

Commercial Property Assessed Clean Energy Resolution

Approved by the Membership on June 21, 2018

BACKGROUND:

Efforts are underway to bring Commercial Property Assessed Clean Energy (C-PACE) to Northern Virginia. Progress has been seen in three local jurisdictions and support from a variety of stakeholders will help ensure the implementation of C-PACE.

C-PACE is an effective tool to help localities reduce greenhouse gas emissions by increasing energy efficiency in the private sector. A market-based financing tool for building owners and developers, C-PACE allows for upgrades and installation of energy efficiency, renewable energy, and water saving property enhancements, without upfront costs. Private capital providers fund building improvements or new construction after a rigorous assessment of the project. C-PACE repayments are collected through local property taxes, and therefore passage of an ordinance is required by law in each local jurisdiction. Currently property assessed clean energy is only available for commercial properties, not individual residences, but commercial properties include common property under the management of nonprofit organizations such as homeowner associations and places of worship.

In a mark of real progress, Arlington County was the first locality to pass an ordinance. Authorized last November, the program is now up and running. Loudoun County voting 9-0 to direct staff to move forward to draft a C-PACE ordinance and develop recommendations on the structure of the program. In Fairfax County, staff has begun to study C-PACE and will report their findings to the Board of Supervisors' Environment Committee in June. The goal is to have an ordinance passed this summer in Virginia's largest jurisdiction.

RESOLUTION:

Whereas the 2009 and 2015 Virginia Legislatures approved Property Assessed Clean Energy programs;

Whereas the Fairfax County Board of Supervisors approved the "Cool Counties Pledge" in 2007 committing to reducing 2005 County greenhouse gases (GhG) emissions by 80% by 2050;

Whereas in June 2017 the Board of Supervisors committed to meeting the limits in the Paris Climate Accord calling for taking action to keep global temperature increases below 2.7°F; Whereas multi-family residential facilities with five or more units and nonprofit organizations can benefit from C-PACE; and

Whereas the Virginia Energy Efficiency Council (VAEEC) estimates that energy efficiency industry accounts for 10,000 jobs in Fairfax County;

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Federation of Citizens Associations calls for the Fairfax County Board of Supervisors to enact a C-PACE ordinance.