

**THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE**

**July 18, 2012**

**Staff Report**

**REQUEST FOR A RE-ALLOCATION OF QUALIFIED ENERGY CONSERVATION BOND ALLOCATION  
FOR A QUALIFIED ENERGY CONSERVATION BOND PROJECT/PROGRAM**

*Prepared by: Richard Fischer*

---

**Eligible QECB Reallocation Applicant:** City and County of San Francisco

---

**Eligible QECB Reallocation Issuer:** City and County of San Francisco

---

**Allocation Amount Requested:**  
**Governmental Use:** \$1,400,000

---

**Project/Program Information:**  
**Name:** San Francisco PACE "GREENFINANCESF"  
Program  
**Project/Program Address:** Pier 1, Bay 1  
**Project/Program City, County, Zip Code:** San Francisco, San Francisco, 94111

---

**Project Financing Information:**  
**Bond Counsel:** Jones Hall, A Professional Law Corporation  
**Underwriter:** Stone & Youngberg LLC  
**Credit Enhancement:** Not Applicable  
**Private Placement Purchaser:** Not Applicable  
**Public Sale:** Not Applicable

---

**QECB Reallocation Category and Type:**  
**Loan/Grant Type:** Loan

---

**Qualified Conservation Purpose Requirement:**

The Applicant has provided a legal memo from bond counsel confirming that the project/program meets the "qualified conservation purpose" requirement as defined by IRS Notice 2009-29.

---

**Readiness Requirement:**

The Applicant has provided a thorough and complete time schedule for the project/program, and the Applicant has certified that the time schedule is a realistic estimate of their project's/program's timeline.

---

**Public Entitlements Requirement:**

The Applicant has certified that they have obtained (or will obtain before issuance) all required public entitlements that are required for QECSBs to be issued.

---

**Description of Public Benefits:**

Anticipated Number of Loans to be funded per \$10,000 of allocation used = 1.00

---

**Comments:**

The City and County of San Francisco is generating a loan through their GREENFINANCESF program for the Pier 1, Bay 1 Project.

---

**Details of Project Financing:**

<b>Estimated Total Project/ Program Cost:</b>	\$1,442,000
<b>Sources of Funds:</b>	
Qualified Energy Conservation Bond Proceeds	\$ 1,400,000
Other Sources	\$ 42,000
<b>Total Sources</b>	<u>\$ 1,442,000</u>

<b>Uses of Funds:</b>	<u>QECCB Proceeds</u>	<u>All Other Sources</u>
Acquisition and Installation of New Equipment:		
(a) Invoice	\$ 1,400,000	\$ \$0
(b) Installation	\$ 0	\$ \$0
(c) Other	\$ 0	\$ \$0
Bond Issuance Expenses (including discount)	\$ 0	\$ 42,000
<b>Total Uses</b>	\$ 1,400,000	\$ 42,000

**Legal Questionnaire:**

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

**Total Points:** 10 out of 22

[See Attachment A]

**Recommendation:**

Staff recommends that the Committee approve \$1,400,000 in Qualified Energy Conservation Bond Re-Allocation.

**ATTACHMENT A**

**EVALUATION SCORING:**

<b>Qualified Conservation Purpose Points</b>	<b>Maximum Points Allowed</b>	<b>Points Scored</b>
Qualified Facilities	10	0
Mass Commuting Facilities	12	0
Rural Development	12	0
Publicly Owned Building(s) (also show bonus points here)	10	0
Research Investments	10	0
Demonstration Project(s)	10	0
Public Education Campaign(s)	10	0
Loan/Grant Program	10	10
<b>Total Points</b>	<b>22</b>	<b>10</b>

The criteria for which points are awarded will also be incorporated into the Resolution transferring Allocation to the Applicant as well as the appropriate bond documents and loan and finance agreements.