

From: Jim Dulzo <jimdulzo@mlui.org>  
Sent: Friday, March 23, 2012 4:35 PM  
To: !FHFA REG-COMMENTS  
Subject: RIN 2590-AA53 - Please restore PACE programs

Mr. Alfred Pollard  
General Counsel  
Federal Housing Finance Agency  
400 7th St., N.W.  
Washington, DC 20024

RE: RIN 2590-AA53 Mortgage Assets Affected by PACE Programs; Comments on  
Advanced Notice of Proposed Rulemaking and EIS Scoping Comments

Dear Mr. Pollard:

Fannie Mae and Freddie Mac's worries about liens and loans and property assessed clean energy (PACE) strike me as bizarre. Upgrading a home's energy profile--via efficiency or solar panels or what have you--increases the home's value, saves the homeowner money, makes their existing home loan less risky, and in the very rare case of default, will bring a better price in a foreclosure sale.

I believe that, so far, the experience with PACE in our country demonstrate that and, if you're not sure about this, you should check it out for yourself. The PACE market is a very stable, secure, smart market.

Given the ruination that has occurred to so many homeowners with the credit collapse, most of it caused by very manipulative, high-risk finance and underwriting schemes, which often involved Fannie or Freddie clients, raising objections to such a sane, smart, efficient, low-risk, pro-future program as PACE makes no sense.

It is so strange, in fact, that it makes me think that perhaps lobbyists for the extraction industries came up with this very bad idea.

Please drop prohibitions against using property assessed clean energy financing for Fannie and Freddie-based loans. You'll be helping out a LOT of people; making both companies' loan portfolios more, not less stable; stimulating both the national and local economies; and greatly accelerating our utterly necessary move to renewable energy.

It's a great, very low-risk way to go.

Thank you

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