

From: grace <grace@mt.net>
Sent: Sunday, May 20, 2012 9:59 PM
To: !FHFA REG-COMMENTS
Subject: RIN 2590-AA53

Dear Mr. Pollard,

I strongly urge that PACE residential programs be allowed to proceed. Fannie Mae, Freddie Mac, and other entities regulated by FHFA should be required to establish underwriting standards and purchase mortgages with PACE assessments from programs that conform to the standards and guidelines established in H.R. 2599 (The PACE Assessment Protection Act) to protect the interests of local governments, homeowners, mortgage lenders and Government Sponsored Enterprises.

PACE makes a lot of economic sense. It removes the upfront costs that are often a barrier to developing clean energy projects. Homeowners can expect to save as much money on their energy bills as they will have to pay in increased property taxes. It also has obvious environmental benefits, since it helps decrease our reliance on imported fuels and dirty energy while reducing the need to build new power plants. Finally, PACE allows for local control. Local governments use special assessment districts to finance many types of community improvements that serve public purposes. As of 2007 there were 37,000 special assessment districts in the U.S. FHFA has not challenged the validity of other assessments and has no right to challenge PACE assessments.

Thank you for your attention.

Grace Hodges
Helena, MT