**STAFF REPORT**

**Council Meeting Date:** February 24, 2026

**Subject:** City of Asheville's support for Commercial Property Assessed Capital Expenditure (C-PACE)

**Staff Resource(s):** Kiera Bulan, Interim Sustainability Director

**Action Requested:** Adoption of a resolution in support of action taken at Buncombe County Commission's February 3, 2026 meeting authorizing county-wide participation in the Commercial Property Assessed Capital Expenditure (C-PACE) program.

**Background**:

- NC Senate Bill 802 was ratified in July of 2024, establishing the statewide Commercial Property Assessed Capital Expenditure( C-PACE) Program.
- The C-PACE program is a statewide voluntary program that provides access to private financing mechanisms for designated commercial, industrial or multi-family property upgrades.
- Financing is repaid through a special assessment on the property tax bill over a long term period.
- The administrative activity required to support this program will take place at the county level and at the Economic Development Partnership of North Carolina. There will be no staff resource needs from the City.
- Action is required at the local level to enable program participation; a resolution of intent, a public hearing and a resolution to participate have been completed at the Buncombe County Commission.
- C-PACE program priorities include support for economic development, clean energy, energy efficiency, resilience and water conservation projects.
- This activity supports Municipal Climate Action Plan (MCAP) Goal 2 Activity 15 "Monitor and Engage in State-Level and Utility Policies on Climate and Sustainability"

**Vendor Outreach Efforts:**

- Not applicable

**Council Goal(s):**

- Equitable and Diverse Community
- A Clean and Healthy Environment

**Committee(s)**:

- Planning, Economic Development, and Environment, Feb 17, 2026 - Voted 3-0 to approve

**Pro(s):**

- Action prioritized in the Municipal Climate Action Plan
- Supports resolution 20-25 Declaration of a Climate Emergency and the City's support of Buncombe County's 100% Renewable Energy Community-wide Goal
- Timely and important opportunity to advance affordable, resilient, low carbon, renewable energy and resilience projects for City of Asheville commercial property owners
- Direct community-wide and resident benefits include potential for energy and cost savings passed along to tenants, indirect benefits include community-wide greenhouse gas emissions reductions, enhanced water efficiency, and increased resilience
- Collaborative effort with Buncombe County in coordination with other NC local governments and with support of the Economic Development Partnership of North Carolina maximizes impact

**Con(s):**

- None

**Fiscal Impact**:

- This action requires no City resources and has no fiscal impact.

**Suggested Motion:**

- Motion to adopt a resolution in support of action taken by Buncombe County Commission authorizing county-wide participation in the Commercial Property Assessed Capital Expenditure (C-PACE) program.

**Attachment(s)**

- Resolution

RESOLUTION NO. 26-____

RESOLUTION IN SUPPORT OF ACTION TAKEN AT BUNCOMBE COUNTY COMMISSION TO ENABLE COUNTY-WIDE PARTICIPATION IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM

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WHEREAS, pursuant to N.C. Gen. Stat. § 160-239.15(b), Buncombe County conducted a public hearing and adopted a resolution providing that the local government is joining the C-PACE Program; and

WHEREAS, participation in the C-PACE program as authorized at the county level is open to and includes all Asheville based commercial properties; and

WHEREAS, the City of Asheville adopted a resolution on October 23, 2018 establishing a 100% Renewable Energy Goal for municipal operations and supports Buncombe County's 100% Renewable Energy Community-wide Goal; and

WHEREAS, the City of Asheville adopted a resolution on January 28, 2020 declaring a climate emergency and committed to a citywide mobilization effort to reverse climate change that, if met with all necessary financial and regulatory assistance and authorization from State and Federal authorities, would end citywide greenhouse gas emissions as quickly as possible and no later than 2030; and

WHEREAS, the City of Asheville adopted a resolution on March 28, 2023 to adopt the Municipal Climate Action Plan as the plan for sustainability goals and initiatives and that plan identifies engagement in state level and utility policies as a high impact activity; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

City Council authorizes adoption of a resolution in support of action taken by Buncombe County Commission for county-wide participation in the North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) program.

Read, approved, and adopted this the 24th day of February, 2026.

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City Clerk Mayor

Approved as to form:

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City Attorney