



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT  
AGENCY**

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Trisha Tillotson, Agency Director

Agricultural Commissioner

Building

Code & Cannabis Compliance

Environmental Health

Planning

Public Works

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**NEVADA COUNTY BOARD OF  
SUPERVISORS  
Board Agenda Memo**

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**MEETING DATE:** March 24, 2026

**TO:** Board of Supervisors

**FROM:** Trisha Tillotson, Community Development Agency Director

**SUBJECT:** Resolution of the Board of Supervisors of the County of Nevada consenting to the inclusion of commercial properties within the territory of the County in the California Statewide Communities Development Authority Open Property Assessed Clean Energy programs; authorizing the California statewide communities development authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the territory of the County; and authorizing related actions.

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**RECOMMENDATION:**

Staff recommends that the Board of Supervisors adopt the Resolution.

**FUNDING:** Participation in the Property Assessed Clean Energy (PACE) programs will not require the County to pledge any funds, assume any liabilities, or incur any financial obligation, as all financial responsibility lies with the participating property owners. The County does not review or approve individual projects, and does not manage underwriting, assessment collections, delinquencies, bond issuance or program administration.

**BACKGROUND:** The California Statewide Communities Development Authority (CSCDA) Open Property Assessed Clean Energy (C-PACE) program is a turnkey resource for commercial property owners to finance energy efficiency, renewable energy conservation and seismic improvements. CSCDA developed qualification criteria to select C-PACE Program Administrators to be included in the CSCDA Open PACE platform. The CSCDA Open PACE Program Administrators will develop managed contractor networks in California communities, provide up to 100% financing of eligible project costs for energy efficiency projects and record a voluntary contractual assessment collected on the County property tax bill. The County does not administer the program, but does place the assessment on the tax roll.

On June 8, 1993, the Nevada County Board of Supervisors passed Resolution 93-270 to execute a Joint Powers Agreement (JPA) with the CSCDA in order to participate in a program called California Cash Flow Financing Program. The JPA is still in place and the Board will not need to execute a new JPA. There is no updated JPA amendment required under current CSCDA membership standards.

C-PACE allows commercial property owners to fund energy efficiency, renewable energy, water conservation, electrification, and seismic upgrades through a voluntary contractual assessment placed on their property tax bill. Funding is provided by private lenders, not the County of Nevada, and is repaid through a tax-like assessment secured by a lien, reducing risk

and lowering financing costs.

CSCDA currently offers two statewide Open PACE programs administered by multiple third-party program administrators, such as Counterpointe Energy Solutions, Nuveen Green Capital and PACE Loan Group. The County may participate without managing underwriting, project approval or bond issuance. CSCDA requires participating lenders to comply with applicable state consumer protection and disclosure requirements.

Participation in C-PACE supports local economic development by enabling private investment in commercial building upgrades, energy efficiency, seismic safety, and electrification without use of County funds. The program may assist local businesses in reducing operating costs and improving building resiliency.

Under the proposal, Nevada County will:

- Consent to CSCDA conducting all assessment proceedings and arranging financing for eligible commercial improvement projects.
- Allow commercial property owners to voluntarily participate in the program.
- Provide access to applications and materials supplied at CSCDA's expense.
- Designate County staff as points of contact for program coordination.

To offer C-PACE locally, the County would:

1. Adopt the resolution which fulfills the local authorization requirement.
2. Coordinate with CSCDA and designated program administrators.
3. Conduct outreach to commercial property owners regarding eligibility and benefits.
4. Coordinate between the Economic Development Office and the Tax Collector to facilitate placement of authorized assessments on the tax roll in accordance with CSCDA procedures.

**Item Initiated by:** Kimberly Parker, Program Manager Economic Development  
**Approved by:** Trisha Tillotson, Community Development Agency Director