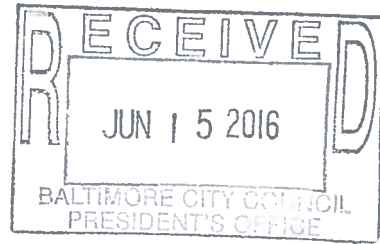




## BALTIMORE HOUSING

STEPHANIE  
RAWLINGS-BLAKE  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD



## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Paul T. Graziano, Commissioner

Date: June 13, 2016

Re: **City Council Bill 16-0692 - Property Assessed Clean Energy Loan Program**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 16-0692 for the purpose of establishing a Property Assessed Clean Energy Loan Program ("PACE Loan Program") to assist qualifying commercial property owners to finance energy improvements through non-accelerating PACE Loans from participating private lenders; authorizing the City to collect PACE Loan payments owed to a private lender, as well as certain PACE Program administrative costs, through a surcharge on the property owner's real property tax bill; providing that an unpaid surcharge constitutes a lien on the real property on which it is imposed; providing for the scope of and eligibility for participation in the PACE Loan Program; providing for the administration of the PACE Loan Program; establishing default procedures; defining certain terms; and providing for a special effective date.

If enacted, this bill would support the City's Climate Action Plan and Sustainability goals, while helping businesses and commercial properties become more energy efficient. Commercial property owners would have access to additional financing options that would allow them to complete energy efficient improvements such as new windows, doors, HVAC systems, roofing and solar systems. These investments in commercial properties will help increase neighborhood economic development, and support residential redevelopment and investments in our communities. Greater investment in the commercial sector complements our continued work to create stronger neighborhoods.

The Department of Housing and Community Development supports the passage of City Council Bill 16-0692.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Mr. Colin Tarbert, *Deputy Mayor*

