

King County Request for Qualifications (RFQ) C-PACER Verified Lender

I. INTRODUCTION

The King County Executive Climate Office is committed to advancing sustainable development and climate resilience through innovative financing solutions. The Commercial Property Assessed Clean Energy and Resiliency (C-PACER) program provides property owners access to private capital for energy efficiency, renewable energy, water conservation, and resiliency improvements. By leveraging C-PACER financing, commercial, industrial, and multi-family property owners can undertake critical upgrades that reduce environmental impact while enhancing building performance and disaster preparedness.

To support the success of this program, King County is establishing a roster of verified C-PACER lenders who can provide financing to eligible participants. This Request for Qualifications (RFQ) invites capital providers, including banks, credit unions, Community Development Financial Institutions (CDFIs), and private lenders, to submit qualifications for inclusion on the roster. While inclusion does not guarantee participation in specific projects, it will help connect interested property owners with potential financing options, expanding access to sustainable development funding within the region. The organization name and contact information of those who apply and pass the evaluation process will be displayed on the King County C-PACER webpage for eligible program participants.

II. OBJECTIVES

The King County Executive Climate Office aims to establish a roster of qualified capital providers for the C-PACER program. This roster will serve as a resource for builders and property owners seeking financing for energy efficiency, renewable energy, water conservation, and resiliency improvements. Participation in the roster does not guarantee project funding, nor does King County enter into contracts with capital providers under this program. Inclusion on the roster is not a requirement for application to the C-PACER program.

Objectives:

- Develop a publicly available list of verified lenders to support builders and property owners interested in C-PACER financing.
- Expand the network of local and national financial institutions engaged in sustainable development initiatives within King County.
- Encourage participation from local financial organizations to strengthen the community's access to diverse financing options.

III. PROGRAM DESCRIPTION

The **C-PACER program** is a voluntary financing mechanism in King County designed to assist owners of eligible commercial properties in securing long-term funding from private capital providers for qualified improvements related to energy efficiency, renewable energy, water conservation, and building resiliency.

Administered by King County without the use of government funds, the C-PACER program facilitates loans between property owners and private lenders. The county's role is to record the loan as a lien on the property, ensuring that if the property is sold, the assessment remains with the building unless addressed during the sale.

Benefits of C-PACER financing include:

- Potential cost savings for property owners through reduced utility bills and energy expenses.
- Longer loan repayment terms that can make C-PACER-funded projects cash-positive sooner than traditional loans.
- Minimal upfront cash requirements, enhancing accessibility compared to other financing options.
- Stimulation of local employment and economic activity through funding new efficiency and resiliency projects.

By participating in the C-PACER program, property owners can undertake significant property upgrades that contribute to environmental sustainability and bolster building performance and disaster preparedness.

IV. PROGRAM PERIOD

Qualifications will be accepted during an initial 30-day open period. Applicants who meet the eligibility criteria will be added to an approved lender roster for a designated period. Following this initial period, submissions will continue to be accepted on a rolling basis, with qualified providers added to the roster as they are approved.

V. PROGRAM BUDGET

This RFQ does not include any funding from King County and will not result in a contract or funding agreement between King County and the lender. Additionally, there are no restrictions on the minimum or maximum capital amounts that lending institutions may provide through the C-PACER program.

EVALUATION PROCESS

Applications will be evaluated on a pass/fail basis. Those that meet the eligibility criteria will be added to the verified lender list on King County's C-PACER website. Applicants who do not meet the criteria will be notified of the outcome via email.

Disclaimer:

Participation in this RFQ is not required to be a C-PACER lender qualified for the King County C-PACER program. Likewise, inclusion on the roster is not a requirement for application to the C-PACER program. For each C-PACER transaction, all lenders must provide up to date evidence verifying that they continue to meet the requirements to be a qualified capital provider during the application process. All lenders must be able to conduct business in Washington State. Inclusion on

the approved lender list does not waive this requirement. The approved lender list is intended solely as a resource to help eligible program participants identify potential lenders.

REQUIREMENTS FOR BECOMING A CAPITAL PROVIDER FOR C-PACER PROGRAM

The following requirements section outlines key eligibility criteria and requirements. Applicants are encouraged to refer to the [King County C-PACER Program Guidebook](#) for a complete understanding of the program and its requirements.

To qualify as a capital provider in the King County C-PACER program, your institution must submit documentation demonstrating that it meets at least one of the following criteria:

- 1. Registered C-PACE Provider in Multiple States**

Provide documentation confirming that your institution is registered to offer C-PACE financing in at least two states outside of Washington. Acceptable documentation includes a certification or verified copy of registration from a C-PACE program.

- 2. Previous C-PACE Financing Experience**

Submit documentation demonstrating that your institution has financed at least one C-PACE transaction in another jurisdiction. Acceptable documentation includes a recorded transaction document (e.g., Notice of Assessment or Lien) explicitly indicating its association with a C-PACE transaction.

- 3. Federally Chartered Financial Institution**

Provide proof that your institution is a federally or state-chartered bank, CDFI, thrift institution, or credit union. Acceptable documentation includes a copy of the latest public filing, license, or registration with the relevant federal or state regulatory body.

- 4. Washington-Based Private Entity**

If your institution does not meet the above criteria but is a private entity with its principal place of business in Washington State that is also licensed or permitted to do business within Washington State, you may submit documentation for review and approval. Submission does not guarantee approval. Acceptable documentation includes a copy of the latest public filing, license, or registration with the applicable state regulatory body.