



The Road to Resilience with PACE

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PACE Summary

Section 163.08 – 163.087, Florida Statutes

PACE Legislative History:

- Section 163.08, F.S. enacted in 2010
- Small change better defining authority to levy and collection assessments through separate legal entities 2012
- 23 bills proposed 2012-2024 to expand or add consumer protections to PACE
- 2024: PACE Statute substantially modified

2024 PACE Legislative Summary

Section 163.08 – 163.087, Florida Statutes

2024 Legislation:

- Bifurcates residential and commercial PACE requirements
- Qualifying improvements: covered in subsequent slides
- Ordinance required by local government to join PACE program
- Residential consumer protections
- Contractor oversight
- Reporting on program data
- Consistency on program implementation across enabling documents

Hurricane Irma

September 2017



193 miles north of Irma eye, Lantana, FL,
September 10, 2017



70 miles north of Irma eye, Key Largo, FL
September 12, 2017



Hurricane Irma

September 12, 2017



Eye of Irma- September 12, 2017, Big Pine Key, FL

Statistics Monroe County:

- Total number of homes that needed to be rebuilt 1,761 (population = 73,000).
- Mobile homes, manufactured homes and RVs= 378 suffering major damage and 666 destroyed.



Hurricane Irma Impacts

Statewide Impacts



342 miles northeast of 2d eye-wall landing as Cat 3 (Marco Island),
Jacksonville Beach, FL



61 miles north of Marco Island,
Cape Coral, FL

Existing Qualifying Improvements

As provided in current law, qualifying improvements include the following:

- Energy conservation and efficiency improvements, to include:
- Air sealing;
- Installation of insulation;
- Installation of energy efficient HVAC systems;
- Building modifications which increase the use of daylight;
- Replacement of windows;
- Installation of energy controls or energy recovery systems;
- Installation of electric vehicle charging equipment; and
- Installation of efficient lighting equipment.

Renewable energy improvements which means installation of any system in which the electrical, mechanical, or thermal energy is produced from a method utilizing hydrogen, solar energy, geothermal energy, bioenergy, or wind energy.

- Wind resistance improvements, to include
- Improving the strength of the roof deck attachment;
- Creating a secondary water barrier to prevent water intrusion;
- Installing wind-resistant shingles;
- Installing gable-end bracing;
- Reinforcing roof-to-wall connections;
- Installing storm shutters; and
- Installing opening protections.



Helene 2024, Tampa Bay Times

Added Qualifying Improvements

The bill adds the following qualifying improvements for both residential and commercial property:

- Waste system improvements, which includes the replacement or improvement of an onsite sewage treatment and disposal system with an advanced system of the same type, or replacement with a central sewage system.
- Flood and water damage mitigation, including:
- Raising a structure above the base flood elevation to reduce flood damage;
- Building or repairing a flood diversion apparatus;
- Utilizing flood damage resistant building materials;
- Using electrical, mechanical, plumbing, or other system improvements to reduce flood damage; and
- Qualifying for reductions in flood insurance premiums.

Resiliency improvements, including:

- Replacing windows or doors with energy-efficient windows or doors;
- Installing energy-efficient heating, cooling, or ventilation systems;
- Replacing or installing insulation;
- Replacing or installing energy-efficient water heaters; and
- Installing and affixing a permanent generator.



Helene 2024, Tampa Bay Times

R-PACE Qualifying Improvements

Case Study for R-PACE:

Building back stronger after a home suffers hurricane damage (focus on exceeding Building Code) with home elevation, stronger roof attachments, storm windows/shutters, seawall improvements for waterfront homes, etc.). Balancing strengthening with need to build back quickly. PACE can assist.



Helene 2024, Tampa Bay Times

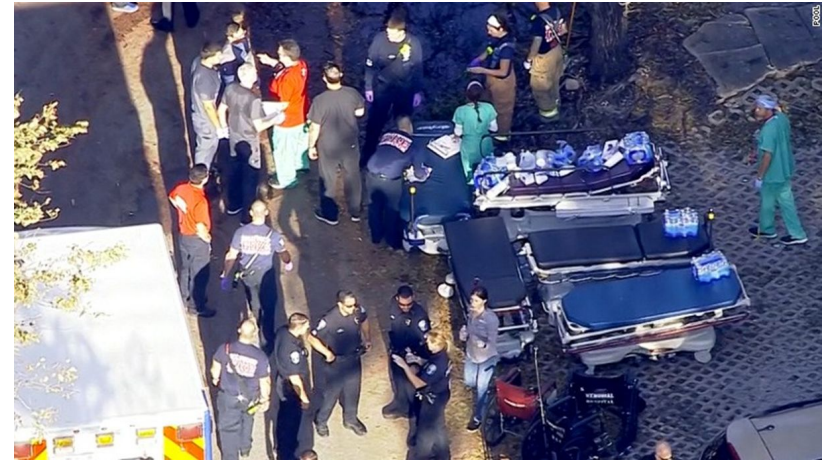
What Does it Look Like?



C-PACE Qualifying Improvements

For **commercial property**, the bill additionally includes (*note these are NOT authorized by residential*):

- Building modification to increase the use of daylight;
- Installation of electric vehicle charging equipment;
- Installation of efficient lighting equipment;
- Any improvements necessary to achieve a sustainable building rating or compliance with a national model green building code;
- Renewable energy improvements; and
- Water conservation efficiency improvements.



AFTER IRMA

COMPLETE COVERAGE OF HURRICANE IRMA, A MONSTER STORM THAT STRUCK FLORIDA

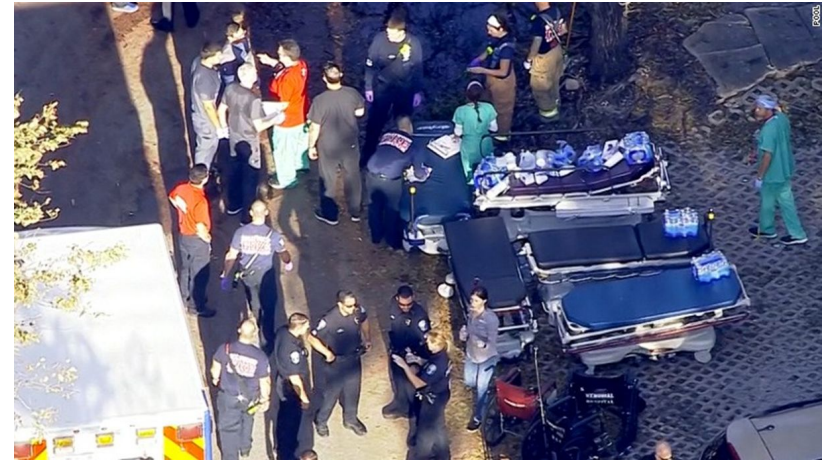
Deaths of 12 Patients at Hollywood Nursing Home After Hurricane Irma Ruled Homicides

The patients died in the days after Irma wiped out power to much of South Florida and knocked out the nursing home's AC
Published at 6:21 PM EST on Nov 22, 2017 | Updated at 11:39 PM EST on Nov 22, 2017

C-PACE Qualifying Improvements

Case study for C-PACE:

For nursing homes, there is a requirement to have equipment capable of maintaining a minimum air temperature of 81 degrees or cooler for at least 96 hours after a power outage (S. 400.23, Florida Statutes). PACE can assist with these improvements.



AFTER IRMA

COMPLETE COVERAGE OF HURRICANE IRMA, A MONSTER STORM THAT STRUCK FLORIDA

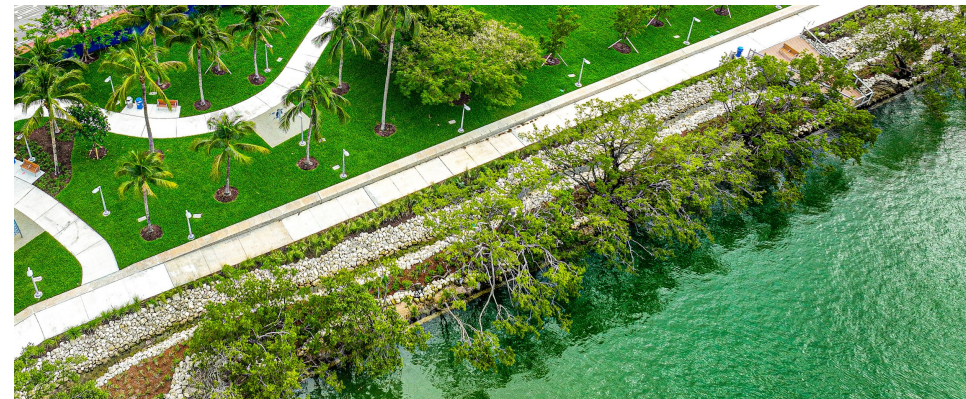
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What Does it Look Like?

Case study for C-PACE:

Hotel rebuilds post-hurricane with shoreline improvements.



The background of the slide is a low-angle photograph of a modern building's glass facade. The image shows a grid of dark window frames against a light blue sky with soft, white clouds. A semi-transparent blue rectangular box is centered in the lower half of the image, containing white text.

Thank you!

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