What is C-PACE?

(Command Commercial Property Assessed Clean Energy)

A Financing Program for energy efficiency, renewable energy, and sustainability improvements

- Voluntary Special Assessment on commercial buildings that secures a long-term “loan”, repaid in local property taxes
- Private lending to private property – no cost to towns
- 100% funding, lower rates, longer term (25-30 yrs)
- About 40 States have PACE laws; about 25 active programs
- “Loan” stays with Land
What Can C-PACE Finance?

- **Sustainable Improvements** - to buildings or land to make them more resilient to natural incidents as well as normal inclement weather conditions; from hardened basement rooms, to qualified HVAC systems, to bamboo flooring

- **Renewable Energy** - solar, wind, hydrogen cells, etc. on buildings and land (brownfields too) and related devices, equipment and structures

- **Energy Conservation** - any and all energy-saving devices, electrical systems, computer program equipment, etc.

- C-PACE in NJ = “Garden State C-PACE”
When & How?

- Launch by the NJ Economic Development Authority (EDA)
  Draft Regs by June & Portal Open in 3rd Quarter
- EDA is Administrator with Town and County Programs too.
- Educational Programs & Marketing - for Towns, Counties, Designers, Builders, Property Owners, Developers, etc.

Win-Win-Win-Win-Win-Win

✓ Climate Change mitigation
✓ Town redevelopment engagement, better tax base
✓ Owner utility cost savings, possibly income
✓ Utility grid traffic reduction, fewer surge problems
✓ Employment Opportunities