

# PACE Financing with Lean & Green Michigan

**Lean & Green Michigan** is a public private partnership that helps local governments administer PACE financing for property owners in their communities with **no government funding**.

## What is PACE?

Property Assessed Clean Energy financing allows private and commercial property owners to voluntarily enter into a special assessment agreement to promote the installation of renewable energy systems, energy efficiency improvements, water usage improvements, and environmental hazard projects by owners of commercial, agricultural or industrial property within a district designated by the local unit of government.

## Benefits

- Long-term financing up to 25 years or the useful life of the project
- 100% financing of eligible technologies
- Immediate positive cash flow
- Runs with the land, transferring to subsequent owner upon sale of the property
- Fixed interest rate (negotiated on each deal)
- Improve local building stock
- Increase property value
- Create local jobs
- More comfortable, efficient buildings

## Eligibility

### Qualifying Properties:

- **Commercial:** business, hospitality, mixed-use, office, multi-family 4+, retail, or senior living.
- **Agricultural & Industrial** – manufacturing, food processing and more.
- **Non-profit:** churches, private schools, cooperatives, and more.

### Qualifying Measures:

- **Energy efficiency:** lighting, HVAC, control windows, and more.
- **Water efficiency:** low flush, low flow, gray water system, and more.
- **Renewable energy:** solar PV, geothermal, CHP, and more.
- **Environmental Hazards:** mitigate lead, heavy metals, PFAS in drinking water; mitigate lead paint contamination or effects flood/drought.

## Quick Links

[About PACE](#)

[Eligibility](#)

[Local Governments](#)

[Case Studies](#)

[Market Data](#)

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