

## What is PACE?

PACE (Property Assessed Clean Energy) is real-estate financing available to commercial property owners to reduce energy/water waste.

## Why PACE?

Commercial buildings use tremendous amounts of energy. Much of that energy and capital expense become wasted due to energy inefficiencies.

Through PACE, commercial property owners can receive 100% financing for energy efficiency improvements to their buildings. PACE helps property owners in Michigan save on their utility bills and reduce their impacts on the environment.

## What is LAGM?

Lean & Green Michigan is the statewide administrator for PACE financing. As of January 2024, LAGM administers PACE in 58 local units of government across Michigan, covering over 75% of the state's population. For updates on currently participating local governments, visit our website at [www.leanandgreenmi.com](http://www.leanandgreenmi.com).



### Cambria Hotel Wayne County

*As Michigan's first new construction PACE project, the Cambria Hotel utilized \$19.9 million in PACE financing to build an upscale hotel in the city of Detroit equipped with restaurant, retail, and office space. The energy improvements include HVAC system, building envelope, lighting, and air barriers.*

### The Laurels of Lake Orion Oakland County

*The Laurels of Lake Orion, Oakland County's first senior living facility PACE project, received \$2.1 million in PACE financing to build above code and to a higher efficiency. Improvements to the building envelope, windows, HVAC, plumbing, and lighting will create a sustainable and comfortable environment for future residents.*

### Boardwalk Traverse City Grand Traverse County

*The Boardwalk Traverse City is a five-story mixed-use building. The first floor includes five retail/commercial units, with residential units on floors two through five. This new construction project utilizes over \$1.7 million in PACE to implement a wide variety of energy efficiency measures to the building envelope, windows, HVAC, lighting, and plumbing.*

## Qualifying Properties

**Commercial & Industrial:** hotels, hospitals, restaurants, office buildings & more.

**Multifamily housing:** both market-rate and low-income apartment buildings.

**Agricultural:** farms, wineries & more.

**Nonprofits:** houses of worship, private schools, cooperatives & more.

## Qualifying Projects

Retrofits

Gut rehabs

New construction

## Qualifying Upgrades

**Energy efficiency:** lighting, EV charging, HVAC, windows, insulation, roofing, caulking & more.

**Water efficiency:** stormwater recapture, low-flow toilets / sinks / showerheads, greywater systems & more.

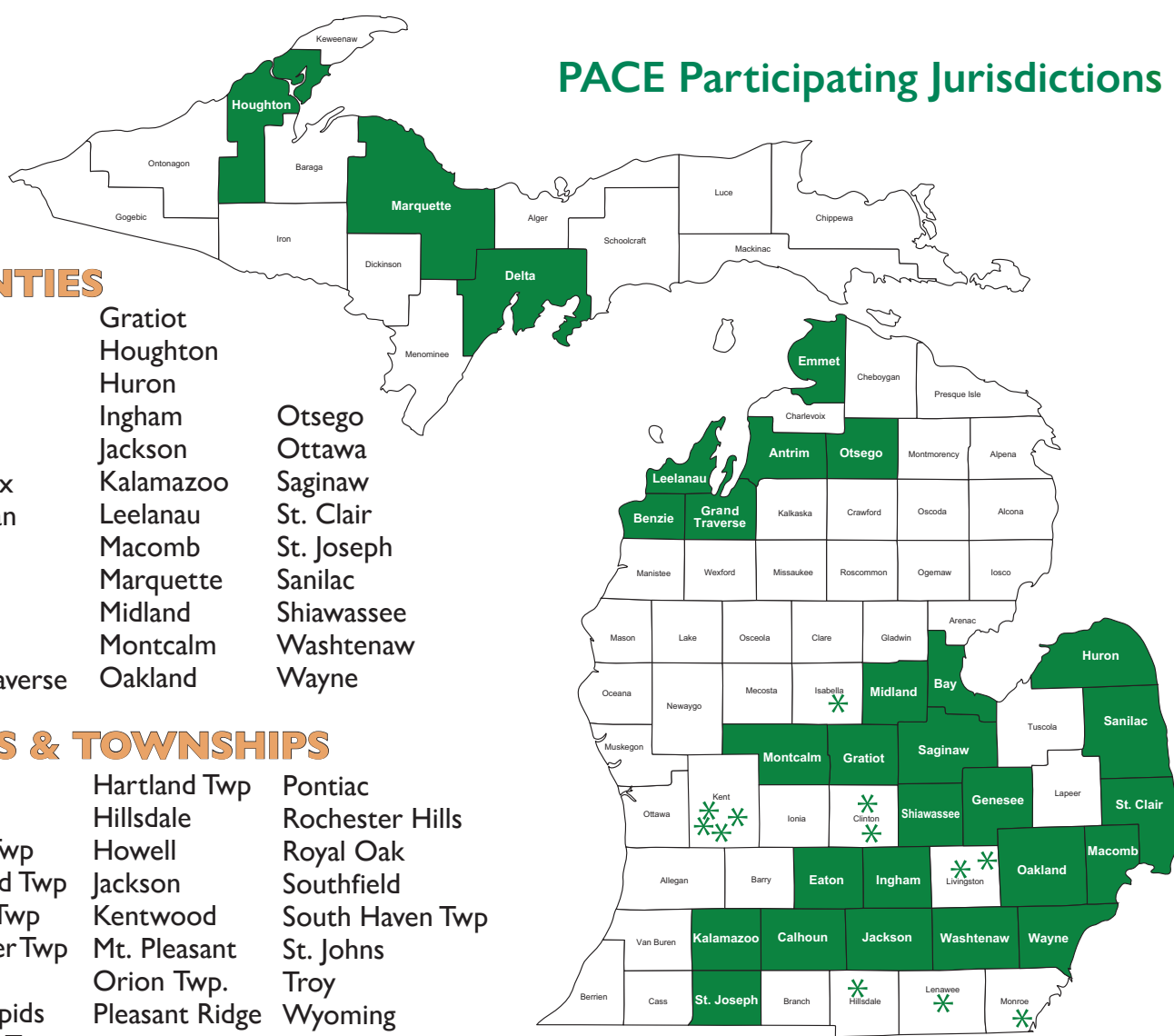
**Renewables:** solar energy, wind energy, geothermal, CHP & more.

**Environmental Hazards:** resiliency, mitigation of harmful chemicals & more.



Visit [www.leanandgreenmi.com](http://www.leanandgreenmi.com) for more information.

## PACE Participating Jurisdictions



### COUNTIES

- |                |           |            |
|----------------|-----------|------------|
| Alpena         | Gratiot   |            |
| Antrim         | Houghton  |            |
| Bay            | Huron     |            |
| Benzie         | Ingham    | Otsego     |
| Calhoun        | Jackson   | Ottawa     |
| Charlevoix     | Kalamazoo | Saginaw    |
| Cheboygan      | Leelanau  | St. Clair  |
| Delta          | Macomb    | St. Joseph |
| Eaton          | Marquette | Sanilac    |
| Emmet          | Midland   | Shiawassee |
| Genesee        | Montcalm  | Washtenaw  |
| Grand Traverse | Oakland   | Wayne      |

### CITIES & TOWNSHIPS

- |                |                |                 |
|----------------|----------------|-----------------|
| Adrian         | Hartland Twp   | Pontiac         |
| Bath Twp       | Hillsdale      | Rochester Hills |
| Bedford Twp    | Howell         | Royal Oak       |
| Bloomfield Twp | Jackson        | Southfield      |
| Cascade Twp    | Kentwood       | South Haven Twp |
| Clearwater Twp | Mt. Pleasant   | St. Johns       |
| Ferndale       | Orion Twp.     | Troy            |
| Grand Rapids   | Pleasant Ridge | Wyoming         |
| Gun Plain Twp  |                |                 |

## Benefits of PACE

- Long-term financing (up to 25 years)
- No upfront costs — 100% financing!
- Immediate positive cashflow
- Fixed interest rates
- Non-recourse loans that run with the property
- Great sustainability/environmental PR

\*See our website [www.leanandgreenmi.com](http://www.leanandgreenmi.com) for the most up-to-date map of our participating PACE jurisdictions.

Want to learn more about  
PACE financing?

**Let's Chat!**

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313.444.1474



**Michigan's Energy  
Finance Marketplace™**

Michigan PACE Authority

