




May 8, 2017

TO: Mayor Teresa Jacobs
Board of County Commissioners
Ajit Lalchandani, County Administrator

FROM: Emily Bonilla, Commissioner – District 5 

DATE: May 23rd, 2017 BCC Meeting

RE: REQUEST: Commissioner's Report "PACE": Property Assessed
Clean Energy Program

PACE (Property Assessed Clean Energy) is a program which allows individuals to use voluntary, community based finance programs for energy efficiency and renewable energy improvements. This program would allow constituents to improve their property while avoiding high up-front costs, high interest rates and the apprehension with finding viable energy efficient upgrades.

According to the state of Florida Legislation Statue 163.08, a local government may create a PACE financing program for appropriate energy investment in conjunction with a third-party administrator (i.e. The Florida Green Finance Authority, Florida PACE Funding Agency, and Green Corridor) via an inter-local agreement which would provide funding for the costs and would allow the owner of such property the ability to repay the cost with low interest rates through a special non-ad valorem assessment levied on the property. The county would have no financial or legal liability through the 3rd party PACE program.

There have been more than 65 counties/municipalities that have already opted to using this program including the city of Orlando and Winter Park who are already located within Orange County.



I would like to request the board to schedule a worksession in order to review a resolution and inter-local agreement to implement the PACE program that will allow for commercial and residential property owners, at their own expense, to apply for the PACE program and receive energy efficient and renewable energy improvements.

Thank you for considering this request.

EB/ah

Attachments included:

Orlando PACE Program Flyer

PACE Financing Image

Cc: Jeffery Newton, Orange County Attorney

Phil Diamond, Orange County Comptroller

Jon Weiss, Director of Community, Environment & Development Services

Lori Cunniff, Deputy Director of CEDS/Division Manager of EPD

Cheryl Gillespie, Agenda Development

COMMISSIONER EMILY BONILLA, DISTRICT 5

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HOW CAN ORLANDO'S PACE PROGRAM HELP IMPROVE YOUR HOME AND BUSINESS?

LOW-COST FINANCING FOR ENERGY EFFICIENCY AND RENEWABLE ENERGY UPGRADES

Orlando's Property Assessed Clean Energy (PACE) financing program provides an innovative set of financial tools to help home and business owners lower their utility bills and make their buildings more energy and water efficient. PACE removes the barriers of high upfront costs and provides low-interest financing for qualified property improvements. Qualifying improvements include energy efficiency and on-site renewable energy improvements, water conservation and hurricane protection for almost any property.

EXAMPLE OF IMPROVEMENTS:



GREENWORKSORLANDO.COM/PACE



GREEN WORKS
ORLANDO

**AS A HOME
OR BUSINESS
OWNER, YOU
SHOULD KNOW
ABOUT PACE.**

HOW DOES IT WORK?

1. Home or business owners choose between our three state approved third-party administrators:
Clean Energy Green Corridor, Florida PACE Funding Agency and the Florida Green Finance Authority.
2. Service provider helps the building owner select cost effective projects that make good financial sense. At this stage, it is recommended that the owner conduct a certified energy audit to achieve the best energy savings, home or work safety and public benefit.
3. The service provider processes the application, qualifies the project and provides financing through a special assessment levied on the property.

Payments for the assessment are made through annual property taxes and can be amortized over a period of five to 20 years. The cost savings resulting from the improvements can be used to pay back the amount owed throughout the term.

STATE APPROVED
THIRD-PARTY
ADMINISTRATORS



WHAT ARE THE ADVANTAGES OF PACE FINANCING?

- Provides 100% up front financing for qualified improvements
- Off-balance sheet accounting
- Immediate positive cash flow
- Savings for electric, gas and water utility bills
- Long-term financing
- Low interest rates
- More comfortable buildings and improved indoor air quality
- Solves split incentives by passing payments to tenants
- Increases building value and marketability
- Stays with the property upon sale
- Lowers carbon footprint and improves the environment

**CITY OF ORLANDO GREEN WORKS
MAYOR BUDDY DYER'S GREEN INITIATIVE**
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**ELIGIBLE BUILDING
AND PROJECTS
AVAILABLE FOR
PACE FINANCING**

**HOMES
OFFICES
HOTELS
RESTAURANTS
SHOPPING CENTERS
RETAIL PROPERTIES
NON-PROFITS
WAREHOUSES
GARAGES**

PACE Financing

100% financing of installed equipment

