



**NYSERDA**

# **Energize NY Finance**

**A High-Impact Action for the Clean Energy Communities Program**

**Communities and Local Government Team at NYSERDA**

# Clean Energy Communities Program

Provides **rewards and recognition** to city, town, village, and county governments that demonstrate clean energy leadership

**STEP 1:** Earn the **Clean Energy Communities** designation by completing **4 out of 10 high-impact actions**

**STEP 2:** Access **grant funding**, up to \$250K with no local cost share, to support additional clean energy projects

**Dedicated and knowledgeable local coordinators** are available to assist communities as they implement high-impact actions i.e. free on-demand technical support, decision support, step-by-step guidance, case studies, model ordinances, RFPs, etc.

# 10 High-Impact Actions

1. Benchmarking
2. Clean Energy Upgrades
3. LED Street Lights
4. Clean Fleets
5. Solarize
6. Unified Solar Permit
7. Energy Code Enforcement Training
8. Climate Smart Communities Certification
9. Community Choice Aggregation
10. Energize NY Finance



# Energize NY Finance

- Energize NY Finance, also known as Property Assessed Clean Energy (PACE) Financing, is a program adopted by an eligible local government that allows property owners to pay back the cost of clean energy upgrades to commercial or non-profit property through a special charge on their property tax bill.
- Energize NY Finance enables eligible buildings to secure funds to tackle significant energy upgrades and renewable energy projects.
- This financing structure is available through the Energy Improvement Corporation (EIC). EIC is a local development corporation and a New York State nonprofit established specifically to assist municipalities and property owners achieve long-term energy savings and/or generate renewable power for use on site.

# Requirements

Demonstrate completion of the Energize NY Finance action by submitting the following documentation:

- Submit a copy of the adopted legislation authorizing the municipality to establish a Energize NY Finance Program.
- Submit a copy of an executed Energy Improvement Corporation (EIC) Municipal Agreement.
- Submit a copy of a letter confirming EIC membership.

# Examples of Clean Energy Upgrades

## Lighting Upgrades

- Interior
- Exterior

## Building HVAC

- Controls / Building Management Systems
- Motors and VSDs
- Boiler and chiller plant upgrades

## Building Envelope

- Doors and windows
- Insulation

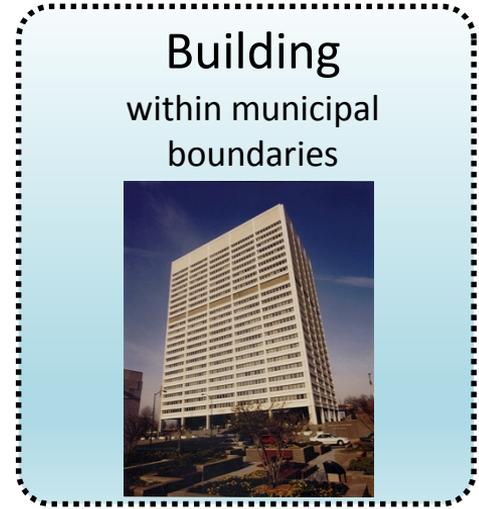
## Domestic water heating systems

## Renewable Energy Projects

- Solar photovoltaic (PV)
- Geothermal Heat Pumps
- Wind Turbines



Energize NY Finance offered to property owner



# CAPITAL FLOW

Allows for lower cost of capital



Bond payments



Pledged Municipal Payments



# Energize NY Services

## MEMBER SERVICES

- Strategy development
- Launch & event planning for municipality
- Outreach & marketing support for municipality

## PROPERTY OWNER SERVICES

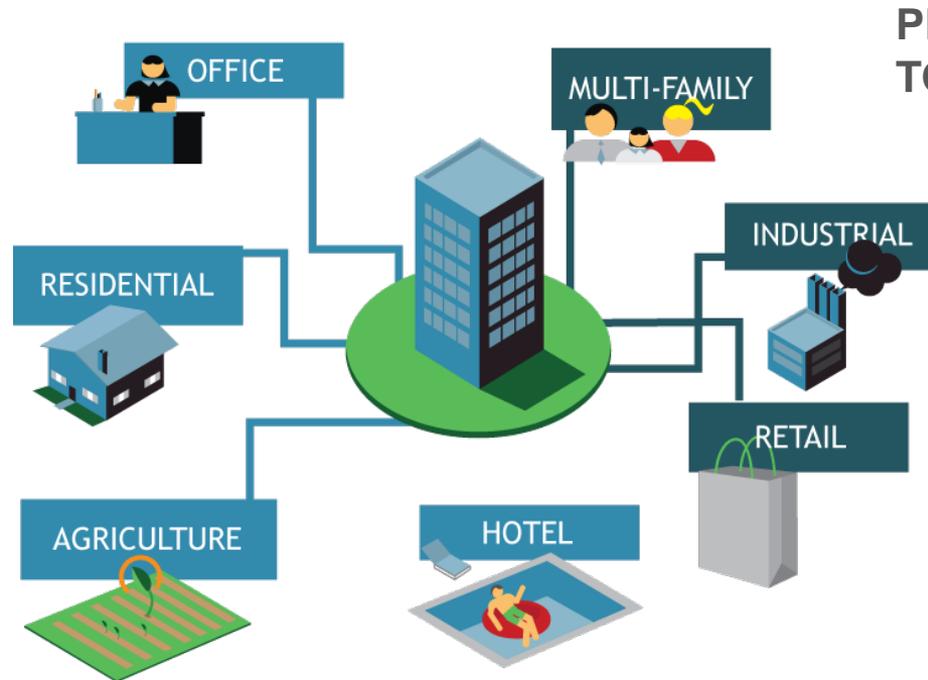
- Application support
- Finance analysis tools
- Contractor qualification
- Property owner summits

# Member Duties

1. Municipality adds energy improvement tax charge to the annual tax bill on improved property.
  - *The tax charge will be recorded on the land record for the term of the financing. It is pari passu with other line item tax bill charges, such as sewers, water districts, schools, etc.*
2. Municipality collects the annual tax charge from property owners.
3. Municipality remits total annual tax charges to ENY's trustee regardless of tax delinquency.
  - *EIC protects Municipality from permanent losses from defaulted tax bill charge payments through the Municipal Loss Reserve fund.*

# Eligible Building Types

Commercially-owned including Non-Profits



**PRIVATE COLLEGES  
TOO!**

# Benefits of PACE to Community & Building Owner

- Covers up to 100% of project cost
- Long terms with competitive rates
  - Rates at 4% - 5.75%
  - Flexible terms 5 - 20 years
  - Deeper upgrades
  - Positive cash flow
- Automatically transfers to next property owner
- Aligned with community goals
  - Job creation
  - Keep dollars local
  - Improve building stock
  - Meet sustainability goals

# Project Snapshot – A-HOME Housing

- Energy efficient upgrades to an inter-generation home, Robson House, in North Salem, NY
- The Robson House is a home for older adults, disabled individuals, and single-parent families who cannot afford market rate housing
- The energy burden is high for Westchester residents who use over 210,000 gallons of fuel annually to heat properties, and Energize NY provided the opportunity to affordably upgrade this facility to reduce energy cost burdens
- **Results:**
  - Energy bills reduced by 31% annually
  - Project was entirely cash flow positive



*“We were able to improve the financial well-being and personal comfort of our residents through this project”*

*-Debbie Haglung, Executive Director of A-HOME*

# Project Snapshot – Tompkins County

- Tompkins County Legislature and the City of Ithaca passed local laws in the spring of 2015, entering into agreements with Energize NY to participate in the finance program.
- Energize NY financing and service are now available for building owners to make clean energy improvements.

*" The Energize NY Finance program is a perfect fit for a community, like ours, that is committed to both economic growth and meaningful reductions in greenhouse gas emissions. Energize NY is an important bridge between our aspirations of much lower greenhouse gas emissions and the concrete steps needed to achieve that vision "*

-Michael E. Lane, Chair of the Tompkins County Legislature



# Tools and Resources

## Sample Legislation

Developed by the Energy Improvement Corporation, this sample legislation provides a template for communities to authorize a Energize NY Finance program.

## Sample Agreement

Developed by the Energy Improvement Corporation, this sample EIC/Municipal Agreement provides a template for communities to implement a Energize NY Finance program.

## Technical Support

Dedicated and knowledgeable local Clean Energy Coordinators are available to help municipal officials implement Energize NY Finance. To access this support, please send an email to [cec@nyserra.ny.gov](mailto:cec@nyserra.ny.gov)

# The Bottom Line

Local government officials that implement Energize NY Finance can expect to:

- ✓ Help businesses save money with energy-saving upgrades
- ✓ Provide financing to improve the local building stock
- ✓ Spark new energy efficiency and solar projects

# Contact

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