



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Beth Fenstermacher, Director of Special Projects and Strategic Initiatives, on behalf of the Energy & Environment Advisory Committee

DATE: September 26, 2025

SUBJECT: Commercial Property Assessed Clean Energy and Resiliency Program

Recommendation:

Accept this report and refer the Commercial Property Assessed Clean Energy and Resiliency (“C-PACER”, also commonly referred to as “C-PACE”) program to the Fiscal Policy Advisory Committee, City Solicitor, City Assessor, and Community Development Department - Administration for review.

Background:

New Hampshire RSA chapter 53-F (the “C-PACER Act”) authorizes New Hampshire municipalities to establish a C-PACER district in their community. Although the program was initially introduced in 2010, Senate Bill 4 was signed by Governor Ayotte in March 2025, revising the statute to make the program less burdensome on the municipalities. C-PACER financing allows owners of agricultural, commercial, industrial, and multi-family properties with 5 or more dwelling units to obtain low-cost, long-term financing for resiliency, energy conservation and efficiency, clean energy, and water conservation projects. Through this program, lenders apply a special assessment lien onto the property, which then attaches to the property and must be paid off by any subsequent property owners. The law, which goes into effect in January 2026, requires municipalities adopt a resolution opting into the C-PACER program.

Discussion

The Energy & Environment Advisory Committee (EEAC) was approached to review the C-PACER program as an opportunity to incentivize clean energy and energy efficiency projects to meet the 100% Renewable Energy Goals adopted by City Council in July 2019. Mr. James Key-Wallace from the NH Business Finance Authority (NHBFA) was invited to present to the EEAC at their regular meeting on June 25, 2025. NHBFA is tasked with the implementation of the C-PACER program. As part of his presentation, Mr. Key-Wallace cited the following potential benefits for Concord:

- Stimulate development of both commercial buildings and multi-family housing
- More efficient and comfortable building are more desirable for workforce and residents

- Increase property values and tax base with no municipal cost or risk

The following benefits for developers presented include:

- Long term affordable debt so energy improvements make financial sense
- Transfers to new owner upon sale; therefore, developers can make long-term investments without being a long-term owner
- Improve building cash flow while putting less money down; therefore, developers are able to invest in more projects and development

Should a city opt in to the program by passing the resolution, it may then designate one or more “energy efficiency and clean energy districts,” where the C-PACER lending agreements are allowed. The municipality can make their entire city into a district if they desire.

After that, if developers want to pursue C-PACER financing for an energy-efficiency project, a renewable energy project, or an environmental resiliency project, they can apply to the NHBFA. The developers must carry out engineering studies showing that the project is both feasible and effective at its goal.

Then, with approval from the BFA, the municipality must sign off on a final financing agreement, at which point the special assessment lien is created. The municipality is responsible for collecting payments on the lien on behalf of the developers, but is allowed to outsource that task to a contractor.

C-PACE Lender	NH BFA	Municipality
1. Lends the money	1. Screens lenders for quality	1. Approves C-PACE Ordinance
2. Collects Payments	2. Reviews applications for compliance	2. Records documents at closing
3. Handles non-payment	3. Provides support and documents	3. Releases tax lien once lender has been repaid

Next Steps

Per RSA 53-F, if it is determined that the City would like to establish the C-PACER program, City Council shall adopt a resolution. NHBFA has provided draft materials for review.