

### **What is the C-PACER program?**

C-PACER (Commercial Property Assessed Clean Energy and Resiliency) is a financing program that enables commercial property owners and developers to access private capital for energy efficiency, clean energy, water conservation, and property resiliency improvements. Financing is repaid via a special assessment lien (a charge) imposed on the property.

### **What types of properties are eligible for C-PACER financing?**

Eligible properties include those used or zoned for residential, commercial, industrial, or other uses excluding residential property containing less than five (5) dwelling units located in a municipality or county that has adopted a C-PACER ordinance. Eligible property may be owned by any type of business, corporation, individual, or nonprofit organization permitted by state law.

### **What kinds of improvements can be financed?**

Qualified improvements include clean energy systems (like solar), energy efficiency upgrades (like insulation or HVAC), resiliency measures (like flood mitigation), and water conservation systems (like lead abatement and low-flow fixtures).

### **How does a municipality or county participate in the C-PACER program?**

Municipalities or counties must adopt a C-PACER Ordinance or Resolution, establish a C-PACER District, and enter into a Participation Agreement with the NH BFA (Business Finance Authority).

### **What responsibilities does a municipality or county have once enrolled?**

Primary duties include executing and recording the assessment and lien documents and certifying payment in full. Municipalities and counties then assign the assessment and lien to the relevant capital provider, at which time they can also delegate billing and collections responsibilities.

### **Will municipalities or counties be responsible for the enforcement of loan default provisions?**

Municipalities and counties will have no responsibility or liability in this instance. Delinquent payments are handled by the capital provider under RSA 479 procedures, including foreclosure if needed.

### **Can C-PACER be used for projects that are already complete?**

Retroactive financing is allowed for qualified improvements installed and became operational no more than 36 months prior to submission of an application. Verification of project completion by a licensed professional will be required in this instance.

The Energy Committee believes this program would be good for the town, since it would increase the tax base with minimal effort and is recommending that it be pursued.

There is a newly proposed NH bill (not yet assigned a bill number) that if it passes, then any town can opt-in via Selectboard vote instead of waiting for the annual town meeting. Chances of this bill being passed/effective before the March town meeting is slim, so the Energy Committee is recommending to the Selectboard that a warrant article to opt-in as a C-PACER district be presented and voted on at the next town meeting.