



ON DESIGN, ARCHITECTURE & PLANNING

829 De La Vina Street, Suite 200, Santa Barbara, CA 93101

Mailing Address: P.O. Box 489, Santa Barbara, CA 93102

PH: (805) 564-3354

FAX: (805) 962-3904

Subject: AB 811

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Dear Board of Supervisors and Staff,

We appreciate the proactive approach Santa Barbara County is taking toward creating a Municipal Energy Financing District. We are in strong support of the CCEIP program, as it provides a mechanism to encourage building owners to provide energy efficiency upgrades while allowing the cost of improvements to be absorbed over time. Existing buildings account for almost 40% of total U.S. energy consumption and this program will help reduce that inefficiency.

As Architects and Design Professionals, it is our responsibility to create comprehensive solutions that match energy efficiency with a buildings use and occupants. We take an inclusive approach with regard to how environmental system components interface, which meld aesthetic with pragmatic needs to produce an optimum design solution. It is important to note that while solar energy is a significant component, without first undertaking an all encompassing energy program it is like attempting to patch a leaky tire with a pump. In essence, buildings need to be analyzed as a system and properly patched before charging it with PV panels.

As a comprehensive approach, buildings need to first be evaluated to determine the available options along with the anticipated energy savings alternative option. Our concern is that typical contractors may not have the knowledge base to properly evaluate building systems and will either take a scattered approach or only make standard recommendations which may not provide an approach that best fits the property owner or provides a positive direction to solving our energy deficit. With this in mind, we would strongly suggest that the evaluators either be certified as a building performance contractor through the "**California Building Performance Contractors Association**" or certified as a "**HERS Rater**".

It is our understanding that initially the benefits of this program will not be extended to non-profit organizations that own real property. While we understand the desire to implement this program as expeditiously as possible, the benefits must be extended to non-profit groups. While they may be exempt from property taxes, they do own real property, which meets the intent of AB 811. There must be a path to allow all real property to support a cleaner environment.

While we recognize that this program may not provide enough incentives to all property owners, it is an unprecedented step toward greenhouse gas reduction.

Thank you,

Keith Nolan

Justin Van Mullem

