

“To meet Oregon’s future energy needs, we’re going to need every tool in our tool box. With this project, we will be putting solar power directly onto the grid, adding to the renewable energy PGE is already delivering to our customers.”

— Peggy Fowler, CEO & President, Portland General Electric

FEDERAL ENERGY INVESTMENT TAX CREDITS**

The federal energy Investment Tax Credits available under 26 USC § 48 were expanded significantly by the Energy Improvement and Extension Act of 2008 (H.R. 1424), enacted in October 2008. The new law extended the duration, by eight years, of the existing credits for solar energy, fuel cells and microturbines; increased the credit amount for fuel cells; established new credits for small wind-energy systems, geothermal heat pumps, and combined heat and power (CHP) systems; extended eligibility for the credits to utilities; and allowed taxpayers to take the credit against the alternative minimum tax (AMT), subject to certain limitations. Credits are available for eligible systems placed into service on or before December 31, 2016.

ELIGIBLE SOLAR ENERGY PROJECTS**

The credit is equal to 30% of expenditures. Eligible solar energy property includes equipment that uses solar energy to generate electricity, to heat or cool (or provide hot water for use in) a structure, or to provide solar process heat. (Passive solar systems and solar pool-heating systems are not eligible.)

SOLAR ENERGY BENEFITS

- The National Renewable Energy Laboratory (NREL) estimates that an additional thirty gigawatts of solar energy will result with the eight year ITC extension. NREL also estimates that the solar market will continue to drive increased deployment even after the credits expire.
- Solar energy leads the way in stabilizing America’s energy security.
- Solar energy harnesses the power of the sun and helps confront global climate change.

**Source: Database of State Incentives for Renewables & Efficiency - <http://www.dsireusa.org>



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1.1 MW SOLAR PROJECT PROLOGIS PORTLAND



**ProLogis Park PDX #4
5545 NE 148th Avenue, Portland, OR 97230**





3BLSM TRIPLE BOTTOM LINE RETURNS

United Fund AdvisorsSM is a financial services firm that provides triple bottom line returns to partners, projects, and communities nationwide.



PROJECT DESCRIPTION

The 1.1 MW project has been installed on the rooftops of three ProLogis distribution warehouses in northeast Portland. The largest system is a 534 KiloWatt (kW) installation at a 246,000 square foot distribution facility, and the remaining 574 kW are installed on two additional rooftops located nearby. The solar panels cover more than 328,000 square feet and started producing electricity for Portland General Electric customers in early 2009. Upon completion, the installation became the largest in the Pacific Northwest.



PROJECT SUMMARY:

Location	5545 NE 148th Avenue, Portland, Oregon
Project Type	Photovoltaic Thin-Film
Size	1.1 MW
Owners	U.S. Bank and Portland General Electric
Integrator	Solar Integrated Technologies
Project Cost	\$7,500,000
Project Completion date	Winter 2008
Greenhouse Gases Offset	21,000 Tons Over the Life of the System*

FINANCIAL UFA transactions are structured to deliver appropriate yields to all types of investors, lenders and project developers. Whether it's a green building or a small business, a strong financial foundation allows UFA and its partners to be financially rewarded for building projects that deliver more deeply to the community and the natural environment.

SOCIAL While a single UFA project cannot change the fortunes of a city or the world, strong focus on what's best for the people who live there can be a magnet for ideas, improvements and investment. UFA projects create jobs and job training, build wealth and property ownership, deliver healthy buildings and clean energy, provide access to transit, enable historic preservation, and support education and culture.

ENVIRONMENTAL Buildings are responsible for approximately 48% of the energy use and emission of greenhouse gases in the United States, and the demand for clean, renewable energy is increasing rapidly. UFA is making change by creating tax-advantaged investment opportunities which result in financing for projects with reduced energy costs and enhanced property values.

PROJECT PARTNERS:

- United Fund Advisors
- U.S. Bancorp Community Development Corporation
- Portland General Electric
- ProLogis
- The Energy Trust of Oregon
- Solar Integrated Technologies

*Source: www.epa.gov/cleanenergy/energy-resources/calculator.html