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
- $893 Million
- 1,866 Projects
- 13,395 Jobs Created (1.5 jobs per million dollars)

### Improvement types
(by $ funded)
- 47% energy efficiency
- 26% renewable energy
- 19% mixed
- 8% resiliency

### State
<table>
<thead>
<tr>
<th>State</th>
<th>Total PACE amount ($) Millions</th>
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<tbody>
<tr>
<td>CA</td>
<td>275</td>
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<tr>
<td>CT</td>
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<td>FL</td>
<td>16</td>
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<td>MD</td>
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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

1. Stakeholder Meetings
2. Develop Draft Program Guidelines
3. Feedback from Stakeholders
4. Finalize Program Guidelines
5. Take Program to Local Governments
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
Questions and Answers