



Advancing PACE in Williamson County

www.TexasPACEAuthority.org

Texas PACE answers the question, “How are we going to pay for it?”

TX-PACE is transforming how developers, owners, and contractors look at projects, proving that there is a clear path forward for energy efficiency, distributed generation, water use reduction, and resiliency projects in existing buildings.

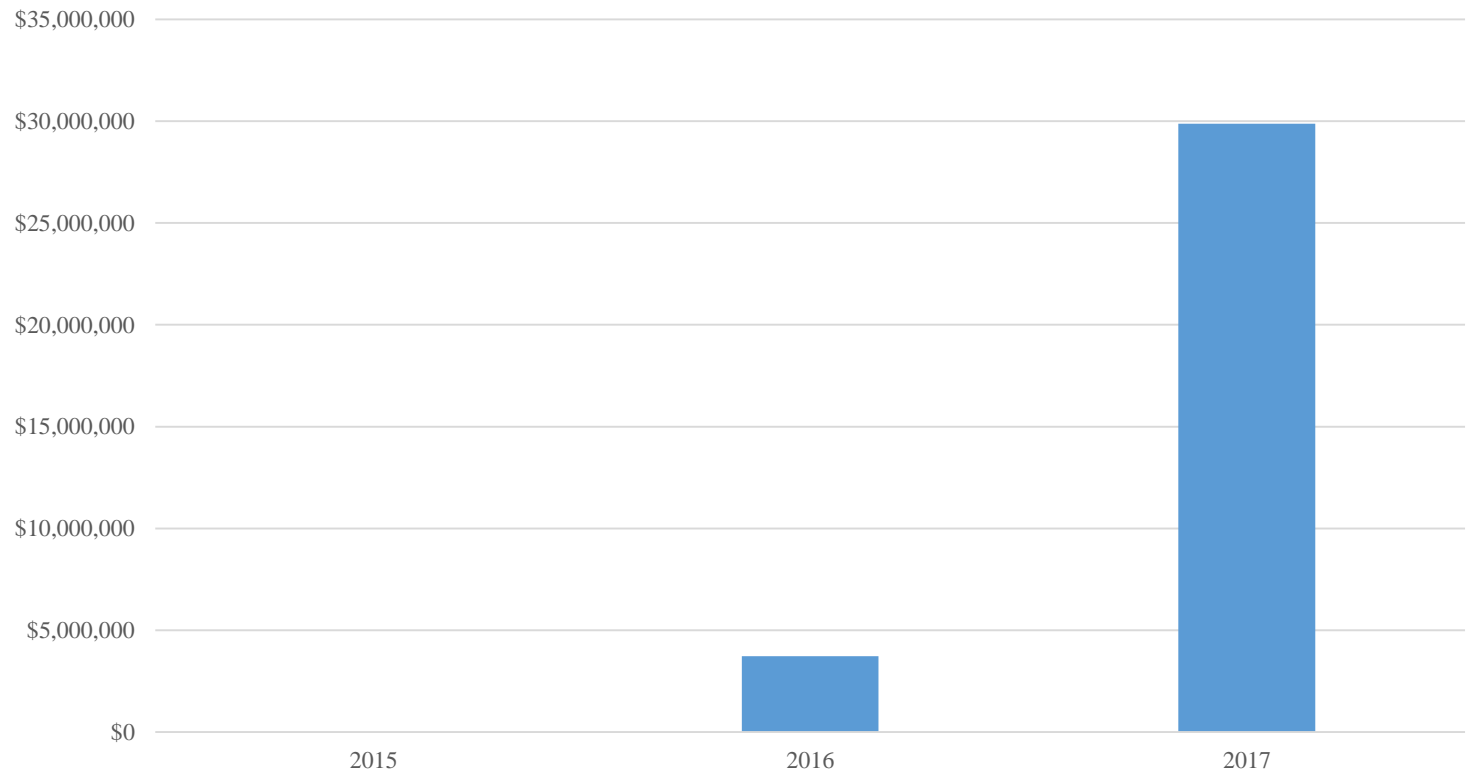
WHAT IS TX-PACE?

- Local Adoption economic development tool - Property assessment
- 100% long term, low cost financing
- For energy efficiency, water conservation, distributed generation, and demand reduction (resiliency)
- On commercial, industrial, and multi-family (5+ units) properties

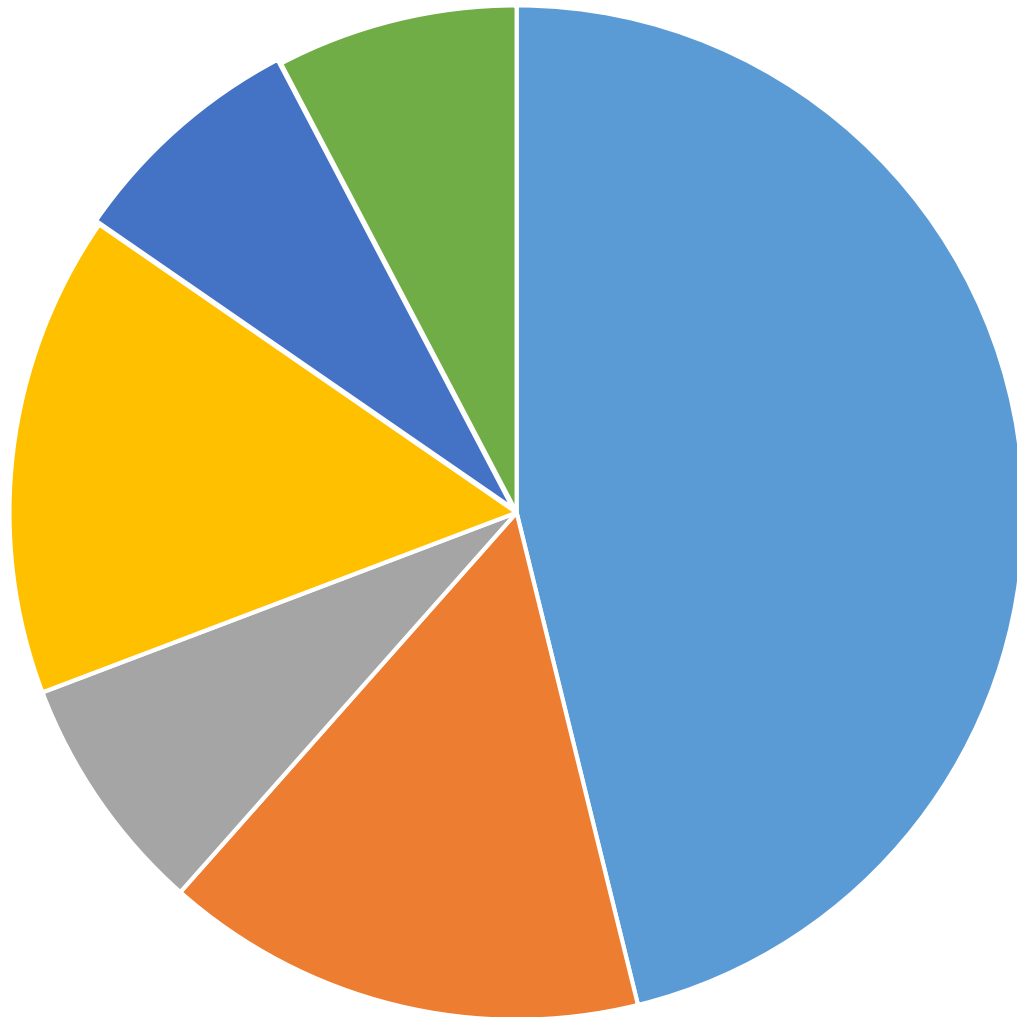
Investment in Texas: 700% increase

Year to year (2016-2017)

Annual C-PACE Financing in Texas



Property by Project type (#of Projects)



- Commercial Retail
- Commercial Office
- Industrial
- Nonprofit
- Hotel
- Mixed Use

Service Areas



COUNTIES

- Brazos County
- Fort Bend County
- Jefferson County
- Tarrant County
- Cameron County
- Hays County
- Navarro County
- Travis County
- Williamson County
- El Paso County
- Hidalgo County
- Nueces County
- Willacy County

CITIES

- City of Amarillo
- City of Dallas
- City of Farmers Branch
- City of Houston

Uniform TX-PACE programs now serve more than 42% of the population in these counties and cities.

Butler Brothers Building

Dallas

Measures:

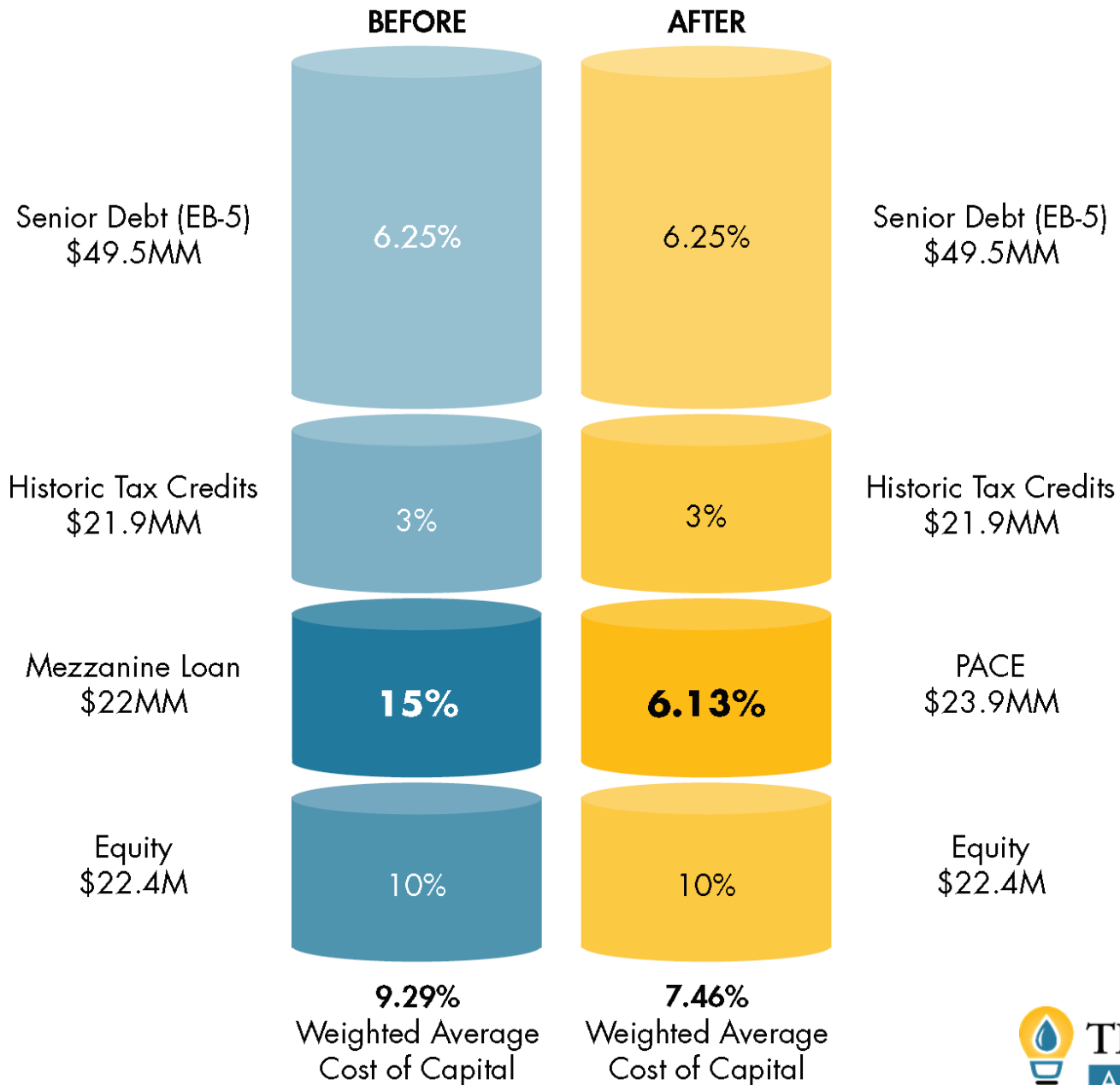
- HVAC
- Lighting
- Insulation
- Roofing
- Glazing
- Plumbing
- Irrigation
- Exterior Waterproofing/Plaster



Assessment Total: \$24 Million

Annual Savings: 40% energy reduction

700,000 gallons of water; 3,500 metric tons CO_{2e}



1225 N Loop, Houston

Built 1984

PACE Project:

Assessment Total:

\$1.3 Million

Utility Incentives:

\$30,000

Term: 20 years

Annual Savings:

38% energy reduction

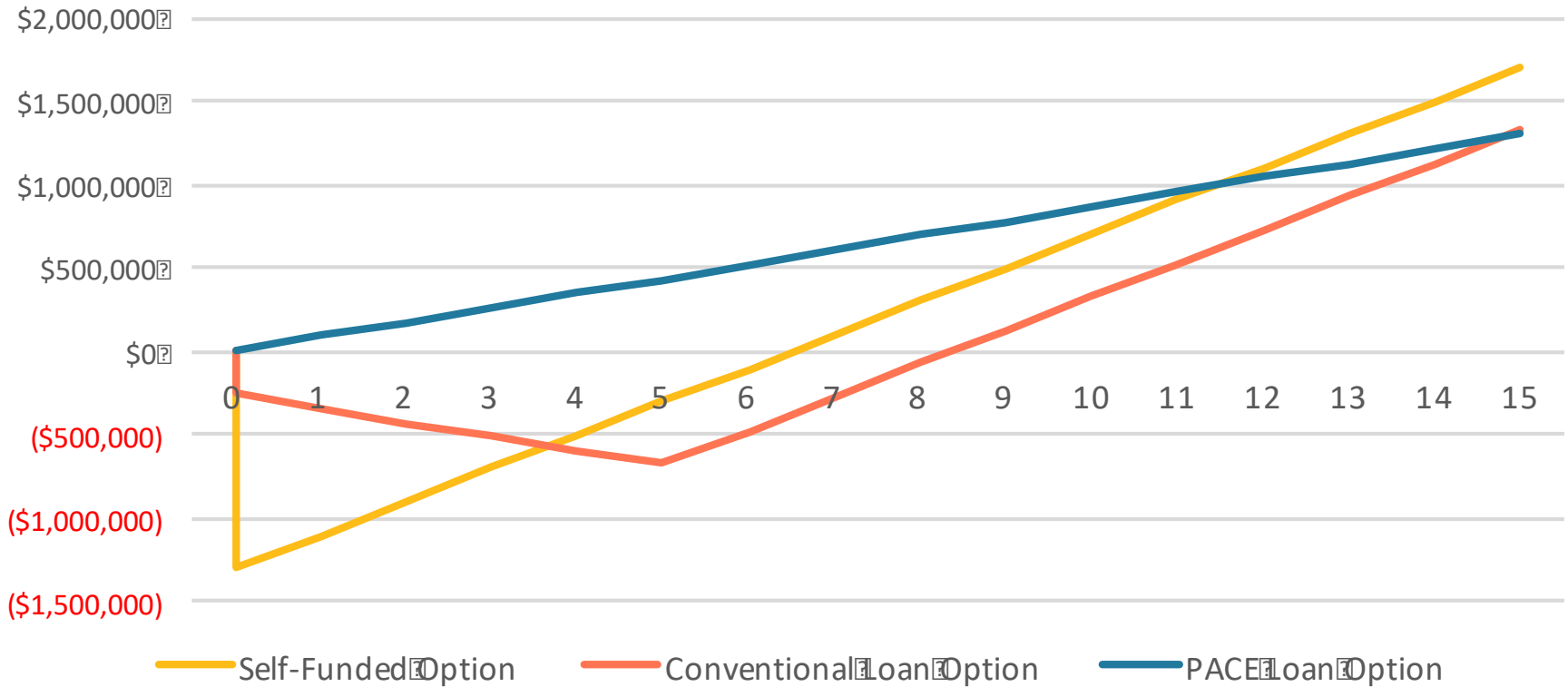
Measures:

- 2 Chillers
- Building Automation
- LED Fixture Upgrade



Cash Flows

Cumulative Cash Flow



Simon Property Group

6 projects to date: El Paso, Hays, Travis, & Williamson Counties, & City of Houston



Measures:

- HVAC
- Lighting
- Water

Assessment total: \$10 Million



Williamson County PACE

Lower your operating costs with 100% Financing for Energy and Water Efficiency in Industrial, Commercial, or Nonprofit Real Estate



QUICK LINKS

- [Get Started](#)
- [Find a Lender](#)
- [Find an ITPR](#)

CURRENT CONTRACTS

- [Notice of Contractual Assessment](#)
- [Lender Contract](#)
- [Owner Contract](#)

					
2	\$ 1,767,982	14	1,018	1,780,000	1,956,657
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Water Saved (gallons/yr)	Energy Saved (kWh/yr)

R.J. Liebe Company

Navarro County



Measures:

- HVAC
- Lighting

- Investment: \$325,000
- 187,000 annual KWh
- 60 – 80 new, permanent manufacturing jobs

PACE is a WIN-WIN-WIN

- **Property Owners** – lower utility bills, energy independence, energy efficiency, property value increase
- **Contractors** – source of increase in business, more local hiring, best practices, keeping up with technology advancements
- **Lenders** – new loans, steady & stable process, fully collateralized, Tax Assessment lien position, improved asset value
- **State of Texas** – reduced peak demand, improved grid loading, distributed generation as resilient power source, improved air quality, better water conservation
- **Communities** – increased economic development and jobs, improved building infrastructure, more appealing building stock



TEXAS ★ PACE

AUTHORITY

TEXAS' OPEN-MARKET PACE
PROGRAM ADMINISTRATOR

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POWERED BY:

