

WHAT IS EPAD?

Known nationally as “Property Assessed Clean Energy (PACE),” the Energy Project Assessment District (EPAD) Program allows property owners to affix private loans for energy efficient, renewable energy and water conservation projects to the property title. The loan is repaid through an annual assessment that is administered by the Jefferson County Sheriff. EPAD is available to commercial, agricultural, industrial and multi-family residential properties.

WHAT ARE THE BENEFITS OF EPAD?

EPAD financing offers unique benefits that are typically not available with traditional loans. Some of these benefits include:

- Requires no down payment
- Can provide for 100% of the project’s cost
- Extended repayment terms of up to 30 years that allow most projects to have immediate positive cash flows
- The EPAD loan remains affixed to the property, not the property owner

HOW CAN I LEARN MORE?

For more information on the EPAD program, please visit www.louisvilleky.gov/government/sustainability/epad-program, or contact the Office of Sustainability at (502) 574-6285.

LOUISVILLE METRO GOVERNMENT

EPAD CASE STUDY

THE 110 AT WEISSER

Weisser Avenue, LLC is Louisville’s First EPAD Project



OVERVIEW

The 110 at Weisser is a 15-unit, multifamily apartment complex located in Crescent Hill along the Frankfort Avenue corridor.

Developer Tony Holland sought EPAD financing to help realize the immediate cost savings of lower energy bills as a result of energy efficiency features.

IMPROVEMENT PROJECTS

With EPAD financing, three energy improvement projects were completed. These included a cool roofing system, high-efficiency heating and cooling controls and an exterior insulation finishing system.

EPAD FINANCING

- **Property Owner:** Weisser Avenue, LLC
- **Lender:** Citizens Union Bank
- **EPAD Amount:** \$159,062
- **Loan Term:** 18 years
- **Interest Rate:** 6.25%

ENERGY REDUCTIONS

Each year, the Weisser Avenue EPAD project will eliminate approximately 82,176 kilowatt hours of electricity, which is equivalent to avoiding the greenhouse gas emissions from 12 passenger vehicles, annually.



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