - (1) Receive and hold Loss Reserve Contributions deposited by the Authority for the benefit of a PFI, PFL, or Successor Servicer.
 - (2) Pay claims in accordance with Section 10091.910.
- (b) Upon the enrollment of an Eligible Loan all of the following shall occur:
 - (1) The Authority will determine the Loss Reserve Contribution according to the following:
 - ~~(A) For Enrolled Loans to Borrowers meeting the definition of Low-to-Moderate Income, the Loss Reserve Contribution shall be twenty percent (20%) of the original Claim-Eligible Principal Amount.~~
 - (B)(A) For Enrolled Loans to Credit-Challenged Borrowers where the PFI or PFL is approved for participation in the Credit-Challenged Program, the Loss Reserve Contribution shall be twenty percent (20%) of the original Claim-Eligible Principal Amount.

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- ~~(C)~~(B) For all other Enrolled Loans, the Loss Reserve Contribution shall be ~~eleven~~ five percent (~~11%~~ 5%) of the original Claim-Eligible Principal Amount.
- ~~(D)~~(C) The contribution shall never be more than twenty percent (20%).
- (2) The Authority will instruct the Trustee to transfer the Loss Reserve Contribution from the appropriate Program Holding Account.
- (3) The Authority will notify the PFI or PFL of the enrollment, the CHEEF Loan ID corresponding to the Eligible Loan and the Loss Reserve Contribution transferred.
- (c) Without regard to the term and maturity date of the Eligible Loan, the term of the enrollment in the Program shall not exceed fifteen (15) years, unless the project includes the “Solar Photovoltaic + Battery Storage” EEM, as described in Section 10091.11(j), in which case the term shall not exceed twenty (20) years.
- (d) If upon review of the documentation provided by the PFI or PFL pursuant to this section that it appears through inadvertence the loan does not comply with Program requirements concerning Eligible Improvements as set forth in Section 10091.5(f), the Authority in its sole discretion may reduce the Claim-Eligible Principal Amount to bring the Enrolled Loan into compliance with the requirements of Section 10091.5(f).
- (e) Annually based on the fiscal year ending June 30, the Authority shall instruct the Trustee to rebalance a PFI’s or PFL’s Loss Reserve Account(s), if necessary, and move funds from the PFI’s or PFL’s Loss Reserve Account(s) into the appropriate Program Holding Account(s). ~~The initial rebalance amount will be the sum of the original Loss Reserve Contributions associated with enrolled loans that were paid off in full during the fiscal year.~~
- ~~(1)~~ (1) For Enrolled Loans that were enrolled prior to January 1, 2024, the initial rebalance amount will be the sum of the original Loss Reserve Contributions associated with Enrolled Loans that were paid off in full during the fiscal year.
- ~~(1)~~ (A) If the PFI or PFL did not make any claims as provided under Section 10091.910 during the fiscal year, the initial rebalance amount will not be changed and the funds will be transferred from the PFI’s or PFL’s Loss Reserve Account to the appropriate Program Holding Account(s).
- ~~(2)~~ (B) If the PFI or PFL made one or more claims as provided under Section 10091.910 during the fiscal year and the total claim amount is less than the initial rebalance amount, the final rebalance amount will equal the initial rebalance amount less the claim amount.
- ~~(3)~~ (C) If the PFI or PFL made one or more claims as provided under

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Section 10091.910 during the fiscal year and the total claim amount is more than the initial rebalance amount, there will be no rebalance.

- (2) For Enrolled Loans enrolled subsequent to January 1, 2024, the Authority shall recalculate the Loss Reserve Contribution amount of each loan based on the methodology they were originally enrolled under, but using each loan’s current outstanding Claim-Eligible Principal Amount instead of the original Claim-Eligible Principal Amount. Prior to rebalancing, the PFI, PFL, or Successor Servicer may submit to the Authority a Borrower’s current credit score, retrieved within the previous six months prior to rebalancing, and the Authority shall use the updated credit score when recalculating the Loss Reserve Contribution amount.
- (A) If the sum of each loan’s current Loss Reserve Contribution amount, less the amount of claims made by the PFI, PFL or Successor Servicer throughout the fiscal year, is lower than the sum of the recalculated Loss Reserve Contribution amount, there will be no rebalance.
- (B) If the sum of each loan’s current Loss Reserve Contribution amount, less the amount of claims made by the PFI, PFL, or Successor Servicer throughout the fiscal year, is greater than the sum of each loan’s recalculated Loss Reserve Contribution amount, the rebalance amount will be the difference between the two sums. The funds will be transferred from the PFI’s or PFL’s Loss Reserve Account to the appropriate Program Holding Account(s).

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.89. Loan Enrollment.

- (a) The terms and conditions of Eligible Loans, including interest rates, fees and other conditions, shall be determined solely by agreement between the PFI or PFL and the Borrower.
- (b) A PFI or PFL shall be authorized to submit a loan enrollment application to enroll an Eligible Loan in the Program once that loan is closed by providing the information described in Section 10091.89(c)-(g) in a format approved by the Authority.
- (c) The following data points for the submitted loan will be provided to the Authority:

Data points	Data provided by:	Exceptions
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Borrower Information			
1	Borrower first and last name	Any	
2	Borrower email	Any	
3	Borrower phone number	Any	
4	Borrower’s credit score range, denoting a score of 580-640, 641-700, 701-760, 761-820, 821 or higher, or no credit score	PFI or PFL	
5	An indication as to whether bill payment history was used in making the underwriting decision	PFI or PFL	
6	Borrower’s total debt-to-income ratio, denoting a range of less than 25%, between 25 and 35%, between 36 and 45%, or between 46 and 55%	PFI or PFL	Not required for Microloans
7	Borrower’s relationship to property: 1) owner-occupier, 2) owner non-occupier, 3) renter or lessee, 4) other	Any	
Eligible Property Information			
8	Eligible Property address (Street address, city, and ZIP code)	Any	
9	Census tract of Eligible Property	Any	Only required if Lender is reporting the Borrower as qualifying as underserved by LMI census tract for the purpose of a 20% Loss Reserve Contribution
10 9	Name(s) of the utility delivering electricity and gas, if applicable, to the Eligible Property	Any	For Microloans, only the name of the utility that corresponds to the fuel source for the EEM(s) is required <u>unless the EEM(s) is a fuel switch measure as described in Section 10091.11(j)</u>
11 0	The utility account number(s) for the Eligible Property, if applicable	Any	For Microloans, only the account number that corresponds to the fuel source for the EEM(s) is required <u>unless the EEM(s) is a fuel switch measure as described in Section 10091.11(j)</u>
12 1	Number of units at the property being upgraded	Any	
Project Information (for each contractor or Self-Installer’s scope of work)			

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<u>131</u> <u>2</u>	Registered name or DBA of the Participating Contractor; or indication of Self-installer	Contractor/Self-Installer/ <u>Project Developer</u>	For Microloans, if the measure(s) are installed by a licensed contractor who is not a Participating Contractor, this data point is not required
<u>141</u> <u>3</u>	Participating Contractor CSLB license number	Contractor/ <u>Project Developer</u>	For Microloans or Self-Installer projects, this data point is not required
<u>151</u> <u>4</u>	EEEMs ID (For each EEEM)	Any	
<u>161</u> <u>5</u>	Measure name (For each EEEM)	Any	
<u>171</u> <u>6</u>	Quantity installed (For each EEEM)	Any	
<u>181</u> <u>7</u>	Indication of whether the installation resulted in a fuel substitution for the measure (For each EEEM)	Any	
<u>191</u> <u>8</u>	The total cost for each EEEM and its installation	Any	
<u>201</u> <u>9</u>	The cost and description of any legal and practical measures required to complete the project, but that are not associated with any specific EEEM(s)	Any	
<u>212</u> <u>0</u>	The cost and description of other additional related home improvement measures installed that are not listed as EEEMs or which utilize a non-IOU fuel source	Any	
<u>222</u> <u>1</u>	Total project cost	Any	
<u>232</u> <u>2</u>	Indication of whether the project added square footage to the home	Any	
<u>242</u> <u>3</u>	Date(s) the contractor(s) or Self-Installer completed the installation	Any	
<u>25</u>	An indication of whether any distributed generation was included in the project and if so, a description and associated cost for the distributed generation measures installed	Any	
<u>262</u> <u>4</u>	Indication of whether the Participating Contractor or Borrower has received or will apply for a utility, REN, or CCA energy efficiency rebate or incentive and the name of the rebate/incentive program and if known, the project ID	Any	
<u>25</u>	<u>Evidence of grid-interconnection</u>	Any	<u>Only required if the project includes the “Battery Storage</u>

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			<u>Expansion” or “Solar Photovoltaic + Battery Storage” measures</u>
<u>26</u>	<u>Evidence of solar photovoltaic generation</u>	<u>Any</u>	<u>Only required if the project includes the “Battery Storage Expansion” measure</u>
Loan Information			
27	PFI’s or PFL’s name and Program Participation ID	PFI or PFL	
28	Program ID (Indication that the Eligible Loan is being submitted for enrollment in the Program)	PFI or PFL	
29	Loan officer name	PFI or PFL	
30	The PFI’s or PFL’s internal loan identification number. This number should not be identical to a Borrower’s account number with the PFI or PFL	PFI or PFL	
31	Installer Type (Whether the project included a Self-Installer, Participating Contractor, professional installer who is not a Participating Contractor, and/or more than one Participating Contractor)	PFI or PFL	
32	Total Loan Principal Amount	PFI or PFL	
33	Claim-Eligible Principal Amount	PFI or PFL	
34	Type of loan (e.g., term loan, retail installment contract, lease/service agreement)	PFI or PFL	
35	Whether or not the loan is secured or unsecured	PFI or PFL	
36	Term and maturity date	PFI or PFL	
37	Date interest rate was finalized	PFI or PFL	
38	Origination date	PFI or PFL	
39	Interest rate, and whether it is fixed or variable	PFI or PFL	
40	<u>Whether an IRBD has been applied to the reported interest rate and, if so, what the original interest rate was</u>	<u>PFI or PFL</u>	
<u>404</u> <u>1</u>	Whether Borrower has agreed to ACH auto pull	PFI or PFL	
41	Whether the Borrower qualifies as underserved for the purpose of a 20% Loss Reserve Contribution, and if so, how: household income, LMI census tract, or Credit Challenged	PFI or PFL	

- (d) The following certifications from an authorized signatory of each Participating Contractor, if any participated in the project, shall be provided to the Authority:

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- (1) The Participating Contractor(s) who performed the work and completed the project is (are) licensed to perform the work related to the installation of the Eligible Improvements.
 - (2) In addition to other project requirements, the completed project also meets the following criteria:
 - ~~(A) — The improvements listed by the contractor on the invoice as Eligible Improvements comply with Program guidelines.~~
 - ~~(B) — The Eligible Improvements listed on the Itemized Invoice were installed.~~
 - (A) The submitted Eligible Improvements were installed.
 - (B) The submitted Eligible Improvements installed comply with Program requirements as outlined in these regulations.
 - (3) The installation of the Eligible Improvements complies with all the applicable California building standards (Title 24) and any additional laws, ordinances, regulations and standards applicable in the jurisdiction where the installation occurred.
 - (4) All permits required to install the Eligible Improvements have been secured or are in the process of being secured.
 - (5) The Borrower was provided with a Bill Impact Estimate.
 - (6) Safety testing was completed and passed if required by the project as specified in Section 10091.1011(f).
- (e) Certifications from the Borrower of the following will be provided to the Authority:
- (1) For all projects:
 - (A) The equipment will be installed at the project address provided to my lender.
 - (B) I will use loan proceeds to pay for equipment and/or installations per Program rules.
 - (C) I have been informed of how this project may affect my utility bill.
 - (D) I understand that CAEATFA and its directors, officers, and agents and the IOUs and their directors, officers and agents do not guarantee the performance, quality or workmanship of the equipment.
 - (E) I acknowledge and agree to allow CAEATFA, or its representatives, access to verify the equipment meets Program requirements.
 - (2) Additionally, for projects with equipment requiring professional installation per the Program rules:
 - (A) I have secured or will secure a CSLB-licensed contractor.
 - (B) All installation(s) by a Participating Contractor have been completed to my satisfaction.
 - (3) Additionally, for projects with equipment that require(s) permits, all permits have been or will be secured.
- (f) Proof of electric or gas delivery at the project address for each utility servicing the property dated within ninety (90) days of credit approval through one of the means listed in paragraphs (1)-(4) will be provided to the Authority. For Microloans, only proof of the utility that corresponds to the fuel being utilized by the EEEM(s) is

required unless the EEM(s) is a fuel switch measure as described in Section 10091.11(j).

- (1) Copy of a current utility bill demonstrating electric and or gas delivery to the property.
 - (2) Letter of confirmation establishing utility service at the property.
 - (3) Evidence that the property is served by a master meter in a mobile home park.
 - (4) Certification by either a PFI, PFL, or Participating Contractor of either of the following:
 - (A) That is implementing a utility energy efficiency program that the Borrower is receiving fuel delivered by that utility.
 - (B) That customer utility account data has been validated through a third-party digital authentication.
- (g) An executed California Hub for Energy Efficiency Financing Disclosure as described in Section 10091.4516 shall be provided to the Authority.
- (h) The PFI or PFL shall be authorized to base the information requested in Section 10091.89(c) upon representations made to the PFI or PFL by the Borrower and/or the Self-Installer and/or the Participating Contractor, provided that the representation cannot be relied upon if it is known to be false by the lending officers at the PFI or PFL who are directly involved in the negotiation of the Eligible Loan.
- (i) Where the Authority determines that a loan enrollment application is incomplete, a PFI or PFL shall be authorized to submit a revised and complete loan enrollment application.
- (j) The Authority, upon the receipt of the documentation required pursuant to this section from the PFI or PFL, shall have ten (10) business days to enroll the Eligible Loan if the Executive Director determines that the Eligible Loan meets the requirements of this Article. The Executive Director's determination whether an Eligible Loan shall be enrolled in the Program shall be final.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.910. Claims.

- (a) A PFI, PFL, or Successor Servicer shall be authorized to make a claim for reimbursement for up to ninety percent (90%) of a loss from the outstanding Claim-Eligible Principal Amount prior to the liquidation of collateral or realization on personal or other financial guarantees or from other sources. The outstanding Claim-Eligible Principal Amount does not include unpaid interest, unpaid late fees, or other unpaid charges.

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- (b) A PFI, PFL, or Successor Servicer shall notify the Authority within sixty (60) calendar days after charging off an Enrolled Loan and include the date of the charge-off and the amount of the outstanding Total Loan Principal Amount that was charged-off.
- (c) To make a claim, the PFI, PFL, or Successor Servicer shall submit a claim application to the Authority in a format approved by the Authority within one hundred eighty (180) calendar days of the date of charge-off of an Enrolled Loan. To make a claim, a PFI, PFL, or Successor Servicer must be in compliance with the Program requirements, including the reporting requirements in Section 10091.4412. The claim application must include the following information:
- (1) Name of the PFI, PFL, or Successor Servicer.
 - (2) Name, business telephone number and e-mail address of contact person.
 - (3) Lender internal identification number, as described in Section 10091.89(c).
 - (4) CHEEF Loan ID of the Enrolled Loan.
 - (5) An indication as to whether the Enrolled Loan is enrolled in the Program.
 - (6) Original Claim-Eligible Principal Amount.
 - (7) Original Total Loan Principal Amount.
 - (8) Outstanding Claim-Eligible Principal Amount at the time of charge-off.
 - (9) Outstanding Total Principal Amount.
 - (10) Charge-off amount.
 - (11) Amount recovered.
 - (12) Claim amount.
 - (13) Beneficiary of the claim payment, if an entity other than the PFI, PFL, or Successor Servicer.
 - (14) Amount of any inchoate losses.
 - (15) Charge-off date.
 - (16) If the Enrolled Loan is secured, a statement of whether the PFI, PFL or Successor Servicer has commenced enforcement proceedings.
 - (17) Whether any acceleration notices have been sent.
 - (18) If a PFI, PFL or Successor Servicer files a claim while one or more claims are already pending the Authority's review, a statement of the priority of payment of the claim compared to the other claims in the event the balance of the Loss Reserve Account is insufficient to pay all the claims.
 - (19) Certification that the notice was filed with the Authority as required by Section 10091.910(b), and certification that the charge-off was made in a manner consistent with the PFI, PFL or Successor Servicer's usual methods for taking action on loans that are not Enrolled Loans under the Program.
 - (20) The claim information shall be executed by an authorized signatory, who can bind the PFI, PFL or Successor Servicer, and shall include the signatory's printed name, title, and date.
 - (21) Certification that the PFI, PFL or Successor Servicer will comply with reporting requirements on recoveries, as laid out in Section 10091.910(d)-(e).
- (d) All claims will be paid net of any recovery made by the PFI, PFL, or Successor Servicer prior to the filing of the claim. If, subsequent to the payment of a claim by the Authority, the PFI, PFL or Successor Servicer recovers from the Borrower, from

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liquidation of collateral or from any other source, amounts for which the PFI, PFL, or Successor Servicer was paid by the Authority, the PFI, PFL, or Successor Servicer shall apply the recoveries in the following order:

- (1) The PFI's, PFL's, or Successor Servicer's reasonable costs of reasonable collection efforts.
 - (2) The PFI's, PFL's, or Successor Servicer's loss on the portion of the Claim-Eligible Principal Amount not covered by the Authority's claim payment.
 - (3) The PFI's, PFL's, or Successor Servicer's reimbursement to the Program Holding Account(s) for the claim paid.
 - (4) The PFI, PFL, or Successor Servicer may retain recoveries that exceed reimbursements to the Program Holding Account(s).
- (e) The PFI, PFL, or Successor Servicer shall notify and reimburse the Authority if any recoveries are made subsequent to the submission of the claim application.
- (f) The Authority shall approve claims within thirty (30) calendar days of the Authority's receipt of a completed and qualified claim request, provided, however, that the Executive Director shall be authorized to reject a claim if the Executive Director determines the representations and warranties provided by the PFI, PFL, or Successor Servicer pursuant to Section 10091.89 at the time of enrolling the Eligible Loan were false, or the PFI, PFL, or Successor Servicer is not in compliance with its obligations, including reporting obligations, under these regulations. The Authority, upon providing written notice to the PFI, PFL, or Successor Servicer, may defer the approval of claims up to an additional thirty (30) calendar days if the Authority requires more information to determine if the claim shall be paid. Prior to authorizing a disbursement from a Loss Reserve Account, the Authority may request additional documentation from the PFI, PFL, or Successor Servicer related to the Enrolled Loan.
- (g) Upon the approval of a claim, the Authority shall direct the Trustee to disburse the approved claim amount within five (5) business days.
- (1) Where a PFI or PFL makes its first claim request within one (1) year of enrolling its first loan in the Program, the Authority will instruct the Trustee to withdraw the approved claim amount from the appropriate Program Holding Account(s) and disburse those funds to the PFI or PFL. This claim reimbursement will not affect the PFI's or PFL's Loss Reserve Account balance. This provision shall not apply to Enrolled Loans where the servicing responsibility has been assumed by a new PFI, PFL or Successor Servicer pursuant to Section 10091.4213.
Where a PFI, PFL, or Successor Servicer is participating in the Program and another pilot program administered by the California Hub for Energy Efficiency Financing, the claim described in this section is not additive for that PFI, PFL, or Successor Servicer.
 - (2) Except as set forth in Section 10091.910(g)(1), the Authority will instruct the Trustee to withdraw the approved claim amount from the PFI, PFL, or Successor Servicer's Loss Reserve Account.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.1011. Project Requirements.

- (a) All Eligible Improvements financed by the Program must meet applicable quality assurance requirements as specified in this section.

- (b) A Self-Installer may install or have installed the Eligible Improvements described in Section 10091.1011(b)(1)-(2) below. The Self-Installer must provide proof of purchase to the PFI's or PFL's satisfaction:
 - (1) EEEMs listed in the table in Section 10091.1011(j) as eligible for self-installation.
 - (2) Additional related home improvements as described in Section 10091.1(r)(1)(B).

- (c) The contractor performing the work must be a Participating Contractor as of the date they received approval to proceed with the project from a PFI or PFL, except for when:
 - (1) The work is performed by a Self-Installer.
 - (2) The work is to install alterations or improvements that are legally and practically required to complete the installation of EEEM(s), as described in Section 10091.1(r)(1)(B).
 - (3) The work is to install additional related home improvements as described in Section 10091.1(r)(1)(B).
 - (4) The work is financed by a Microloan. For projects financed with Microloans that include EEEMs not eligible for self-install, work must be performed by a CSLB-licensed contractor.

- (d) The Participating Contractor must ensure all applicable permits and approvals have been obtained and must comply with all applicable laws for the work being performed.

- (e) The Borrower must be provided with a Bill Impact Estimate.

- (f) The Participating Contractor must ensure the following safety testing requirements are met:
 - (1) Where a project includes either of the EEEMs described in this paragraph and the Eligible Property contains one or more atmospherically-vented combustion appliances within the building's sealed envelope, a safety test must be performed. The Eligible Property must pass this test prior to the enrollment of the Eligible Loan.
 - (A) Whole building air sealing.
 - (B) Duct sealing and/or duct replacement.
 - (C) Duct sizing or optimization.

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- (2) The safety test may be either a Combustion Appliance Safety Test, a Combustion Appliance Zone Test, a Natural Gas Appliance Test or a substantially similar test consistent with standard industry practice. The safety test must be completed after the work is complete by a contractor who meets any of the following requirements:
 - (A) Approved to participate in an IOU, REN or CCA whole house retrofit program in the corresponding IOU territory.
 - (B) Certified by the Building Performance Institute (BPI) as a Building Analyst, Envelope Professional, Heating Professional, Air Conditioning and Heat Pump Professional or BPI GoldStar Contractor.
 - (C) Completed a training course on and is proficient in the generally accepted standards for combustion safety and ventilation testing, such as Natural Gas Appliance Testing (NGAT).
 - (3) If multiple Participating Contractors work on a project and the combined measures of the project trigger a safety test, the Participating Contractor who installed any of the measures described in Section 10091.4011(f)(1) will arrange for the safety test, unless otherwise agreed upon by the Participating Contractors.
- (g) To verify that the Eligible Improvements were installed in accordance with this Article, within one (1) year of enrolling the Eligible Loan, the Authority may conduct one or more of the following quality assurance/quality control reviews:
- (1) A desktop review that may require the Participating Contractor(s) to submit project-related documentation, such as the customer invoice, proof of permit closure and proof of a passed safety test, including the name and licensure or credentials of the tester.
 - (2) A field verification at the Eligible Property(ies) for which the Borrower shall be notified at least ten (10) business days prior to the field verification.
 - (3) Photo verification.
- (h) Where Eligible Improvements are installed by a Participating Contractor, if the Authority finds that the Eligible Improvements were not installed in accordance with the requirements of this section or that the Participating Contractor misrepresented information related to the work, the Authority may remove the Participating Contractor from Program participation pursuant to the processes described in Section 10091.6 and/or may notify other government agencies and utility providers.
- (i) Where Eligible Improvements are installed by a Self-Installer, if the Authority finds that the Eligible Improvements were not installed in accordance with these requirements or that the Self-Installer misrepresented information related to the work, the Authority may notify other government agencies and utility providers.
- (j) The following table designates the EEEMs for the Program, corresponding requirements, the fuel source eligibility and whether or not the measure is eligible for self-install. All measures must meet Title 20 or Title 24 requirements, when applicable.

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Measure Category	Measure	Requirements	Fuel Source	Eligible for Self-Install	<u>Fuel Switch</u>
Appliances	Air Cleaner/Purifier	ENERGY STAR	Electric	Yes	
Appliances	Clothes Dryer (Electric)	ENERGY STAR	Electric	Yes	
Appliances	Clothes Dryer (Gas)	ENERGY STAR	Gas	Yes	
Appliances	Clothes Washer	ENERGY STAR	Electric Gas	Yes	
Appliances	Dishwasher	ENERGY STAR	Electric Gas	Yes	
Appliances	Freezer	ENERGY STAR	Electric	Yes	
<u>Appliances</u>	<u>Heat Pump Clothes Dryer</u>	<u>ENERGY STAR</u>	<u>Electric</u>	<u>Yes</u>	
Appliances	Induction Range or Cooktop	<u>ENERGY STAR</u>	Electric	Yes	
Appliances	Range Hood	ENERGY STAR	Electric	Yes	
Appliances	Convection Oven (Electric)		Electric	Yes	
Appliances	Refrigerator	ENERGY STAR	Electric	Yes	
Building Envelope	Air Sealing		Electric Gas	No	
Building Envelope	Attic Insulation		Electric Gas	No	
Building Envelope	Cool Roof		Electric	No	
Building Envelope	Floor Insulation		Electric Gas	No	
Building Envelope	Heat Reflective Coatings	Solar reflectance > 0.5 as tested to ASTM C1549-16	Electric	No	
Building Envelope	Insulated Siding	Siding panels with rigid foam insulation backing	Electric Gas	No	
Building Envelope	Radiant Barrier	For attic installation only	Electric Gas	No	
Building Envelope	Wall Insulation		Electric Gas	No	
Building Envelope	Window Coverings: Exterior	Includes: Solar screens, roller shade/shutters, louvered shutters, or awnings. Must be attached to the building structure.	Electric	No	
Building Envelope	Window Coverings: Interior	Includes: Cellular shades, window quilts, or roman shades installed in a conditioned space and covering the entire window aperture. Not included: louvered blinds or shutters; drapes; curtains; sheer, roller, or pleated shades; solar screens.	Electric Gas	Yes	
Building Envelope	Window Film	May only be installed in conditioned spaces.	Electric Gas	Yes	
Building Envelope	Windows	May only be installed in conditioned spaces.	Electric Gas	No	
<u>Clean Energy</u>	<u>Solar Photovoltaic + Battery Storage</u>	<u>Must be installed together.</u>	<u>Electric</u>	<u>No</u>	
<u>Clean Energy</u>	<u>Battery Storage</u>	<u>Must be paired with an</u>	<u>Electric</u>	<u>No</u>	

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	<u>Expansion</u>	<u>existing solar photovoltaic system.</u>			
Demand Response	Thermal Energy Storage (TES) System	Must be used for the purpose of permanent load shifting (PLS).	Electric	No	
HVAC	Air Filter Alarm or Sensor		Electric Gas	No	
HVAC	Air Filter Upgrade - MERV	MERV 13 air filter upgrade. Must be installed with an ECM fan motor and a filter sensor or alarm.	Electric Gas	No	
HVAC	Central Air Conditioning Unit		Electric	No	
HVAC	Central Heating and Air Conditioning System		Electric Gas	No	
HVAC	Diagnostic or Fault Detection Alert Systems		Electric Gas	No	
HVAC	Duct Insulation		Electric Gas	Yes	
HVAC	Duct Sealing		Electric Gas	No	
HVAC	Duct Sizing or Optimization		Electric Gas	No	
HVAC	ECM Furnace Fan Motor		Electric	No	
HVAC	Evaporative Cooling		Electric	No	
HVAC	Fan or Motor Control		Electric	No	
HVAC	Furnace - Residential		Gas	No	
HVAC	Heat Pump		Electric	No	<u>Yes</u>
HVAC	HVAC Tune-up and Optimization		Electric Gas	No	
HVAC	Hydronic Radiant Heating		Electric Gas	No	
HVAC	Mini Split	18 SEER or greater	Electric	No	<u>Yes</u>
HVAC	Mini Split Air Conditioning System	18 SEER or greater	Electric	No	<u>Yes</u>
HVAC	Smart Thermostat	Programmable and communicating thermostat	Electric Gas	Yes	
HVAC	Ventilation Fan	ENERGY STAR	Electric	No	
HVAC	Wall Furnace		Gas	No	
HVAC	Whole House Fan		Electric	No	
Lighting	LED Lighting	LED lighting bulbs and fixtures. Must be ENERGY STAR Certified. Recessed light fixtures in insulated ceilings must be rated ICAT (insulation contact air tight).	Electric	Yes	
Lighting	LED Tape Lighting		Electric	Yes	
Other	Other Measures Qualifying Through IOU/REN/CCA Programs	Measure not elsewhere on this list that qualifies for an IOU/REN/CCA energy efficiency or demand-side	Electric Gas	No	

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		energy response program.			
Other	Other Measures Qualifying Through IOU/REN/CCA Programs - Self Install	Measure not elsewhere on this list that qualifies for an IOU/REN/CCA energy efficiency or demand-side <u>energy response</u> program and for which the IOU/REN/CCA program allows self-install.	Electric Gas	Yes	
<u>Other</u>	<u>Smart Home Energy Management System</u>	<u>ENERGY STAR</u>	<u>Electric Gas</u>	<u>Yes</u>	
Pool Products	Pool Cover (Electric Heater)		Electric	Yes	
Pool Products	Pool Cover (Gas Heater)		Gas	Yes	
Pool Products	Pool Pump Motor	ENERGY STAR	Electric	Yes	
<u>Transportation</u>	<u>Electric Vehicle Chargers</u>	<u>ENERGY STAR</u> <u>Must be capable of internet connectivity for grid connection.</u>	<u>Electric</u>	<u>No</u>	
Water Heating	Faucet Aerator		Electric Gas	Yes	
Water Heating	Heat Pump Water Heater	ENERGY STAR	Electric	No	<u>Yes</u>
Water Heating	Pipe Insulation		Electric Gas	Yes	
Water Heating	Shower Head - Low Flow		Electric Gas	Yes	
Water Heating	Shower Thermostatic Valve		Electric Gas	No	
<u>Water Heating</u>	<u>Solar Water Heater</u>	<u>ENERGY STAR</u>	<u>Electric</u>	<u>No</u>	<u>Yes</u>
Water Heating	Tank Insulation		Electric Gas	Yes	
Water Heating	Tank Water Heater (Gas)	ENERGY STAR	Gas	No	
Water Heating	Tankless Water Heater (Electric)		Electric	No	<u>Yes</u>
Water Heating	Tankless Water Heater (Gas)	ENERGY STAR	Gas	No	

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.412. Reporting.

- (a) PFIs, PFLs, and Successor Servicers will provide a monthly report, in a format approved by the Authority, to the Authority on the status of each Enrolled Loan by the 5th day of the following month.
The report will include the PFI, PFL, and Successor Servicer company name, the year and month the report is representing and the date the report is issued. The report will include all of the following:
- (1) CHEEF Loan ID.
 - (2) PFI, PFL, and Successor Servicer internal ID for the Enrolled Loan.

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- (3) The Current outstanding Total Loan Principal Amount.
 - (4) Loan status, including whether a loan is current; 30, 60, 90, or 120 days past due; paid in full; or charged off.
 - (5) Updated interest rate, if applicable.
 - (6) Sale or transfer of any loan, portfolio of loans or assignment of repayment streams, in-whole or in-part, of any loan, including the date of sale or transfer, name(s) of the purchaser(s), transferee(s), or assignee(s) and percentage of the loan or portfolio sold, transferred or assigned.
 - (7) Closed Enrolled Loans shall be reported in the month the Borrower pays or the PFI, PFL, or Successor Servicer charges off the loan. Once the PFI, PFL, or Successor Servicer has reported the Enrolled Loan as paid-off or charged-off, it does not need to be included on future monthly reports.
- (b) Upon request from the Authority, but not more than monthly, the PFI or PFL shall make a good faith effort to provide the following marketing and activity information:
- (1) Number of loans, retail installment contracts and lease/service applications received during the reporting period.
 - (2) Number of applications approved during the reporting period.
 - (3) Description of any promotions or other noteworthy patterns or activities.
 - (4) Changes in interest rates for the appropriate comparable non-Program products of the PFI or PFL for the purpose of helping the Authority determine ongoing benefits to borrowers that result from the loss reserve.
- (c) PFIs, PFLs, and Successor Servicers will provide an annual report to the Authority no later than January 15th with all of the following:
- (1) Any material changes to information or certifications provided in the initial application to participate or on any subsequent updated certifications or approved product modifications, or indicate that all statements made remain materially unchanged.
 - (2) Reaffirm or note any change to licenses and insurance provided in the initial application to participate.
- (d) PFIs, PFLs, and Successor Servicers will report to the Authority when the PFI, PFL, or Successor Servicer has any of the following occur:
- (1) Becomes subject to a cease-and-desist order or other regulatory sanction with the appropriate federal or state regulatory body. The report must be submitted within thirty (30) calendar days of that action.
 - (2) Changes the terms of an Enrolled Loan within the allowed term of enrollment in the Program. The report must be submitted in the subsequent monthly report. The Authority will not provide additional Loss Reserve Contributions for an Enrolled Loan whose loan term has changed or extend the time for which a claim may be filed beyond the fifteen (15) years set forth in Section 10091. 7(c).
 - (3) Changes the servicer of an Enrolled Loan without selling the Enrolled Loan. The report must be submitted at least ten (10) business days prior to the new entity assuming the servicing of the Enrolled Loan(s). The notification should

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include the date on which the change in servicing shall be effective and contact information for the new servicer.

- (4) Charges-off an Enrolled Loan. The report must be submitted within sixty (60) calendar days pursuant to Section 10091.910(b).
- (5) Recovers any proceeds of a charged-off Enrolled Loan. The report must be submitted within sixty (60) calendar days and include gross amounts recovered through collection activities and the net amount remitted by the Loss Reserve Account.

Authority: Section 26009, Public Resources Code.

Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.4213. Sale of Enrolled Loans.

- (a) A PFI or PFL may sell, transfer or assign the associated repayments of an Enrolled Loan in whole or in part, or portfolio of Enrolled Loans in whole or in part, at its discretion. In those cases, the PFI or PFL will do all of the following:
 - (1) Retain all reporting obligations relative to participation in the Program as set forth in Section 10091.4112, unless a new servicer has agreed to do so pursuant to Section 10091.4213(b).
 - (2) Remain the sole entity that can file a claim for reimbursement from the loss reserve pursuant to Section 10091.910 unless a new servicer has agreed to do so pursuant to Section 10091.4213 (b).
 - (3) Report the sale to the Authority in accordance with the monthly reporting outlined in Section 10091.4112(a) unless the PFI or PFL has disclosed on its Application to the Program that every Enrolled Loan will be sold, in the same manner, to the same purchaser(s).

- (b) A PFI, PFL, Eligible Financial Institution or Eligible Finance Lender approved to be a Successor Servicer pursuant to Section 10091. 4213(c) may also assume new servicing responsibility for existing Enrolled Loans. In those cases, all of the following requirements:
 - (1) The original PFI or PFL will report the change in servicing to the Authority at least ten (10) business days prior to the transfer of servicing. That notification shall include a listing of all Enrolled Loans subject to the transfer.
 - (2) After the notification pursuant to Section 10091.4213(b)(1) and prior to the transfer of Loss Reserve Contributions for all listed Enrolled Loans, the new servicer shall notify the Authority in writing that the new servicer agrees to assume the reporting obligations for the Enrolled Loan(s) pursuant to Section 10091.4112, and will be responsible for filing any claims pursuant to Section 10091.910.
 - (3) The Authority will instruct the Trustee to transfer the corresponding Loss Reserve Contributions for the purchased Enrolled Loan(s) from the original PFI's or PFL's Loss Reserve Account to the Loss Reserve Account of the new PFI, PFL or Successor Servicer.

- (c) An Eligible Financial Institution or Eligible Finance Lender seeking to become a Successor Servicer will submit an enrollment application, in a form specified by the Authority, to the Authority that includes the following:
- (1) Name and address of the Eligible Financial Institution or Eligible Finance Lender.
 - (2) Name, business address, business telephone number, e-mail address and title of contact person.
 - (3) Type of Eligible Financial Institution or Eligible Finance Lender, denoting insured depository institution, insured credit union, community development financial institution or California Finance Lender or other.
 - (4) Names of the regulatory agency and the insuring agency to which the Eligible Financial Institution or Eligible Finance Lender is accountable and license number(s), if applicable.
 - (5) Certification that the Eligible Financial Institution or Eligible Finance Lender is not subject to a cease and desist order or other regulatory sanction from the appropriate federal or state regulatory body that would impair its ability to participate in the Program.
 - (6) The Eligible Financial Institution or Eligible Finance Lender’s agreement to follow the Program regulations as set forth in this Article.
 - (7) The Eligible Financial Institution’s or Eligible Finance Lender’s agreement to permit an audit by the Authority of any of its records relating to Enrolled Loans during normal business hours either remotely or on its premises, and to supply any other information concerning Enrolled Loans as shall be requested by the Authority.
 - (8) The Eligible Financial Institution’s or Eligible Finance Lender’s acknowledgment that the Authority and the State will have no liability to it under the Program except from funds deposited in its Loss Reserve Account(s) pursuant to Section 10091.4213(b)(3).
 - (9) An acknowledgement and agreement that these regulations constitute a lender services agreement.
 - (10) The Eligible Financial Institution’s or Eligible Finance Lender’s agreement to and acknowledgement of the following, upon enrollment in the Program:
 - (A) The Successor Servicer is solely responsible for identifying and making any and all disclosures and providing periodic reports to its borrowers as required under applicable laws.
 - (B) The Successor Servicer shall comply with all applicable laws, possess and maintain all required state and federal licenses and remain in good standing with all governmental authorities having jurisdiction over its business.
 - (C) The IOUs are third-party beneficiaries of the lender services agreement and may pursue their rights against the Successor Servicer individually. Alternatively, any IOU may, in its sole discretion, authorize the Authority or another IOU to pursue those rights, including by instituting legal proceedings or alternative dispute resolution proceedings, on its behalf.

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- (D) The Successor Servicer shall indemnify, defend and hold harmless the Authority, each of the IOUs, their affiliates and each of their respective officers, directors, employees, agents and representatives from and against any and all losses arising in connection with any claim that is any of the following:
 - (i) Resulting from the negligent or unlawful acts or omissions, or willful or tortious conduct of a Successor Servicer, including any failure of the Successor Servicer, or its agents, to comply with the applicable laws in connection with Enrolled Loans.
 - (ii) Resulting from any error or omission by the Successor Servicer or any third party in the calculation or presentation of Enrolled Loan-related interest, fees and charges, the receipt and processing of payments received from Borrowers or any collection or enforcement action.
 - (iii) Alleging any misrepresentation with respect to the energy ~~savings~~ impacts to be achieved in connection with an Enrolled Loan, or any failure or deficiency in the products, materials or work supplied to a Borrower in connection with an Enrolled Loan.
 - (iv) Arising from the Successor Servicer’s failure or alleged failure to comply with the provisions of the regulations and/or its confidentiality or privacy obligations.
 - (E) The Successor Servicer acknowledges that the IOUs are not responsible for, and shall have no liability for, any of the following:
 - (i) The energy ~~efficiency~~-improvements funded through the Enrolled Loans supported through the Loss Reserve Accounts.
 - (ii) The assessment of potential benefits and costs associated with those improvements.
 - (iii) The qualification of PFIs, PFLs or Successor Servicers.
 - (iv) The PFI’s, PFL’s, or Successor Servicer’s marketing and lending policies and practices.
 - (v) The Authority’s educational and outreach activities.
 - (11) The application shall be signed by a person authorized to legally bind the Successor Servicer, and shall include the signatory’s printed name, title and date.
 - (12) Eligible Finance Lenders seeking to enroll as a Successor Servicer must also submit evidence of compliance with the additional requirements specified in Section 10091.3(b), (c), and (d)(4)-(5), as well as Section 10091.2(e)(3). The EFL must also agree to the representations in Section 10091.3(e).
- (d) Upon the receipt of a completed application and within ten (10) business days, the Authority will review and determine whether additional information is required or whether the application is sufficient to enroll the applicant as a Successor Servicer. The Authority’s decision regarding enrollment shall be final. The Authority will notify the

Successor Servicer of its decision and provide a PFI, PFL, or Successor Servicer's Program-Participation ID for the Successor Servicer.

(e) The Successor Servicer shall be subject to the provisions outlined in Section 10091.2(j).

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.1314. Termination and Withdrawal.

(a) The Executive Director shall be authorized to terminate the participation of a PFI, PFL or Successor Servicer in the Program, by notice in writing, upon the occurrence of any of the following:

- (1) Entry of a cease and desist order, regulatory sanctions or any other action against the PFI, PFL or Successor Servicer by a regulatory agency that may impair its ability to participate in the Program.
- (2) Failure of the PFI, PFL or Successor Servicer to abide by the Law or this Article.
- (3) Failure of the PFI or PFL to enroll any Eligible Loans under the Program for a period of one (1) year.
- (4) Failure of the Successor Servicer to undertake the servicing of any Enrolled Loans purchased pursuant to Section 10091.13 for a period of one (1) year.
- (5) Failure of the PFI, PFL or Successor Servicer to report to the Authority pursuant to Section 10091.12 for sixty (60) calendar days.
- (6) Provision of false or misleading information regarding the PFI, PFL or Successor Servicer to the Authority, or the failure to provide the Authority with a notice of material changes in the submitted information regarding the PFI, PFL or Successor Servicer.

(ab) A PFI, PFL, or Successor Servicer may withdraw from the Program after giving written notice to the Authority.

(c) The terminated or withdrawn PFI, PFL or Successor Servicer shall not be authorized to enroll any further Eligible Loans. That notice will specify either of the following: (1)

(d) Upon termination or withdrawal, the PFI, PFL or Successor Servicer must submit a written notice to the Authority electing either of the following options:

- (1) That the PFI, PFL or Successor Servicer's Loss Reserve Account(s) shall continue in existence to secure all Enrolled Loans as described in Sections 10091.7 and 10091.9.
 - (A) If the PFI, PFL or Successor Servicer opts for the Authority to continue to maintain its Loss Reserve Account(s), it must continue to report on all Enrolled Loans pursuant to Section 10091.12.
 - (B) If a PFI, PFL or Successor Servicer fails to report to the Authority pursuant to Section 10091.12 for sixty (60) calendar days, the

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remaining balance in the PFI's, PFL's or Successor Servicer's Loss Reserve Account(s) may be distributed to the appropriate Program Holding Account(s).

- (2) ~~The That the PFI, PFL, or Successor Servicer waives any further interest in the Loss Reserve Account(s) and the reason for the PFI's, PFL's, or Successor Servicer's withdrawal from the Program waiver, including for the reason that all Enrolled Loans covered by the Loss Reserve Account have been repaid or sold to a different PFI's, PFL's, or Successor Servicer's portfolio. The remaining balance in the PFI, PFL or Successor Servicer's Loss Reserve Account(s) shall be distributed to the appropriate PFI, PFL or Successor Servicer Loss Reserve Account(s) or appropriate Program Holding Account(s).~~
- (2) ~~The PFI or PFL will not enroll any further loans under the Program, but that the Loss Reserve Account(s) shall continue in existence to secure all Enrolled Loans that were enrolled prior to that notice and the reason for the PFI's or PFL's withdrawal from the Program.~~
- (b) ~~For any notice received pursuant to Section 10091.13(a)(1), the remaining balance in the PFI, PFL, or Successor Servicer's Loss Reserve Account(s) shall be distributed to the appropriate PFI, PFL or Successor Servicer Loss Reserve Account(s) or appropriate Program Holding Account(s).~~
- (c) ~~The Executive Director shall be authorized to terminate the participation of a PFI, PFL, or Successor Servicer in the Program, by notice in writing, upon the occurrence of any of the following:~~
- (1) ~~Entry of a cease and desist order, regulatory sanction or any other action against the PFI, PFL or Successor Servicer by a regulatory agency that may impair its ability to participate in the Program.~~
 - (2) ~~Failure of the PFI, PFL, or Successor Servicer to abide by the Law or this Article.~~
 - (3) ~~Failure of the PFI or PFL to enroll any Eligible Loans under the Program for a period of one (1) year.~~
 - (4) ~~Failure of the Successor Servicer to undertake the servicing of any Enrolled Loans purchased pursuant to Section 10091.12 for a period of one (1) year.~~
 - (5) ~~Failure of the PFI, PFL, or Successor Servicer to report to the Authority pursuant to Section 10091.11 for sixty (60) calendar days.~~
 - (6) ~~Provision of false or misleading information regarding the PFI, PFL, or Successor Servicer to the Authority, or the failure to provide the Authority with a notice of material changes in the submitted information regarding the PFI, PFL or Successor Servicer.~~
 - (7) ~~If there is a termination, the PFI, PFL, or Successor Servicer shall not be authorized to enroll any further Eligible Loans, but all previously Enrolled Loans will continue to be covered by the Loss Reserve Account(s) until those Enrolled Loans are paid, claims are filed, or the PFI, PFL, or Successor Servicer withdraws from the Program pursuant to Section 10091.13(a).~~

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- (A) ~~— A terminated PFI, PFL, or Successor Servicer must continue to report on Enrolled Loans pursuant to Section 10091.11.~~
- (B) ~~— If a terminated PFI, PFL, or Successor Servicer fails to report to the Authority pursuant to Section 10091.11 for sixty (60) calendar days, the remaining balance in the PFI's, PFL's, or Successor Servicer's Loss Reserve Account(s) may be distributed to the appropriate Program Holding Account(s).~~

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.1415. Reports of Regulatory Agencies.

- (a) The Executive Director shall be authorized to seek information directly from any federal or state regulatory agency concerning any PFI, PFL, Successor Servicer or Participating Contractor participating in the Program.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.1516. California Hub for Energy Efficiency Financing Privacy Rights Disclosure.

- (a) The Borrower will be required to provide a contact number and affirm that they have read and acknowledged the following privacy rights disclosure in a format approved by the Authority:
 - (1) State and federal laws protect the Borrower's right to privacy regarding information pertaining to you. As a result of your participation in an energy ~~efficiency~~ financing program, as approved by the California Public Utilities Commission (CPUC) and administered by the California Alternative Energy and Advanced Transportation Financing Authority (CAEATFA), CAEATFA may come into possession of some or all of the following information:
 - (A) Information disclosing the fact that you are a customer of the lender.
 - (B) The loan or account number associated with the loan.
 - (C) Name, address, social security number, and contact information.
 - (D) Financial status and underwriting criteria, including, but not limited to, credit scores.
 - (E) The amount of and terms for the repayment of the loan.
 - (F) Information regarding your loan payment history.
 - (G) Details about your project, including contractor information and information regarding the equipment or improvements funded with the proceeds of the loan, including costs, permit information, and shipping dates.
 - (H) Utility account number(s), monthly energy use and utility account payment history.

- (I) Energy savings data from your project.
- (J) Post-project customer surveys.

- (b) The information may be provided by your lender, ~~or contractor~~ or project developer to CAEATFA or a vendor acting on its behalf. The information may be combined with the energy usage information provided by your utility.

- (c) The information provided to CAEATFA may be released within one (1) year to utility companies, other state agencies, program funders, and the federal government pursuant to contracts, interagency agreements, or, if required by law.

- (d) In addition to Section 10091.4516(c), CAEATFA may release this information to the public in an anonymized form. This information will be aggregated with information from other loan recipients throughout the state to make both loan and energy efficiency project performance available to the public. The information released to the public will be anonymized and aggregated to reduce (but may not eliminate) the risk of anyone viewing the data making an association between specific information and the provider of that information. Information that cannot be anonymized and aggregated will not be released to the public.

- (e) In addition to the anonymized and aggregated release of information contemplated above, CAEATFA may contact Borrowers or may release individual Borrower names, addresses, email addresses, and phone numbers that will enable CAEATFA, your utility(ies) or CPUC or individuals acting on their behalf to contact Borrowers. The purpose of the release of contact information will be limited to inviting Borrowers to participate in surveys or to arrange visits to Borrowers' homes to evaluate various aspects of the Program.

- (f) The officials responsible for maintaining the information provided regarding your loan are program personnel at CAEATFA or its contractors. You have the right of access to records established from the information provided to CAEATFA as it pertains to you.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.4617. Conditional Eligibility Expansion

- (a) If additional funding becomes available from a non-IOU Energy Efficiency ratepayer source, the Authority shall do all of the following:
 - (1) Maintain an interested parties list which will be open to the public. The Authority will publish information on its website as to how to submit contact information to join the interested parties list.
 - (2) Expand the types of equipment and related costs that may be applied toward the minimum required 70% of the Claim-Eligible Principal Amount described in Section 10091.5(f), by expanding the EEEMs fuel source eligibility as

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described in Section 10091.1(r)(1)(A). Expansion shall be based solely on criteria required by the source of funds. Loss Reserve Contributions will be made on a first-come, first-serve basis. The source of funds may originate from any of the following:

- (A) Federal department or agency.
 - (B) State department or agency.
 - (C) Local government, special district, or regional government.
 - (D) Nonprofit organization.
- (3) Publish the criteria required by the source of funds on its website and notice the interested parties list within ten (10) business days of funding being available.

Authority: Section 26009, Public Resources Code.

Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A)
and 26040, Public Resources Code.

§10091.1718. Interest Rate Buy-Down Disbursement.

- (a) The Authority may from time to time have access to funding for Interest Rate Buy-Down (IRBD) campaigns. The IRBD amount shall be calculated against the Claim-Eligible Principal Amount.
- (b) When the Authority gains access to IRBD funds, the Authority shall do all of the following:
- (1) Develop an IRBD term sheet describing the IRBD campaign, including the following information:
 - (A) The total amount of IRBD funding available.
 - (B) The target interest rate or amount of rate reduction.
 - (C) If applicable, the maximum amount of IRBD funds available per Eligible Loan.
 - (D) An indication of what Eligible Improvements, Borrowers, Eligible Properties, or other eligibility criteria may qualify an Eligible Loan for an IRBD.
 - (E) Terms for and the process by which PFIs and PFLs may apply to participate in the IRBD campaign, and how the IRBD shall be calculated and disbursed.
 - (2) The terms of the IRBD shall not contradict or override existing requirements and criteria described in these regulations.
- (c) The Authority shall adopt and may revise the IRBD term sheet by resolution of the Authority's governing board only to the extent necessary to conform to the criteria specified by the funding source. The Authority will publish the IRBD term sheet on its website and notify the interested parties list described in Section 10091.176(a)(1).
- (d) Any PFI or PFL that wishes to participate in an IRBD campaign shall submit a signed IRBD term sheet agreeing to the terms and processes outlined therein. Participation shall be subject to the PFI or PFL's ability to comply with the terms of the IRBD

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campaign. The Authority’s decision regarding participation shall be final. The Authority will notify the PFI or PFL of its decision and provide a Program Participation ID for the PFI or PFL.

Authority: Section 26009, Public Resources Code.
Reference: Sections 26003(a)(3)(A), 26003(a)(6), 26003(a)(8)(A),
26011(d) and 26040, Public Resources Code.