

## What is 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 through a voluntary assessment (annual payment) on the property that repays the costs of the upgrades.

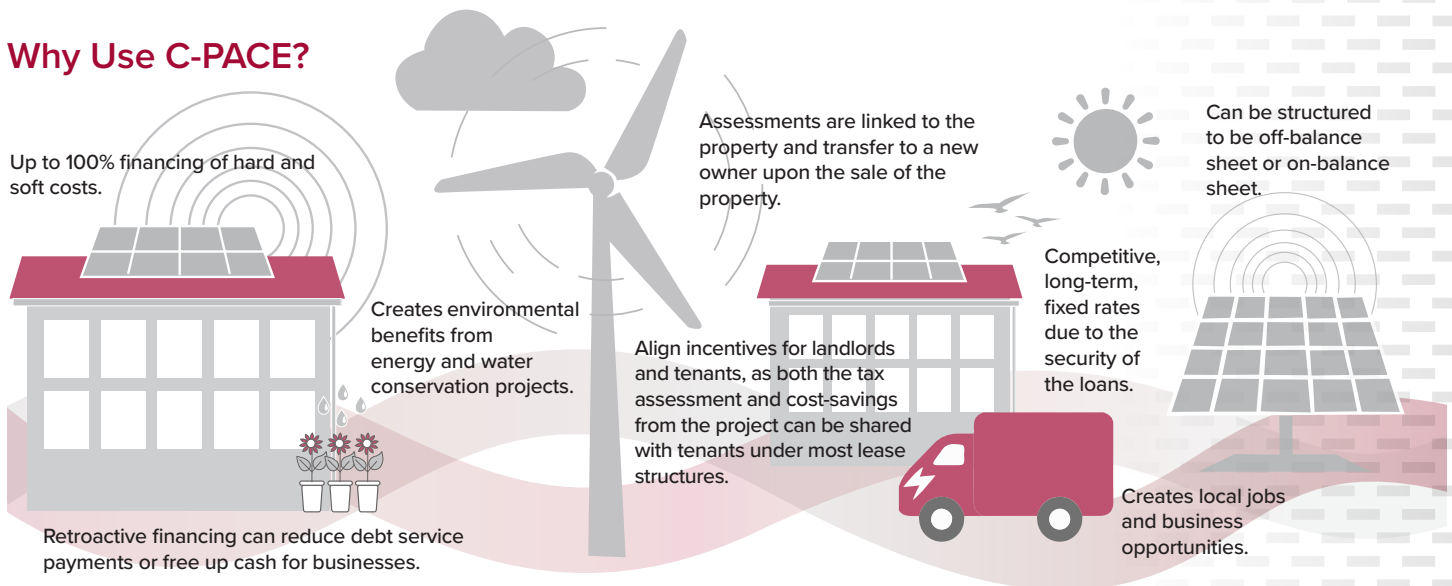
## Who Can Use C-PACE?

Redevelopment or construction of commercial, industrial, agricultural, and non-profit properties. C-PACE can be used retroactively on eligible projects completed within the previous two years. The County program guidelines set forth the parameters for how a project can qualify for financing.

## How C-PACE Works



## Why Use C-PACE?



## What Projects are Eligible for C-PACE?

- ⊙ HVAC upgrades and new control systems.
- ⊙ High efficiency chillers, boilers, furnaces, heat pumps.
- ⊙ Building envelope improvements.
- ⊙ Renewable energy.
- ⊙ Process equipment upgrades.
- ⊙ Building automation systems.
- ⊙ Green roofs.
- ⊙ Installation of new faucets and toilets.
- ⊙ Processes or equipment that demonstrate water savings of 25% or more.



### For More Information

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# FREQUENTLY ASKED QUESTIONS

## Are properties owned by nonprofits eligible for C-PACE?

Organizations that operate as a 501(c) are eligible for C-PACE. Even if the property is tax exempt, the organization will be billed annually by the county for the C-PACE assessment. While this assessment will come as a tax bill, this will not affect the tax-exempt status of the nonprofit.

## Are multifamily properties eligible for C-PACE?

Residential and multifamily properties are not eligible for C-PACE financing. If you have a mixed-use property, you may use C-PACE on the commercial part of the property. See Sec. 4.1 of the Program Guidelines for more details.

## Can I refinance a retrofit project with C-PACE?

You may use C-PACE for retroactive financing on retrofits, gut rehab projects, and new construction projects. The C-PACE financing must close within 730 days of project completion, and the project is subject to some additional requirements. Please see Sec. 11 of the Program Guidelines for more details.

## Are new construction projects eligible for C-PACE financing?

New construction projects that utilize building standards and/or equipment outlined in one of the below standards will be eligible for C-PACE financing. One hundred percent of the cost of outlined energy conservation measures (ECMs) will be eligible.

- Net Zero Building: DOE and National Institute of Building Sciences (NIBS)
- Green Building Initiative: Green Globes for New Construction
- LEED: New Commercial Construction (LEED-NC), Commercial Interiors (LEED-CI) projects
- LEED: Core and Shell (LEED-CS) projects that exceeds current building code requirements
- Living Building Challenge
- EPA Energy Star
- PHIUS Passive House Commercial Requirements

## What kind of soft costs can be included in C-PACE financing?

Eligible soft costs are those that are necessary to directly install the C-PACE project or for the C-PACE capital provider to perform their due diligence/underwriting. As such, eligible soft costs may include the following: program fees, energy or water survey, other required design and engineering, project development fees, permit fees, surveys, legal fees, other third-party reports, inspection fees, financing fees, fees associated with the issuance of bonds for the financing, any required reserves deposits, recordation fees, capitalized interest, and commissioning. The applicant may request consideration of additional soft costs not listed above.

## Who are the C-PACE lenders in Pennsylvania?

Pennsylvania has an open market, meaning lenders can be banks, equity investors, or others. These capital providers must register with Sustainable Energy Fund (SEF) if they are funding a project in Montgomery County. A listing of active capital providers that have registered with SEF can be found in the Document Portal on the PA C-PACE website.

## Can C-PACE be used to finance stormwater management projects?

You can use C-PACE for certain water conservation projects. If the stormwater will be collected and used to offset water usage in a building, then the project may be eligible. Projects that simply manage stormwater are not eligible for C-PACE.