

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. With C-PACE, building owners can enjoy the advantages of energy upgrades immediately and pay for them over time through a voluntary assessment lien that is repaid annually along with municipal property taxes.

C-PACE allows building owners to:

- Take control of energy costs to save money and increase their bottom line
- Invest in upgrades that improve your building, making your facility more enjoyable and attractive for you, your employees, tenants, or customers
- Finance 100% of green energy upgrades determined by you and your consultant

LEARN MORE

WWW.DELAWARECOUNTYCPACE.ORG
WWW.PENNSYLVANIACPACE.ORG

610.264.4440 | CPACE@THESEF.ORG

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 administrator of C-PACE. As an 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.

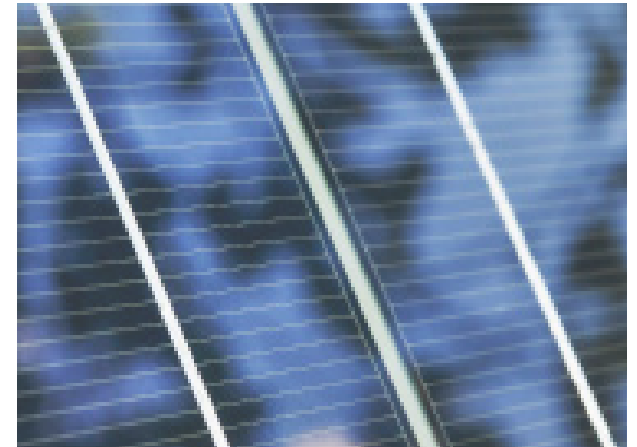
IMPACT OF C-PACE

Pennsylvania is the 33rd state to adopt Property Assessed Clean Energy. Nationally, financing from the PACE program has resulted in over \$2 billion in investment to date. So far in Pennsylvania, 15 counties have adopted the program.



LEARN MORE

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



PA C-PACE

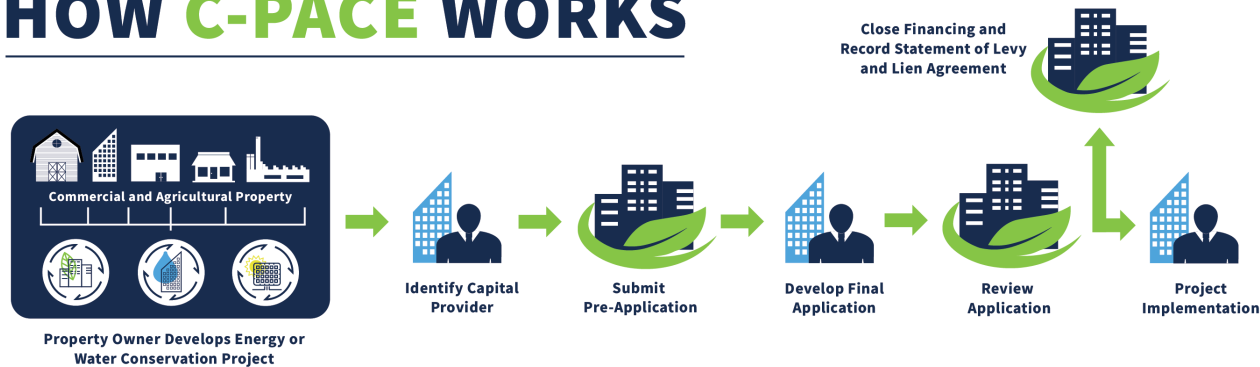
PROPERTY ASSESSED CLEAN ENERGY

FOR DELAWARE COUNTY



WWW.DELAWARECOUNTYCPACE.ORG

HOW C-PACE WORKS



PENNSYLVANIA C-PACE PROGRAM

BENEFITS OF C-PACE:

There are many benefits of financing your commercial project through C-PACE. Some of these benefits include:

- Covers 100% of a project's hard and soft costs
- Terms up to 30 years to match project payback periods and maximize annual cash flow
- Transfers on sale of the property to the new owner, non-accelerating and non-recourse
- Split solutions and benefits allows costs and benefit to pass through tenants
- Preserves capital by replacing higher-interest debt or equity in capital stack
- Substantial environmental, economic, and resiliency benefits for your community

CONTRACTORS:

Contractors can facilitate C-PACE financing for clients who are considering projects. C-PACE projects tend to be more than \$100,000, but can range between \$25,000 and \$25 million. 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 PROPERTIES INCLUDE:

- Commercial Buildings
- Industrial Facilities
- Farms and Agricultural Properties
- Manufacturing Plants
- Healthcare Facilities

ELIGIBLE IMPROVEMENTS:

The following types of improvements are eligible for C-PACE Financing in Pennsylvania:

- Energy Efficient Equipment Installation (HVAC, boilers, lighting, etc.)
- Renewable Energy Systems
- Energy Storage
- Water Conservation Features

New Construction

- Net Zero Building
- Green Building Initiative
- LEED: New commercial construction (LEED-NC) or commercial interiors projects (LEED-CI)
- LEED: Core and shell projects (LEED-CS) that exceed current building code requirements
- Living Building Challenge
- EPA Energy Star
- PHIUS Passive House commercial requirements

Retroactive Projects:

- Must be within 2 years of project construction
- The term for these projects will be reduced to account for the useful life that has elapsed between the installation and the close of C-PACE financing