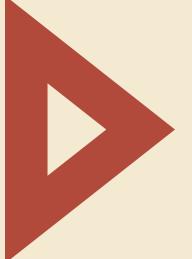




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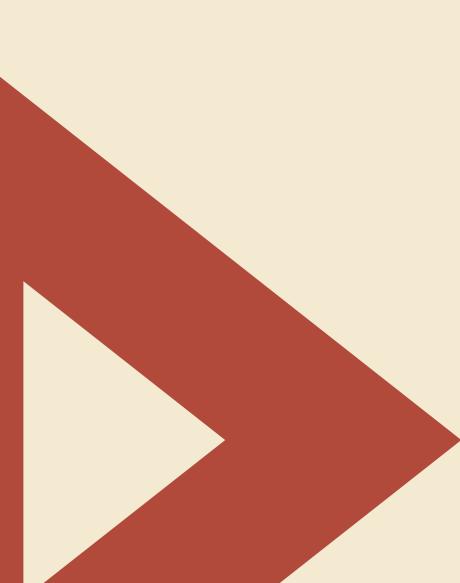
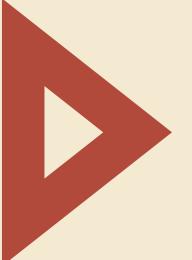
# C-PACE

Innovative Financing Tool to  
Incentivize Energy Efficiency and  
Flood Mitigation Projects



**Original Focus**  
energy efficiency projects

# **COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY**



**New Focus**  
stormwater and flood mitigation projects





# What exactly is C-PACE?

## Innovative Financing Tool

Financing mechanism for energy efficiency, renewable energy, water conservation and flood mitigation projects. It can be used for commercial and multi-family buildings. Loans are negotiated directly between property owners and private lenders. Localities place lien on the property which enables 100% financing and lower annual payments paid through the property's real estate tax bill.

# How does C-PACE incentivize resiliency investments?



## LOAN SECURITY AND LOW INTEREST RATES

C-PACE loans are secured by the special assessment liens on property.

## NO FUTURE RISK

Pay for loan over 20 years. Loan stays with the property upon sale and is non-accelerating.

## SAVINGS OFFSET INITIAL INVESTMENT

Projects may reduce energy bills, water bills or flood insurance rates.

# Elements of Local Ordinance

## ELIGIBLE PROJECTS

Clean energy  
Water efficiency  
Flood mitigation

## REQUIREMENTS OF LOAN PROGRAM

Period of repayment,  
fees or funding for  
program administration

## SCALE OF LOANS

Establish minimum and  
maximum amount of  
loans

## SPECIAL ASSESSMENT LIENS

Locality must place lien  
against property that is  
equal to loan

# Local Administration

PASS ORDINANCE, CONDUCT PROGRAM ADMINISTRATION  
WITH LOCALITY STAFF OR HIRE CONSULTANT

# State Administration

PASS ORDINANCE, LET CONSULTANT SELECTED BY DEPARTMENT  
OF MINES, MINERALS AND ENERGY HANDLE ADMINISTRATION  
(STARTING SPRING 2021)



## PROPOSED ACTION

### **Approve the resolution which recommends the following:**

Encourages localities in Hampton Roads to consider adopting ordinances to establish local C-PACE programs.

Recommends that localities in Hampton Roads coordinate with the Department of Mines, Minerals and Energy to determine whether local administration or participation in the state program is the preferred option for managing a C-PACE program.

Directs the HRPDC Coastal Resiliency Committee to keep apprised of developments related to C-PACE programs, legislation and regulations in the Commonwealth and provide updated information and recommendations to the Commission and its member localities as appropriate.