



**Economic Innovation and Sustainability Committee
MEETING AGENDA
December 16, 2024 at 2:00 pm**

**California State Association of Counties
1100 K Street
Sacramento, CA 95814**

Telephonic Locations:

709 Portwalk Place
Redwood City, CA 94065

Members of the public may also observe and offer comment at this meeting telephonically by dialing 669-900-9128, Meeting ID 259-798-2423, Passcode 129070.

A. OPENING AND PROCEDURAL ITEMS

1. Roll Call.

____ Brian Stiger, Member
____ Brian Moura, Member

2. Consideration of the Minutes from the September 5, 2024 Meeting.

3. Public Comment.

B. ITEMS FOR CONSIDERATION AND ACTION

4. Consideration of updated commercial PACE guidelines.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

5. Staff Updates.

6. Adjourn.

NEXT MEETING: Thursday, January 23, 2025 upon adjournment of CSCDA Regular Meeting.



MINUTES

MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY ECONOMIC INNOVATION & SUSTAINABILITY COMMITTEE

September 5, 2024

1. Roll Call.

Committee members participating: Tim Snellings, Brian Moura.

Others participating: Cathy Barna, Executive Director; James Hamill, Bridge Strategic Partners.

2. Consideration of the October 19, 2023 minutes.

The Committee unanimously approved the minutes.

3. Public Comment.

There were no public comments.

4. Consideration of proposal by North Bridge to act as a commercial PACE provider.

The Committee recommended approval of North Bridge as a commercial PACE provider.

5. Consideration of proposal by AXCS PACE to act as a commercial PACE provider.

The Committee recommended approval of AXCS PACE as a commercial PACE provider.

6. Consideration of proposal by Dwight Green Finance to act as a commercial PACE provider.

The Committee recommended approval of Dwight Green Finance as a commercial PACE provider.

7. Staff Updates.

None.

The meeting was adjourned at 2:35 pm.

Submitted by: James Hamill, Managing Director



Agenda Item No. 4

Agenda Report

DATE: December 16, 2024
TO: CSCDA EIS Committee Members
PURPOSE: Consideration of updated commercial PACE guidelines.

EXECUTIVE SUMMARY:

CSCDA has adopted the attached commercial PACE guidelines which were most recently updated in November 2023. CSCDA staff have received a number of requests from commercial PACE administrators to extend the lookback provisions from three years to five years from certificate of occupancy due to the effects of COVID.

ANALYSIS:

It is recommended that the lookback provisions be extended to five years based upon and subject to the following:

1. Commercial properties experienced significant financial impacts from March, 2020 through the pandemic. If such properties received its certificate of occupancy in 2019 or early 2020, the financing available to them was significantly different and likely more expensive.
2. Only the PACE improvements would be able to be refinanced through the five-year lookback. It would not allow a recapitalization of the entire project.
3. Any project looking to use the five-year lookback provision would be required to have a senior commercial lender on the project. PACE cannot be the only debt on the property.
4. This guideline update would be reviewed at the end of 2025 to determine if it should still be applicable.
5. Other states who have applied a five-year lookback for commercial PACE include Ohio, Rhode Island and Texas.

RECOMMENDED ACTION:

Recommend the approval of the updated commercial PACE guideline to extend the lookback from three years to five years and send to CSCDA Commission for approval.

Attachment – C-PACE Guidelines: <https://www.dropbox.com/scl/fi/ai7cyttz7nkc0tap5xe95/CSCDA-CPACE-Guidelines-2023.pdf?rlkey=3syiz5om2l5h1o68l4o95jpan&dl=0>