

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY



What is C-PACE?



Innovative financial product for owners of C&I properties that flows with the property instead of the owner.



Funds energy efficiency and renewable projects, repayable through assessments placed on a commercial properties.

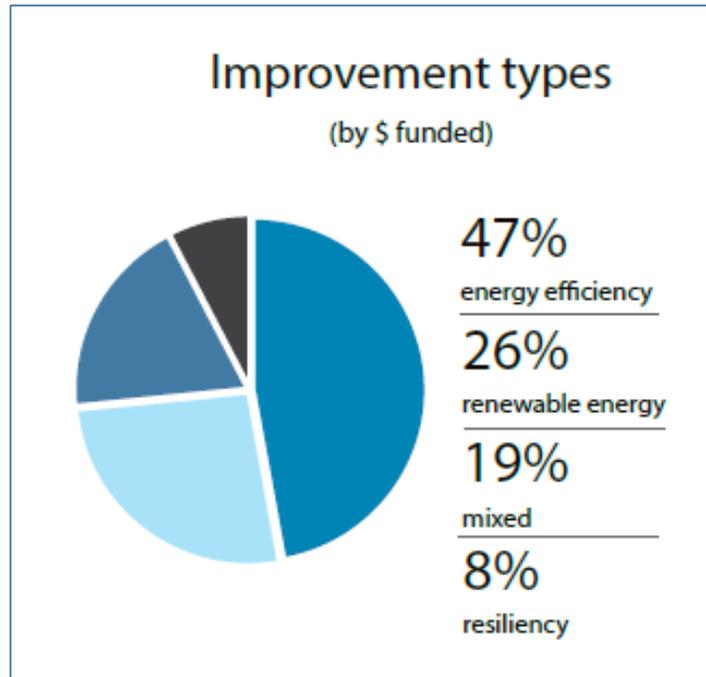
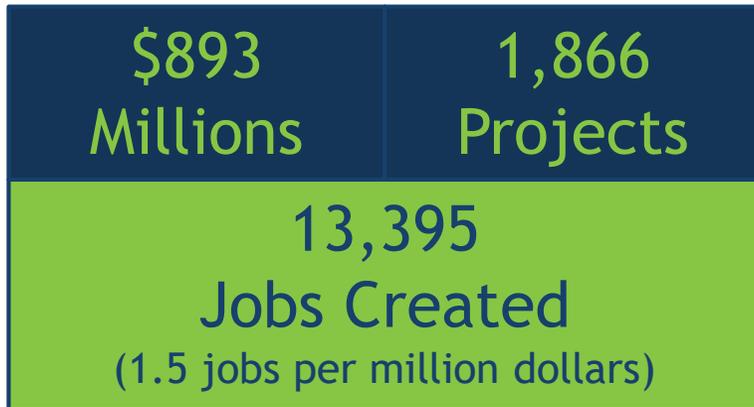


Local governments play a role to increase long-term security through payment collection and delinquency enforcement



Major advantages: long payback terms (15-20 yrs), unique underwriting, and transferability.

C-PACE Nationally



33 other states have programs,
13 are active markets

State	Total PACE amount (\$, Millions)
CA	275
CT	130
MO	56
MN	54
OH	49
TX	36
DC	34
NE	28
CO	26
MI	25
WI	21
FL	16
MD	11

Nationally the average project financed with C-PACE is \$250,000

Act 30 of 2018: C-PACE

- ▶ Gov. Wolf signed legislation in June 2018
- ▶ Permits local governments establish C-PACE district
- ▶ Establishes framework for assessment, role of local government



Role of the County

- ▶ Adopt resolution that establishes a “district”
- ▶ Notify municipalities
- ▶ Collect & remit loan repayment on property tax bill
- ▶ Enforce delinquent repayment
- ▶ County may contract with a Program Administrator
 - ▶ Ensures compliance with state law & program guidelines
 - ▶ Measurement & verification
 - ▶ Baseline survey

C-PACE Program Guidelines

- ▶ SEF, KEEA, PEA and Pittsburgh convened stakeholders >100 Stakeholder meetings
- ▶ Issued draft guidelines for public comment Jan. 2019
- ▶ Feedback from stakeholders
- ▶ Developed **C-PACE in a Box**, guidelines, resolution, tri-party agreement, lender consent



The Process to Develop PA C-PACE



C-PACE Program Establishment Progress

- ▶ Northampton County Passed April 25
- ▶ Chester County likely May 14
- ▶ Discussions with county leadership in: Philadelphia, Allegheny, Montgomery, Delaware, Dauphin, Lehigh, Wayne, City of Lancaster

Program Administrator

No Cost - C-PACE requires no credit exposure or general obligation funds from local government

Statewide Approach - uniform program, applied consistently, helps promote scalability by simplifying participation for stakeholders

Single Point of Access - 3rd party administrator serves as 1) go-to contact for stakeholders 2) ensures project compliance and 3) services special charge repayment

Open Market - qualified private lenders provide property owners competitive rates and financing terms. Any contractor or project developer can work on a qualified project

Marketing Support

11/18/2019

Pennsylvania C-PACE – COMMERCIAL- PROPERTY ASSESSED CLEAN ENERGY

Pennsylvania C-PACE | COMMERCIAL- PROPERTY ASSESSED CLEAN ENERGY

HOME | ABOUT | FAQ | DOCUMENT PORTAL | NEWS | CONTACT US



C-PACE was enabled in the summer of 2018 to help commercial, industrial, and agricultural properties in the commonwealth become more energy and water efficient. Act 30 authorizes counties or municipalities, with community or development departments to pass a local resolution to implement the program guidelines.

[LEARN MORE](#)

Pennsylvania C-PACE

Commercial Property Assessed Clean Energy (C-PACE) is an innovative financial tool for property owners to obtain low-cost, long-term financing for energy efficiency, renewable energy, and water conservation projects.

C-PACE can provide up to 100% funding of total project costs by placing a special voluntary assessment on the property that repays the costs of the upgrades. Because C-PACE is attached to a property assessment, it is a very secure form of financing.

C-PACE financing is a voluntary program. Once a county or municipality passes a resolution, the program guidelines are finalized and approved by the county/municipality. At that time, commercial and agricultural property owners may develop a clean energy project and secure a special assessment to finance the project. The loan amount is added to the property taxes and collected as an assessment by the



PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

Questions

▶ and Answers