



**\$1 Million**  
25 YR Term Fixed Rate  
C-PACE Financing

**\$5.3 Million**  
Projected Energy Savings  
(Lifetime)

The Senior Citizens Housing Development Corporation of Fontana (SCHDC) was looking for a way to finance much needed energy improvements to two of their apartment complexes both located in Fontana, California. The Dino Papevero Senior Centre and John Piazza Apartments were both looking to reduce their operating expenses, while increasing their energy efficiency and go green.

With lender consent from HUD, SCHDC was able to take advantage of \$1 million in funding from Counterpointe Sustainable Real Estate to cover 100% of the improvements. These improvements consist of two solar projects, a 180.5 kW-DC Solar PV at Piazza which will reduce utility usage by 61% and a 297.8 kW-DC Solar PV at Papavero which will reduce utility usage by 33%. Between the two projects the projected energy savings over the life of the improvements is \$5.3 million.

**PROJECT**

**Development Stage:**  
Retrofit

**Property City:**  
Fontana, California

**Project Developer:**  
Solar Gain West

**IMPROVEMENT TYPES**

- Building Envelope
- HVAC and/or chillers
- Wind or seismic risk mitigation
- Lighting
- Renewable energy
- Green or cool roof



9971 Juniper Avenue  
Fontana, California

**PROPERTY DETAILS**

**Property Names:**  
Dino Papevero Senior Centre  
John Piazza Apartments

**Building Type:**  
Affordable Senior Housing

297.8 kW DC Solar PV

180.5 kW DC Solar PV

**BENEFITS**

- Reduce WACC
- Increase Leverage
- Pass through expense
- Fully non-recourse to sponsor
- Combine with tax credits
- Retain utility rebates & incentives



16707 Marygold Avenue  
Fontana, California