NC C-PACE

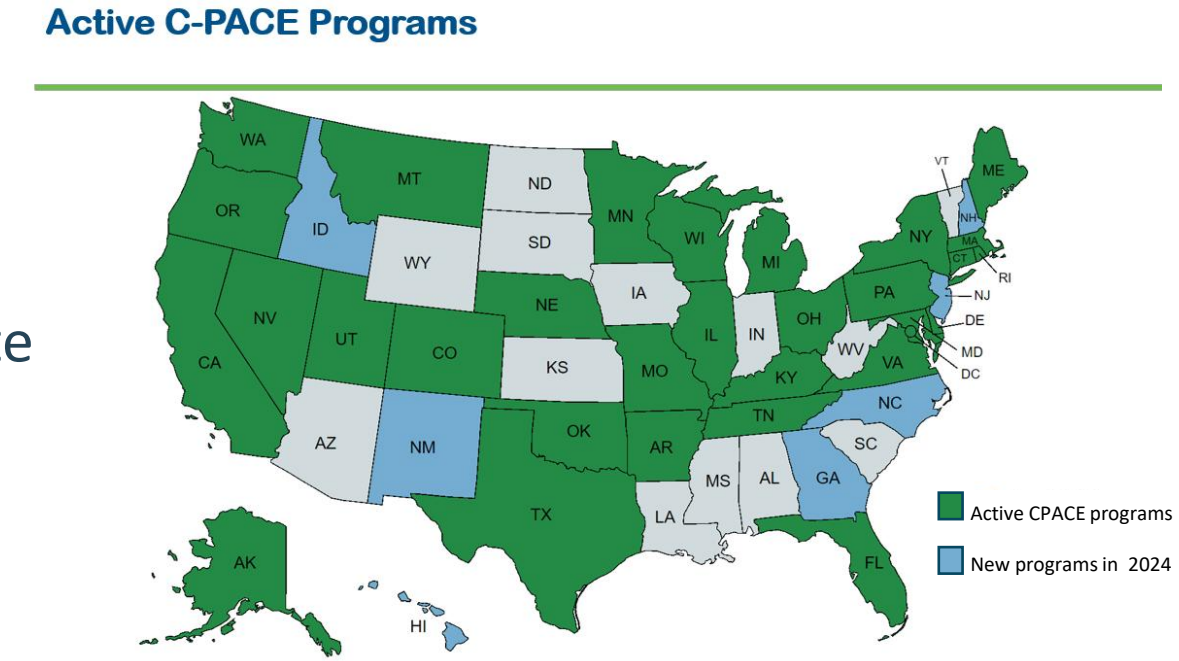
Presented by

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Sustainability

What is C-PACE?

- Commercial Property Assessed Capital Expenditure
- Financing program for commercial property upgrades
- State sponsored, counties voluntarily participate
- Administered by Economic Development Partnership of North Carolina (EDPNC)
- Loan terms are dictated by market
- Similar programs in 40 states
- Voted on by Environmental Subcommittee to bring to the full Board for consideration



Differences from Traditional Financing

- Property owners pay for the cost of building upgrades through a lien on the property
- Repayment obligations are transferred with the property itself
- Low cost, long term (typical repayment term 20-30 years)
- Requires consent from mortgage lender
- Average C-PACE loan nationally was $11.4 million in 2024

Eligibility

- Privately-owned properties
- Commercial, industrial, agriculture, or multifamily residential
- Project types
  - Clean Energy
  - Water Conservation
  - Energy Efficiency
  - Resiliency Projects
- Hard costs and soft costs
- Loan term can be as long as the useful life of the upgrade (up to 30 years)
- Amount can’t exceed 35% of property value









Stakeholder Roles/ Responsibilities

- Local Government
  - Adopt a Resolution of Intent, Conduct public hearing, & Adopt a Resolution to Join
  - Record lien at register of deeds
  - **No exposure to financial or legal liability to County** (N.C.G.S. §160A-239.16 (a))
- EDPNC
  - Review project applications for eligibility
  - Collect admin/ processing fees
  - Submit closing documents to local government
  - Does NOT qualify lendors
- Private Capital Providers
  - Finalize closing documents
  - Disperse funds
  - Billing and collection

C-PACE in Action

- Adopted by New Hanover, Mecklenburg, Brunswick Counties
- First project in NC – Trenton Mills Lofts (Gastonia)
  - Conversion of historic mill to multifamily development
  - $6.5 million in C-PACE financing
  - Funding energy efficiency improvements
  - Partially used as a refinancing tool



Proposed Schedule

Date	Action Item
November 21st, 2025	Environmental Subcommittee recommendation
January 6th, 2026	Present both resolutions at briefing
January 20th, 2026	Vote on Resolution of Intent, announce public hearing
February 3rd, 2026	Public hearing and vote on Resolution to Join C-PACE program
Spring 2026	(optional) Co-host educational event with EDPNC

Questions