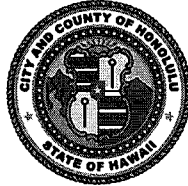


OFFICE OF CLIMATE CHANGE SUSTAINABILITY AND RESILIENCY

KE KE'ENA LOLI ANIAU MĀLAMA 'ĀINA A ME KE OLA LOA  
CITY AND COUNTY OF HONOLULU

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HOPE KAHU OLA LOA

September 12, 2023

The Honorable Andria Tupola, Chair  
and Members  
Committee on Public Infrastructure and Technology  
Honolulu City Council  
530 South King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Tupola and Councilmembers:

**SUBJECT: Resolution 23-197 Relating to  
Commercial Property Assessed Clean Financing**

The Office of Climate Change, Sustainability and Resiliency (CCSR) supports Resolution 23-197, which urges the City Administration to work with the Hawai'i Green Infrastructure Authority (HGIA) to establish a Commercial Property Assessed Financing Program (C-PACER) for O'ahu.

Commercial buildings are large energy consumers and produce over a quarter of O'ahu's greenhouse gas emissions, making them key players in our ability to achieve 100% renewable energy and zero carbon emissions by 2045. A property assessed financing program would unlock new financing opportunities for commercial property owners to increase energy efficiency, install renewable energy, and make other resiliency upgrades, such as cesspool conversions, through their property tax payments. Such programs can offer significant advantages over other financing options, including a zero up-front cash investment, immediate energy cost savings, and attachment of related assessments to the property, rather than the owner.

In 2020, in fulfillment of Resolution 19-133, CCSR conducted a study<sup>1</sup> on the feasibility of commercial property assessed financing specific to clean energy. The report found that, given the number of large commercial buildings on island, coupled with the

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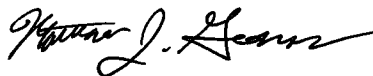
<sup>1</sup> CCSR Response to City Council Resolution 19-133, FD1: <https://hnlidoc.ehawaii.gov/hnlidoc/document-download?id=5274>.

The Honorable Andria Tupola, Chair  
and Members  
September 12, 2023  
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highest electricity prices in the nation, O'ahu makes an attractive market for property assessed financing to create public benefits, including reduced environmental impact and operational costs of commercial buildings. With more than two billion dollars already invested in commercial property assessed financing nationally for clean energy programs alone<sup>2</sup>, we understand the value of such financing as a proven mechanism for supporting increased resilience and affordability for building owners and occupants. CCSR remains committed to its engagement with the Department of Budget and Fiscal Services in coordination with the HGIA.

Thank you for the opportunity to provide these comments in support of Resolution 23-197. Should you have any questions, please contact me at (808) 768-2277 or at [resilientoahu@honolulu.gov](mailto:resilientoahu@honolulu.gov).

Sincerely,



Digitally signed by Gonser,  
Matthew  
Date: 2023.09.12 09:44:41 -10'00'

Matthew Gonser  
Executive Director and  
Chief Resilience Officer

APPROVED:



Michael D. Formby  
Managing Director

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<sup>2</sup> Property Assessed Clean Energy Programs, U.S. Department of Energy Office of Energy Efficiency & Renewable Energy; <https://www.energy.gov/eere/slsc/property-assessed-clean-energy-programs>.