



# Overview of Financial Support for Reducing Building Emissions

Last Updated: June 2023

The City of Seattle is committed to supporting building owners and tenants in reducing energy and emissions and transitioning to net-zero emissions over the next twenty years. This fact sheet highlights relevant financial support including grants, low-interest loans, rebates, and tax incentives available at the local, state, and federal level. We will update this list as more opportunities become available.

## Seattle Clean Buildings Accelerator

This program currently offers education and coaching programs, and we will be growing it in 2024 to include capital support. Visit [www.seattlebuildingsaccelerator.com](http://www.seattlebuildingsaccelerator.com) to learn more or contact [cleanbuildings@seattle.gov](mailto:cleanbuildings@seattle.gov).

Support Type	Requires upfront investment?
Grants	Owners may not need upfront capital for the project.
Low-Interest Loans	
Rebates	Owners will need upfront capital, which may be reimbursed later.
Tax Incentives	

Overview	Amount	Eligibility
<b>Building Electrification Program (Washington State Department of Commerce)</b>		
Competitive funding to deploy and demonstrate grid-enabled, high-efficiency, all-electric buildings that reduce greenhouse gas emissions and accelerate the path to zero-energy.	\$50,000 - \$1M	<ul style="list-style-type: none"> <li>Commercial buildings</li> <li>Multifamily properties</li> <li>Private and non-profit organizations, government entities, Tribal governments, public school districts, and housing authorities.</li> </ul>
<b>Green and Resilient Retrofit Program (GRRP) / Improving Energy or Water Efficiency or Climate Resilience of Affordable Housing (HUD)</b>		
Funding for energy and water efficiency, emissions reduction, electrification, energy storage, and climate resilience, and for projects that improve indoor air quality and resident health.	up to \$750,000 - \$20M	Multifamily properties receiving HUD rental assistance under Section 8, Section 202, and Section 811.

Grants



# Financial Support for Reducing Building Emissions

Low-Interest Loans

Overview	Amount	Eligibility
<b>C-PACER (Commercial Property Assessed Clean Energy &amp; Resiliency) Funding (Private Lenders + King County)</b>		
<p>Low-cost financing for energy and water efficiency, electrification, solar and renewable energy, and seismic upgrades. Repaid through a special assessment on the property tax bill (rather than the owner's balance sheet), which is paid back over a period of 15-25 years. C-PACER funders include:</p> <ul style="list-style-type: none"> <li>• <a href="#">Nuveen Green Capital</a></li> <li>• <a href="#">PACE Equity CIRRUS Low Carbon Financing</a></li> <li>• <a href="#">Petros PACE Finance</a></li> </ul> <p>Contact <a href="mailto:cpacer@kingcounty.gov">cpacer@kingcounty.gov</a> with any questions or to get started.</p>	<p>Varies, project budgets to date range between \$1M - 19M</p>	<ul style="list-style-type: none"> <li>• Commercial, mixed use, and industrial buildings</li> <li>• Multifamily properties and senior housing</li> <li>• Private and non-profit organizations</li> </ul>
<b>Washington State Housing Finance Commission Loan Programs</b>		
<p><u>Non-Profit Facilities Program</u>: low-interest ten-year bond-backed loan for capital investments.</p> <p><u>CapitalPlus Program</u>: low-interest ten-year loans for capital investments.</p> <p><u>Sustainable Energy Trust (SET) Program</u>: Low-interest loans for energy and water efficiency upgrades that reduce consumption by more than 10%, and for installing clean energy such as solar. On-bill repayment with Seattle City Light is an option.</p>	<p>No maximum</p> <p>Up to \$1.5M</p> <p>Up to \$1M</p>	<p>Non-profit organizations</p> <p>Non-profit organizations</p> <p>Non-profit organizations and community facilities, and owners of multifamily properties.</p>
<b>Bank Loans (Private &amp; Non-Profit Lenders)</b>		
<p>Low-interest loans for energy efficiency, electrification, and renewable energy projects. Some lenders offer benefits or reduced interest rates for BIPOC-owned businesses and <a href="#">Shari'a compliant lending</a>. Potential lenders include:</p> <ul style="list-style-type: none"> <li>• <a href="#">Craft3</a></li> </ul>	<p>Maximum loan amounts and interest rates vary by project and lender</p>	<ul style="list-style-type: none"> <li>• Commercial real estate</li> <li>• Private and non-profit organizations</li> </ul>



# Financial Support for Reducing Building Emissions

Rebates

Overview	Amount	Eligibility
<b>Washington Clean Buildings Performance Standard Early Adopter Incentive (Washington State Department of Commerce)</b>		
<p>Tier 1: Commercial buildings over 50,000 SF that demonstrate early compliance with the <a href="#">Clean Buildings Performance Standard</a> and meet their Energy Use Intensity target (EUI<sub>t</sub>) may receive a one-time incentive payment.</p> <p>Tier 2: Commercial (20,000-50,000 SF) and multifamily buildings greater than 20,000 SF may receive a one-time incentive payment starting in 2025.</p>	<p>\$0.85/SF</p> <p>\$0.35/SF</p>	<ul style="list-style-type: none"> <li>EUI is 15 KBTU/SF or more above target</li> <li>50% of the \$75M funding pool is prioritized for buildings that meet equitable and inclusive criteria, such as affordable housing.</li> </ul> <p>Tier 2 buildings that meet Washington Clean Buildings Standard Requirements</p>
<b>Utility Rebates &amp; Incentives (Seattle City Light &amp; Puget Sound Energy)</b>		
<p>Seattle City Light and Puget Sound Energy offer incentives and rebates to assist with upgrades to equipment, lighting, heating and cooling, building envelope, controls, and other measures to improve energy efficiency.</p>	Varies	Utility customers (eligibility varies by program)
<b>Home Energy Rebates (Department of Energy)</b>		
<p>Under the Inflation Reduction Act (IRA), several rebate programs are currently being developed for electrification and energy efficiency upgrades and appliances in multifamily properties, including:</p> <ul style="list-style-type: none"> <li><a href="#">Home Efficiency Rebates</a></li> <li><a href="#">Home Electrification and Appliance Rebates</a></li> </ul> <p>Rebates will be managed through the State of Washington and are expected to be available in 2024 or 2025.</p>	<p>Up to \$400,000 per multifamily building</p> <p>50-100% of installed cost</p>	Individuals and owners of multifamily properties
<b>Federal Funding &amp; Incentives Resource Hub (Department of Energy)</b>		
<p>The Department of Energy's <a href="#">Funding &amp; Incentives Resource Hub</a> includes information about additional funding opportunities and incentives for energy efficiency, renewable energy, and decarbonization projects.</p>		



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<b>179D Commercial Buildings Energy-Efficiency Tax Deduction (IRS)</b>		
<p><b>Tax Incentives</b></p> <p>Tax deduction for energy efficiency improvements that reduce Energy Use Intensity by at least 50% compared to a building meeting minimum requirements set by ASHRAE Standard 90.1.*</p>	<p>\$0.60 - \$1.88/sq. ft. depending on taxable year, energy savings level, and compliance path</p>	<p>Commercial and larger (four stories and higher) multifamily building owners and tenants within scope of ASHRAE 90.1. (Non-tax paying entities may access deduction via an energy service provider)</p>
<b>Upcoming City of Seattle Funding</b>		
<p><b>City of Seattle Funding</b></p> <p><b>Audits and engineering design</b> Support for audits and in-depth engineering design for 6-12 private or non-profit owned non-residential or multifamily buildings in 2024.</p> <p><b>Engineering and capital support</b> Support for up to 10-15 affordable housing and non-profit buildings in 2024 to develop engineering plans and/or implement emissions reductions projects.</p>	<p>Pending final Department of Energy funding approval</p> <p>Pending City of Seattle 2024 final budget approval</p>	<p>Private or non-profit owned non-residential or multifamily buildings</p> <p>Affordable housing and non-profit buildings</p>

\*ASHRAE 90.1 is a national energy standard for commercial and multifamily buildings (four stories and higher) that provides the minimum requirements for energy-efficient design and equipment in new and existing buildings. An engineer or energy service professional can assess ASHRAE compliance.