

# C-PACE eligible projects

*Low-cost, long-term financing for measures that improve the energy and water performance of commercial and multi-family real estate*

## Types of projects

New developments

Gut rehab

Retrofit

Renewable energy

Recapitalization

## Eligible measures



Energy efficiency



Solar & storage



Water conservation



Resiliency

## About C-PACE

Commercial Property Assessed Clean Energy is a public-private partnership designed to help commercial building owners upgrade the energy and water performance of their property with no money out of pocket. C-PACE provides building owners with 100% of the capital they need to complete a qualified project and owners repay the up-front cost through the property tax bill over the life of the upgrades.

## About Nuveen Green Capital

Nuveen Green Capital is a national leader in sustainable commercial real estate financing solutions and an affiliate of Nuveen, the \$1T+ asset manager and wholly owned subsidiary of TIAA. The company, which was established by the C-PACE industry's founders and standard-setters, has grown to offer a market-leading suite of accretive financing products for commercial real estate owners who seek to improve the energy, water and resiliency performance of their property. Nuveen Green Capital is a private capital provider dedicated to making sustainability a smart financial decision for commercial property owners and developers.

## ELIGIBLE EXPENSES:

Nuveen Green Capital's C-PACE financing can cover 100% of the hard and soft costs associated with measures that improve the water and energy performance and (in some states) resiliency of a building. Eligible measures vary by state and program. Contact Nuveen Green Capital to learn more about measures eligible for your project.

## QUALIFYING SOFT COSTS

Eligible soft costs include but are not limited to:

- Energy audit, water audit, feasibility study
- Professional services fees
- Prepaid service, operation, maintenance and warranty contracts
- Performance guarantees
- Certification of building energy performance
- All regulatory costs required for installation
- Measurement and verification costs
- Commissioning and retro-commissioning
- Escrow for property tax payment, interest reserves or insurance

## QUALIFYING MEASURES

Equipment must be permanently affixed to the property to qualify. Energy efficiency and renewable energy measures are eligible in all locations with a C-PACE program. Other eligible measures depend on location. Potentially eligible measures include but are not limited to:

### Envelope

- Air Sealing, Weatherization and Caulking
- Ceiling/Roof/Wall/Floor Insulation
- Cool Roof Coating
- Cool Wall
- Curtainwall/storefront
- Daylighting
- Door Canopy
- Exterior Door
- Exterior Window/Door Shading Awning / Shutter
- Exterior Window/Door-Solar Screen
- Garage Door
- Glazing
- Green Roof
- Insulating Carpet & Padding
- Insulating Concrete Forms (ICF)
- Radiant Barrier
- Reduction in Glass Area
- Roof-Cool Shingles
- Roof-Modified Cool Membranes
- Roof-Reflective gravel, stones or granules
- Roof-Reflective Tiles or Cool Tiles
- Siding
- Skylight-glass curb or deck mounted
- Solar Tubes or Tunnels
- Spandrel Panel
- Window (fixed or operable)
- Window Film

### Energy Efficiency

- Air Sealing, Weatherization and Caulking
- Attic/Ceiling/Roof/Wall/Floor Insulation
- Cool Roof Coating
- Cool Wall
- Curtainwall/storefront
- Daylighting
- Door Canopy
- Exterior Door
- Exterior Window/Door Shading-Awning
- Exterior Window/Door Shading-Shutter
- Exterior Window/Door-Solar Screen
- Garage Door
- Glazing
- Green Roof
- Insulating Carpet & Padding
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- Roof-Cool Shingles
- Roof-Modified Cool Membranes
- Roof-Reflective gravel, stones or granules
- Roof-Reflective Tiles or Cool Tiles
- Siding
- Skylight-glass curb-mounted
- Skylight-glass deck-mounted
- Solar Tubes or Tunnels
- Spandrel Panel
- Window Film
- Window-fixed
- Window-operable

### HVAC

- Air Conditioning-Central and Mini-Split
- Air Conditioning-Packaged and Unit
- Boiler (Steam and Hot Water)
- Chillers (Air and Water Cooled)
- Condensing Units
- Cool and Hot Water Loop Piping
- Cooling Towers
- De-stratification Fans
- Duct Replacement, Sealing and Insulation
- Economizers
- Energy Recovery Heat Exchanger
- Exhaust Ventilation Fixture
- Exterior Window/Door-Solar Screen
- Fans: Attic, Ceiling, Bathroom and Other
- Furnace
- Heat Pumps (Heating or Cooling)
- Heat Recovery Ventilation
- Hot Water System Controls
- Induction Unit Heaters
- Radiant Floor Heating
- Recirculating Hot Water System
- Steam Units and Systems
- Thermal Energy Storage (Hot and Cold)
- Unit Ventilators and Packaged Units
- Variable Air Volume (VAV)
- Water Heater (tank and tankless)
- Water Softener/Deionization

### Lighting

- Exterior Fixtures, Posts, Luminaires
- Interior Fixtures and Luminaires
- Lighting Fixture (florescent/LED)
- Lighting Controls & Occupancy Sensors

### Controls & Electrical

- Building Automation Systems
- Daylighting Controls
- Electric Panel Upgrade
- Electric Wiring and Outlet Modernization
- Elevator Controls
- Emergency Standby Generator
- Energy Reduction and Shutdown Controls
- Irrigation Control
- Lighting Controls and Control Systems
- Occupancy Sensor Controls
- Pneumatic System and Compressors
- Refrigerator/Freezer Case Controls
- Transmission Lines
- Variable Frequency Drives or other Drives
- Ventilation Controls

### Renewable/Alternative Energy

- Battery Energy Storage Systems (BESS)
- Bio Fuel Equipment
- Combined Heat and Power
- Electric Vehicle Charging Stations
- Fuel Cell Power Systems
- Ground Source Heat Pump
- Hydropower
- Landfill Gas
- Mechanical Energy Storage Systems #
- Passive Heating or Cooling Earth Tubes
- Renewable Fuel Production
- Solar Panel and Inverter
- Solar Pool Heater
- Solar Water Heater
- Wind Turbines

### Water Conservation

- Artificial Turf
- Drip Irrigation
- Industrial Process Water Reuse Projects
- Irrigation Pump and Controller
- Low Flow Faucet or Shower Fixture
- Low Flow Toilet
- Rainwater Catchment System
- Recycle Water Source Projects
- Septic to Sewer Conversion
- Sewer Lateral Replacement or Repair
- Water Filtration Systems
- Waterless Urinals
- Xeriscaping

### Resiliency

- Cable Hold Downs, Gable End Bracing
- Custom Seismic Retrofit
- Emergency Shut off System
- Energy Savings
- Foundation strengthening, connection system
- High impact doors, windows
- Lateral Systems
- Masonry Reinforcement
- Roof Deck Attachment Strengthening
- Roof to Wall Reinforcement
- Secondary Water Barrier
- Sill Plate Attachment Strengthening
- Skylight Strengthening
- Storm shutters
- Structural connection system
- Wind Resistant Shingles