



Commercial Property Assessed Clean Energy Program for Corvallis (C-PACE)

Contact

Kate Porsche, Corvallis-Benton County Economic Development Office

Phil Warnock, Oregon Cascades West Council of Governments

Kate.Porsche@corvallisoregon.gov, (541) 766-6416

<http://yescorvallis.org/>

Description

Corvallis and Benton County are looking at implementing a C-PACE program in our communities. C-PACE is a financing mechanism that can fund up to 100% of clean energy projects. This financing tool has been used by local governments throughout the U.S. for decades and was authorized by the Oregon state legislature in 2009, and amended in 2014.

The program supports energy efficiency, water conservation, renewable energy, and seismic building improvements and removes barriers to financing energy improvement projects. The premise being that energy improvements provide a public benefit because of the environmental benefits achieved by reducing carbon emissions.

We believe C-PACE can help improve the region's economic infrastructure, by retrofitting our old buildings to reduce energy consumption as well as incorporating energy-efficient components into new-construction projects. This will help improve the value, building performance, and marketability of the County's commercial, industrial, and multifamily real estate.

C-PACE not only leverages capacities between public and nonprofit sectors, but also the private sector. Other stakeholders to CPACE will include: building owners, lenders, contractors, and energy auditors. We are starting to engage stakeholders and exploring a partnership with Multnomah County, Prosper Portland, and the Energy Trust of Oregon to see this come to fruition in our area.

Timeframe

The C-PACE initiative is underway, but still in the early days. The work began in the last year as the Sustainability Coalition's EVAT began to explore C-PACE as a tool for our region. Staff from Corvallis and the COG have been involved since about March of this year. Since that time we have looped in Prosper Portland and Multnomah County. We are actively working on a letter of intent to define the relationship between our organizations. We anticipate rolling out the program in 2019.

Funding

C-PACE is its own financing tool. Authorized by the legislature, it uses the same basic property tax structure to secure financing for energy or seismic improvements to commercial buildings.

Cost savings achieved by improved energy efficiency of the buildings are used to finance the improvements. Loans are secured by a "benefit assessment" lien that has priority over all other encumbrances, other than regular property taxes.

Date Accepted: 10/03/2018

Equity and Accessibility

C-PACE makes energy investment accessible to small and medium size, as well as large-scale property owners.

Components of the program can be structured to focus on disadvantaged, minority, and women-owned firms (Portland has created a focus like this).

Both building owners and tenants reap the net economic benefits from reduced energy costs

We also believe there would be increased local economic activity due to production of local goods and services, and the potential for additional employment.

Approvals

Approvals

Community Action Plan (CAP) Objectives

SS1: Sustainable City

SS3: Community Resiliency

SS6: Renewable Energy

IP6: Balanced Economic Growth & Livability

PC1: Mixed Use Development

PC3: Diverse & Affordable Housing

Partners

Economic Vitality Action Team – Corvallis Sustainability Coalition

Corvallis-Benton County Economic Development Office

Oregon Cascades West Council of Governments

Action Type: Mitigation

What direct impact will your project have on reducing greenhouse gas emissions and/or preparing community members to adapt to the impacts of climate change (drought, wildfires, flooding, etc.)?

Projects funded by C-PACE will help reduce greenhouse gas emissions, as the majority of C-PACE Projects (with the exception of seismic) will be funding energy-efficiency upgrades or components including installation of clean energy, renewable energy, and water conservation improvements. Examples of specific projects include: building envelope work (insulation, glazing, windows); boilers, chillers, and furnaces; automated building controls; combined heat and power systems; high efficiency lighting; solar; HVAC upgrades; hot water heating systems; water conservation measures; EV charging stations; on-site energy storage; and wind energy.

Does your project have any co-benefits (e.g. healthy local economy and local self-reliance, energy efficiency and greater energy independence from fossil fuels, sound economic investments, community livability, environmental quality and ecosystem resiliency, public health and well-being, equity and accessibility for low income/disadvantaged community members)?

The C-PACE initiative has a number of co-benefits including creating a healthy local economy, energy efficiency and greater energy independence from fossil fuels, sound economic investments, community livability, environmental quality, and equity and accessibility for low income/disadvantaged community members.

A study for Multnomah County cited improvements in the following areas: net economic benefits to building owners and tenants from reduced energy costs, economic benefit to society through reduced greenhouse gas emissions, local economic activity due to production of local goods and services, increased personal income, increased employment.

What type of help, if any, do you need from the members of the Climate Action Advisory Board?

Contact with consulting experts

Suggested partners

Other: Connections to interested developers or potential partners would be very helpful.