

## Looking for affordable capital to finance your construction project? **IT'S TIME YOU LOOKED AT C-PACE**

As a construction industry insider, you know that bank construction loans can be difficult to come by—and are more expensive than ever before. Fortunately, there's a new tool in the tool box. It's called commercial property assessed clean energy, or C-PACE, and it can help you *access affordable capital*—and build a more competitive, more valuable building in the process!

### WHAT IS C-PACE FOR NEW CONSTRUCTION?

C-PACE for new construction is a government-sponsored program that provides affordable, long-term, non-recourse financing for the installation of energy efficiency and renewable energy measures in new buildings. The program, designed to encourage better use of energy resources, provides a major financial incentive to developers who construct buildings that will perform above the current energy code.

### HOW DOES IT WORK? \*

You can access Arlington C-PACE financing for up to 20 percent of your project's total eligible construction cost (TECC) if you design the prospective building to exceed current energy code (VECC2015/IECC2015/ASHRAE 90.1-2013) performance by 5 percent or more, or exceed the former energy code (VECC2012/IECC2012/ASHRAE 90.1-2010) performance by 15 percent or more!

### C-PACE ENABLES YOU TO:

- Reduce your equity contribution or other types of high-cost capital, or close a gap
- Finance up to 20 percent of your eligible construction cost at relatively low rates
- Lower your weighted average cost of capital
- Reduce long-term operational costs
- Tap into a practical, economic solution to sustainability
- Build a more valuable, more efficient, more competitive building



## WHICH PROPERTY TYPES ARE ELIGIBLE?

- Commercial
- Multifamily residential (with 5 or more units)
- Nonprofit (houses of worship, private schools)
- Industrial

## WHY BUILD SUSTAINABLE BUILDINGS?

### Economic benefits:

- Reduce operating costs
- Attract and retain tenants
- Maximize lease rates
- Qualify for utility incentives

### Environmental and social benefits:

- Improve environmental performance and sustainability
- Enhance occupant comfort, health and productivity

### Design benefits:

- Integrated design lets you consider all variables up front for a higher-performing building
- Include improvements often “value engineered” out of a project

## GET STARTED TODAY!

Contact the Arlington C-PACE program director, Scott Dicke, at 703.344.6432 or at [sdicke@paceworx.com](mailto:sdicke@paceworx.com) today to maximize the economic and environmental impact of your next project.



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\*To streamline energy modeling requirements, Arlington County Green Building Bonus Density Program participants may use an energy model demonstrating exceedance over the former energy code (VECC2012/IECC2012/ASHRAE 90.1-2010).