

ALASKA

C-PACER

ANCHORAGE



# What is C-PACER?

Commercial Property Assessed Clean Energy & Resilience (C-PACER) is a financing program that enables owners of commercial and industrial properties to obtain low-cost, long-term financing for energy efficiency, renewable energy and resilience projects, and then pay the costs back over time through a voluntary special assessment.



**100% financing  
for hard and soft costs**



**Improves building stock;  
Decreases operating  
costs**



**Market-based;  
Uses private  
financing**



**Spurs economic  
development;  
Creates local jobs**

# What makes C-PACER special?



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# WHAT MEASURES ARE ELIGIBLE FOR C-PACER FINANCING?

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High-Efficiency Lighting



High-Efficiency Boilers and Furnaces



Solar Energy



Fire Hardening and Resistance



EV Charging Stations



Water Conservation



Combined Heat & Power



Snow Load Management



Storm Water Management



Building Energy Management Systems



High-Efficiency Hot Water Heating



Building Shell or Envelope Improvements



Seismic Improvements



Erosion Management

# History of C-PACER in Alaska

**2017**

- The Alaska PACER Act was signed into law (then PACE Act)
  - The Alaska Energy Authority (AEA) and relevant stakeholders created a C-PACER Advisory Committee to help implement C-PACER in Alaska
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**2020**

- The Anchorage Assembly passed Ordinance 2020-115 to establish a program
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**2021**

- The Municipality of Anchorage officially launched the Anchorage C-PACER program
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**2022**

- Governor Dunleavy signed HB227 into law, expanding the program eligibility
  - The Matanuska-Susitna Borough Assembly passed Ordinance 22-100 to establish a C-PACER program
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**2023**

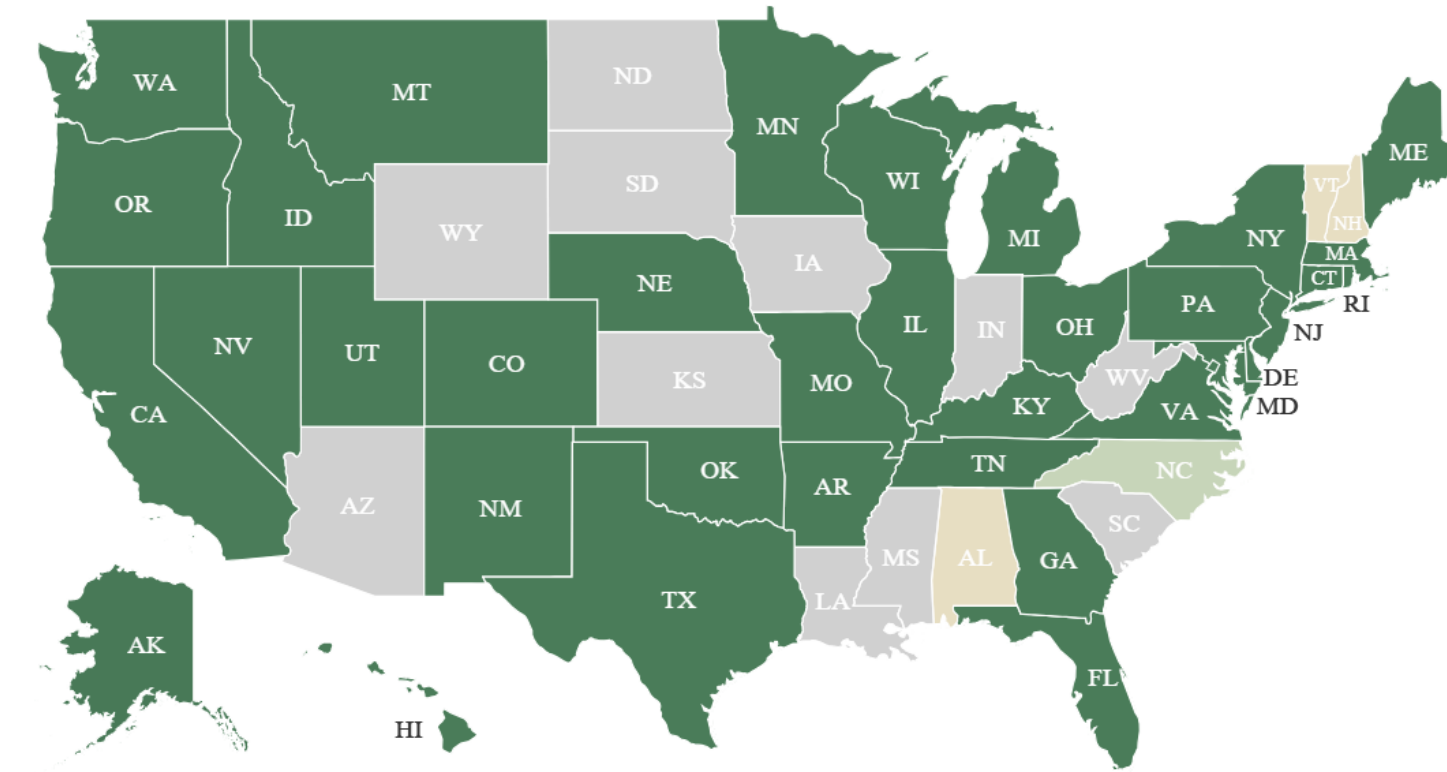
- The Anchorage Assembly passed Ordinance 2023-055 amending the program
- Anchorage C-PACER relaunched with expanded eligibility





**June 2022:** Governor Dunleavy signs HB227 into law, expanding C-PACE program eligibility

# C-PACER Nationwide



**\$9.7B**  
in investments

**3,581**  
commercial projects

**122,000**  
jobs created

*...and counting*



Active program(s)

Program in development

PACE-enabled



# August 2022: RIM Office Building

## Impact

Projected to realize ~42% reduction in energy costs annually

## Energy Improvements

- LED Lighting
- Combined Heat and Power (CHP) system
- New automated building and HVAC controls
- LED lighting
- Variable speed drives on motors fans and pumps
- High efficiency boilers and furnaces
- High efficiency water heating systems





# December 2022: Aviator Hotel

## Impact

Estimated \$12M in energy savings over 20 years

## Energy Improvements

- Building Envelope
- HVAC
- Domestic Hot Water System
- High Efficiency Water Fixtures
- Lighting Systems & Controls
- Combined Heat & Power



# October 2024: Courtyard by Marriott Midtown Anchorage

## Energy & Resilience Improvements

- Roof Upgrade
- Insulation
- Windows
- Interior and Exterior LEDs
- HVAC
- Low Flow Fixtures
- Domestic Hot Water Heater





# C-PACER programs in Alaska



**Anchorage:**  
accepting applications!



**MatSu:** has an active program!



**Kenai Peninsula:**  
passed resolution to begin process (2023-005)



**Fairbanks:** passed resolution to begin the process

Calvin Chang  
Program Director,  
Anchorage C-PACER

Municipality of Anchorage

