What is PACE?

Property Assessed Clean Energy, or PACE, is a long-term financing tool for commercial property owners to pay for energy efficiency, water efficiency, and renewable energy upgrades. Property owners receive 100% pre-funding for energy saving upgrades on their facilities and pay the PACE loan back through a special assessment on their property taxes.

Why PACE?

Buildings consume 43 percent of energy in the United States and 30 percent of this consumption is wasted due to inefficiency. However, the payback period is simply too long on many energy efficiency and renewable energy measures – so businesses continue wasting energy and money! PACE solves this problem by offering long-term financing at a fixed rate, leading to no upfront cost and immediate positive cash flow.

Benefits of PACE

• Long-term financing to up to 25 years or the useful life of the project
• No upfront cost — 100% financing
• Immediate positive cash flow
• Runs with the land, transferring to subsequent owner sale of the property
• Solves split incentive problem — payments can be passed easily to tenants
• Fixed interest rate (negotiated on each deal)

Eligibility for PACE?

Qualifying properties:

• Commercial & industrial properties: hotels, restaurants, office buildings & more
• Nonprofit properties: churches, private schools, cooperatives, & more

Qualifying measures:

• Energy efficiency: lighting, HVAC & more
• Water efficiency: low flush, low flow, gray water systems & more
• Renewable energy: solar, CHP & more

Lean & Green Michigan

Lean & Green Michigan is Michigan’s PACE marketplace, growing and managing one statewide PACE program in collaboration with local governments, lenders, contractors, and property owners. Lean & Green Michigan offers PACE in forty jurisdictions representing more than 70% of all Michiganders. By joining Lean & Green Michigan, each local government is facilitating PACE financing by allowing commercial property owners to repay private lenders via a special assessment on their property tax bills. If your business or nonprofit building spends $60,000 or more per year on utilities, it probably qualifies for PACE. Contact us to learn more.

Contact Lean & Green Michigan: info@leanandgreenmi.com | (313) 444-1474
Lean & Green Michigan PACE Jurisdictions

March 2019

Counties
Antrim
Bay
Calhoun
Delta
Eaton
Emmet
Genesee
Grand Traverse
Gratiot
Houghton
Huron
Ingham
Jackson
Kalamazoo
Leelanau
Macomb
Marquette
Midland
Montcalm
Oakland
Otsego
Saginaw
St. Clair
Washtenaw
Wayne

Cities
Bloomfield Twp.
Cascade Twp.
Ferndale
Grand Rapids
Hartland Twp.
Jackson
Kentwood
Orion Twp.
Pleasant Ridge
Pontiac
Rochester Hills
Royal Oak
Southfield
Troy
Wyoming

3400 Russell Suite 255 Detroit, Michigan 48207