

WHAT IS C-PACE?

Commercial Property Assessed Clean Energy (C-PACE) is a financing tool that enables building owners to obtain low-cost, long-term financing for energy efficiency, water conservation, and renewable energy projects. 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. The legislation, which passed both chambers of the legislature by wide bipartisan majorities, allows local governments to establish a C-PACE program to facilitate private investment in clean energy.

Pennsylvania already has over 86,000 jobs in clean energy and energy efficiency. C-PACE will help grow this number by developing new projects and driving new investment.

LEARN MORE

WWW.PENNSYLVANIACPACE.ORG
610.264.4440 | CPACE@THESEF.ORG

C-PACE “IN A BOX”

The C-PACE program can be deployed through a concept called C-PACE “In a Box”, which will provide all the documents and support that a local government will need to establish C-PACE. The Program Guidelines are the most significant component as they outline requirements for projects qualification, energy survey standards, and measurement and verification.

Program Guidelines were developed through an extensive stakeholder process led by Sustainable Energy Fund, Keystone Energy Efficiency Alliance (KEEA), the City of Pittsburgh Sustainability and Resilience Division, and the Philadelphia Energy Authority. Over a hundred stakeholders from state agencies, local government associations, nonprofits, energy efficiency and clean energy companies, developers, and capital providers participated in three stakeholder meetings to provide input for the development of the C-PACE program.

C-PACE “In a Box” also includes recommended best practices for municipalities to collect C-PACE payments and a sample Tri-Party Agreement. C-PACE “In a Box” is being developed by Sustainable Energy Fund and is available by contacting Holly Edinger at hedinger@theseef.org.

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

SUSTAINABLE ENERGY FUND

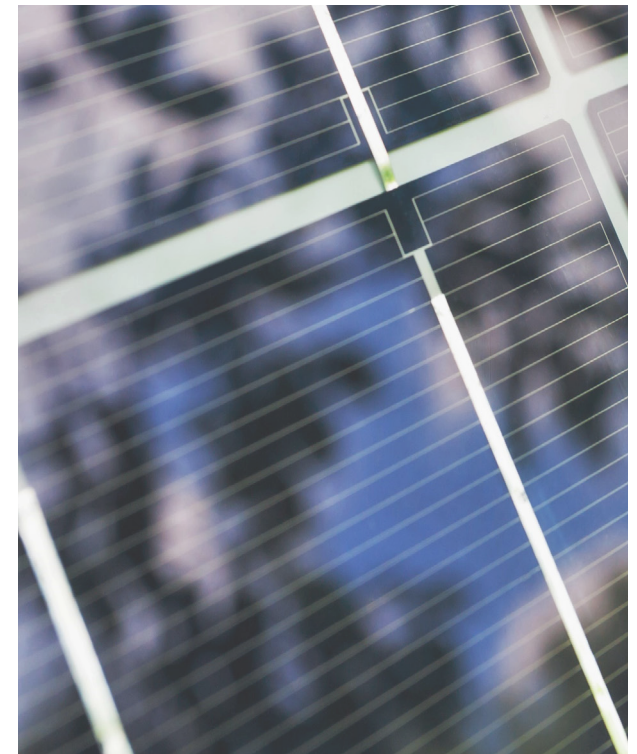
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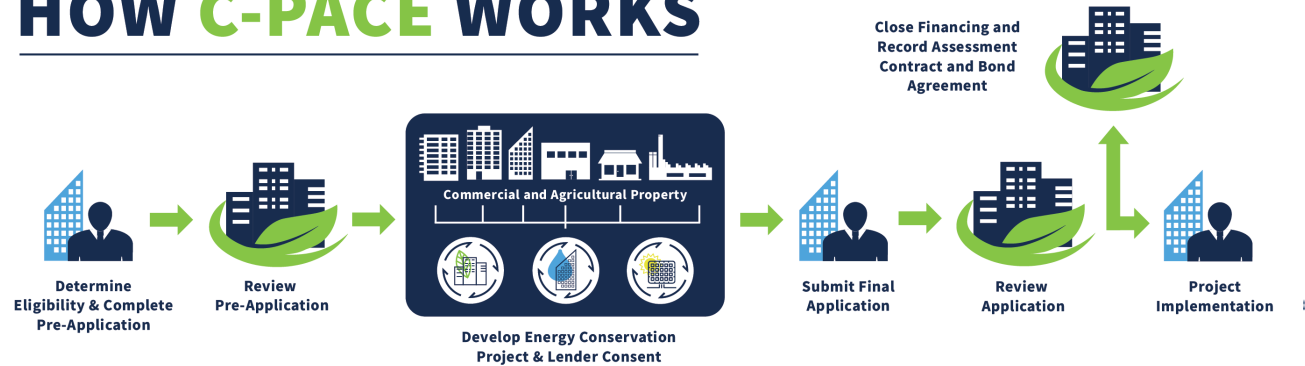
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HOW C-PACE WORKS



PENNSYLVANIA C-PACE PROGRAM

HOW IT WORKS:

C-PACE is a voluntary program for a local government and individual property owners. A county or municipality with an existing community or economic development department must pass a resolution or ordinance. This action includes the adoption of program guidelines for C-PACE.

Once established, commercial, industrial, and agricultural property owners may develop a clean energy or water conservation project and secure a capital provider to finance the project. The loan amount is added to the property tax bill and collected as a C-PACE Special Assessment by the county/municipality as part of the annual tax collection cycle.

Projects could include energy efficient equipment, water conservation, and renewable energy sources. Energy savings must be demonstrated as part of the application process.

CONTRACTORS:

Energy service providers and other contractors can facilitate C-PACE financing for clients who are considering projects. C-PACE projects tend to be more than \$100,000. C-PACE can provide long-term loans that make the return on investment more appealing for property owners. Companies looking to build-out a project with C-PACE financing must meet a minimum set of requirements outlined in the Program Guidelines.

ELIGIBLE

- Commercial Buildings
- Industrial Facilities
- Farms and Agricultural Properties
- Manufacturing Plants
- Healthcare Facilities
- **AND MORE!**

ABOUT SUSTAINABLE ENERGY FUND:



Sustainable Energy Fund (SEF) is one of four funds established in 1999 through a settlement approved by the Pennsylvania Public Utility Commission during the state's electric deregulation proceedings. Since then, SEF has been a leading financier of sustainable energy projects and has expanded its services with the goal of seeking a sustainable energy future. SEF has participated in funding energy efficiency and renewable energy projects worth more than \$100 million.

SEF is well-positioned to be a neutral nonprofit administrator of C-PACE. As the C-PACE administrator, SEF facilitated the development of state-wide program guidelines in close partnership with Keystone Energy Efficiency Alliance (KEEA), City of Pittsburgh Sustainability and Resilience Division, Department of City Planning, and Philadelphia Energy Authority. SEF is dedicated to supporting investment into sustainable energy through education and investment.

IMPACT:

Pennsylvania is the 33rd state to adopt Property Assessed Clean Energy. Nationally, financing from the PACE program has resulted in over \$750 million in investment to date.