



# City of Salem

## Commercial Property Assessed Clean Energy (CPACE) Program

August 25, 2025



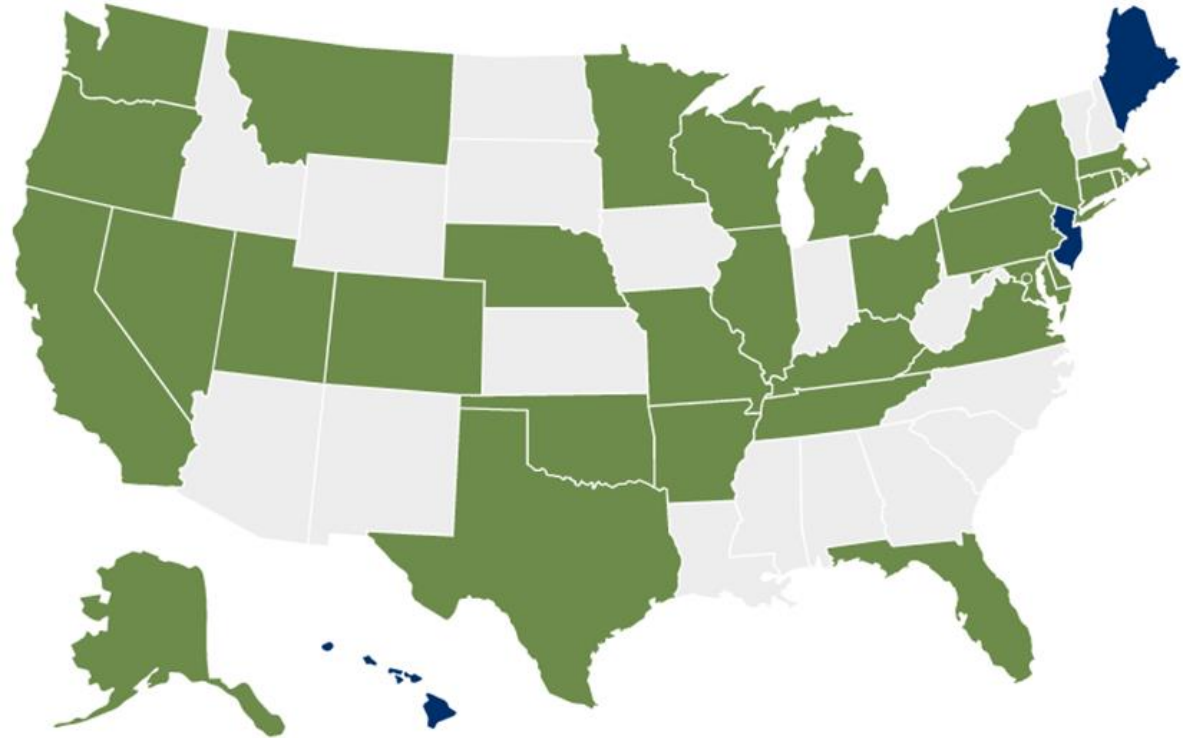
# What is CPACE?

- CPACE is an innovative financing solution that makes green energy upgrades accessible and affordable for building owners.
- CPACE projects include energy efficiency, renewable energy, water conservation, and seismic



# CPACE Programs

- CPACE is active in 32 states and the District of Columbia.
- In Oregon, CPACE is active in Multnomah, Washington, Hood River and Deschutes Counties, and the City of Corvallis.
- CPACE is currently under consideration for several other



## Map Legend

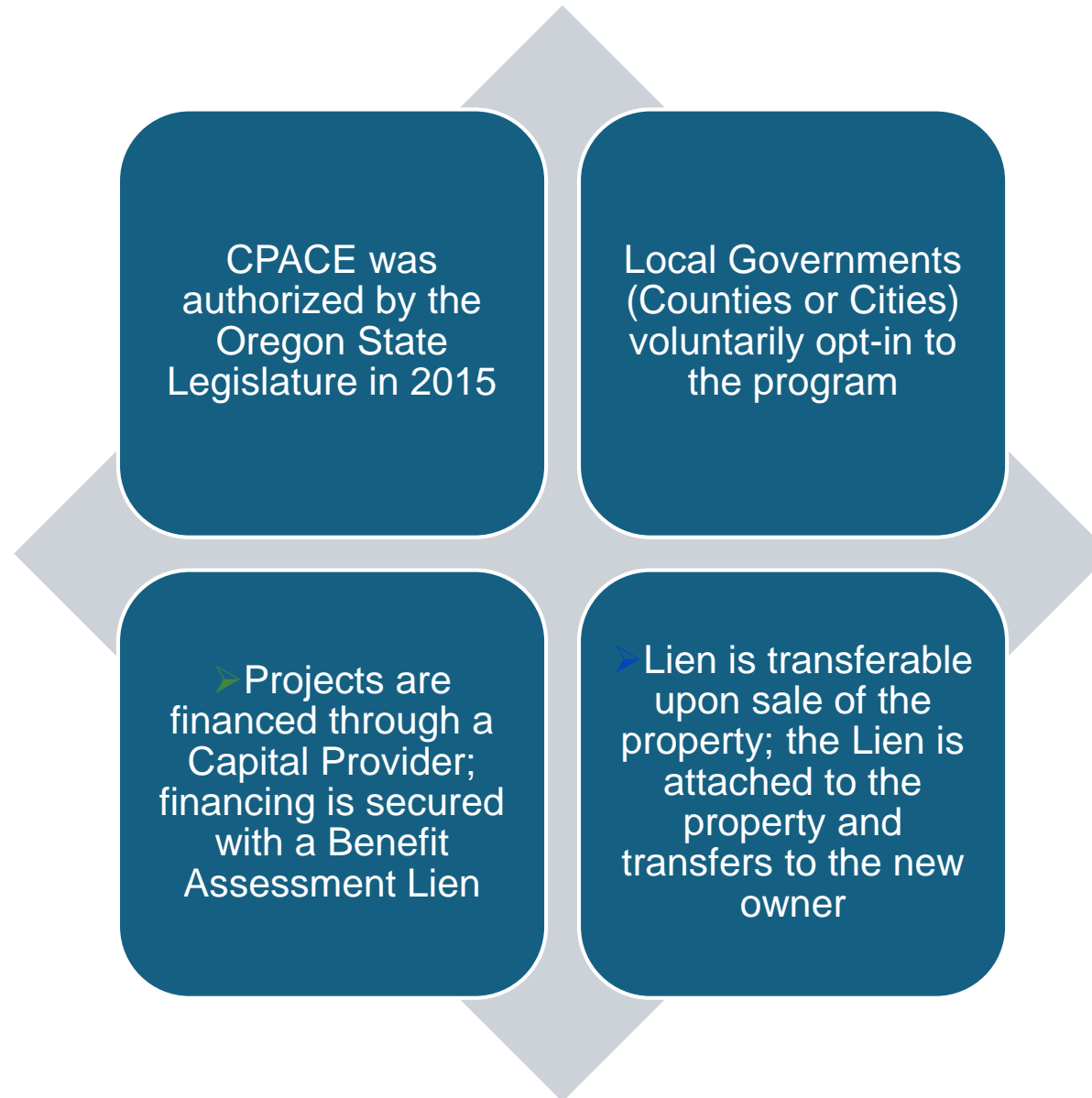


Active C-PACE Program with Closed Transactions



New C-PACE Statute, No Closed Transactions

# CPACE Structure



# CPACE Financing

➤ Building owners work directly with Capital Providers to fund the project(s)



Financing is secured by a special assessment lien with the county



Building owner repays the Capital Provider as they would any other lender



The assessment lien structure provides benefits to the property owner and increased security to the Capital Provider

# CPACE Benefits

Strategic	100% Financing	Savings	Transferable
Displaces higher cost debt in capital stack	Long term 100% financing	Energy savings offset assessment payments	Lien and assessment are attached to property not owner
Financing in lieu of mezzanine debt or equity	Terms up to 25-30 years	Lower energy costs, increase buildings' value	Automatically transfers upon building sale
Lower weighted average cost of capital	Payments spread over time = positive cash flow		



# Eligible Properties

Industrial

Agricultural

Commercial

Multi-family  
(5+ units)

Non-profit

Healthcare



# Qualified Costs

Materials and  
labor  
necessary for  
improvements

Permit and  
inspection  
fees

Interest  
reserves

Program  
application  
and  
administrativ  
e fees

Capitalized  
interest

Project  
development,  
architectural  
and  
engineering  
fees

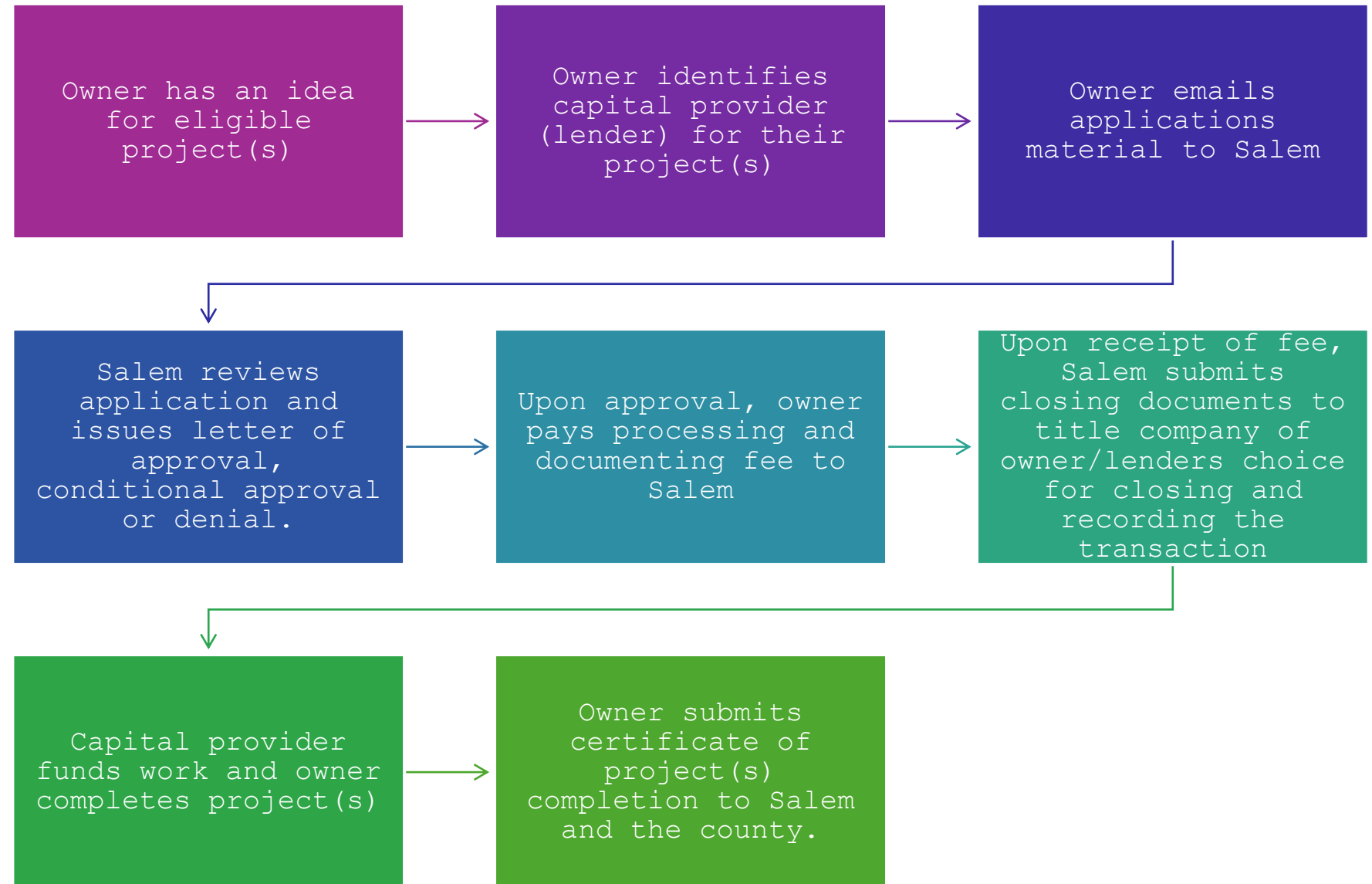
Third-party  
review  
including  
verification  
fees

Financing or  
origination  
fees

Escrow for  
prepaid  
Interest  
reserves



# Process



# Questions?

