



Property Resilience Assessments for C-PACE Financing

February 13, 2025



Agenda



C-PACE Basics

C-PACE and Resiliency

Overview of ASTM Property Resilience
Assessment Guide

Discussion of Resiliency Stages

Examples of Measures and Impact

Virginia PACE Authority (VPA)

- 501c3 nonprofit, administering VA C-PACE, statewide C-PACE Program in Virginia
- 12+ years experience in administration; project development through Abacus
- 18 localities in VA C-PACE -50% of state population
- \$16 million of loans to date with a \$150 million pipeline
- Partner with Slipstream, a 501c3 nonprofit and program administrator; subcontractor to VPA in Virginia and partner in initiatives such as Resiliency

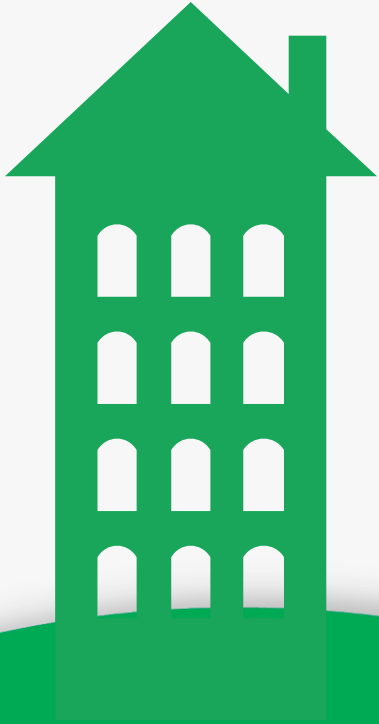


C-PACE 101: The Basics



- C-PACE loan secured by a voluntary special assessment lien
- Transfers to new owner unless voluntary prepayment before end of loan term
- Capital Providers structure financing directly with borrowers
- Payments billed and collected by Capital Providers or Jurisdiction depending on Program
- Enforced by locality or Capital Provider or Jurisdiction depending on Program
- Consent of mortgage holders required

C-PACE 101: The Basics



- 100% financing for eligible projects and properties
- Wide range of eligible improvements
- Commercial properties eligible except residential 1-4 units
- Fixed-rate, fully amortizing loans for up to 25-30+ years
- No personal or corporate guarantees/non-recourse
- Transfer to new owner unless prepaid (voluntary)
- Resiliency measures allowed in many states

C-PACE: Resiliency improvements

Typical measures:

Flood mitigation

Wind or storm resistance

Fire resistance

Microgrids

Energy storage

Wildfire mitigation

Sea level rise adaptation

Building hardening

Related Measures:

Stormwater management

Seismic hazard mitigation

Wastewater management

Snow load management

EV charging

Electrical power outage

Indoor air quality

Water quality

Resiliency C-PACE Projects

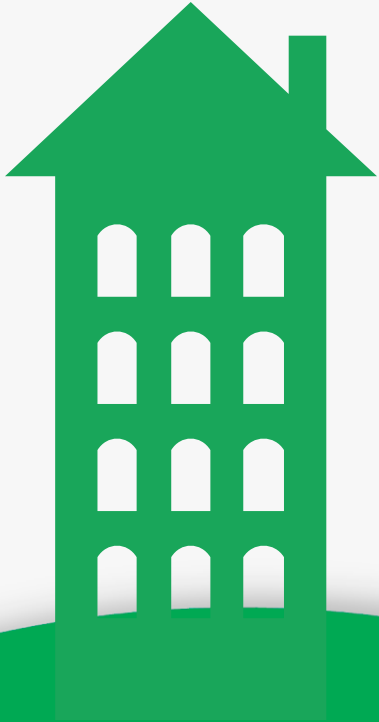
State	Projects Closed	Investment Volume (\$)
AK	1	\$ 10,250,000
CA	25	\$ 235,909,969
CT	1	\$ 966,965
DC	1	\$ 25,000,000
FL	20	\$ 51,255,812
MD	1	\$ 3,700,000
MI	1	\$ 1,035,186
MO	7	\$ 938,828
NM	1	\$ 10,210,610
NY	1	\$ 2,000,000
OR	4	\$ 9,290,000
UT	2	\$ 172,088,566
WI	5	\$ 11,308,245
Total	70	\$ 533,954,181

Measure Type	Projects	Investment (\$)
Seismic resilience	28	\$415,067,762.00
Stormwater resilience	11	\$74,469,011.12
Hurricane resilience	20	\$51,109,662.25
Other resilience	10	\$23,549,438.28
Fire resilience	1	\$10,250,000.00
Microgrid	4	\$9,166,965.00

- 78% of all projects are seismic
- 92% are seismic and stormwater

➤ Significant opportunity to identify other kinds of resiliency measures that can be financed thru C-PACE

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