

2022



# Annual Report

## City of Dallas

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## **On The Cover**

The Swexan Hotel in the City of Dallas is Texas' largest PACE project to date. The \$39.8 million PACE assessment is financing energy saving improvements to the building envelope, a glass curtain wall, HVAC, and elevators and water conservation plumbing. The project is reducing annual energy use by 1,209,598 kWh of electricity and 1,900 mmBTU's of natural gas. The project will also save 421,000 gallons of water annually.

# Letter From the President

2022 was a breakout year for both the TX-PACE program and Texas PACE Authority (TPA). The 2022 total PACE investment of \$172 million equals the amount of TX-PACE investment in all previous years combined. TPA facilitated a record-breaking 17 projects in 13 different cities. Eight of the projects were the first PACE projects in their regions, demonstrating that the program is benefiting communities, large and small throughout Texas. TPA also facilitated the largest project in Texas – a nearly \$40 million TX-PACE assessment for a hotel in the city of Dallas.

There are three reasons for the uptick in interest in TX-PACE financing in 2022.

**Program expansion:** First, thanks to 83 cities and counties in Texas, TPA is able to serve 73% of the Texas population, enabling more businesses and nonprofits to qualify.

**Financial pain:** Second, until recently, Texas' energy costs were amazingly low, but after storm Uri, energy prices have increased, catching up to the prices paid in other states and creating a pain point that businesses and nonprofits had previously been able to avoid. Organizations now seek ways to decrease utility costs. The increased cost of capital and difficulty in acquiring it adds to the pain, causing developers and property owners to seek alternative sources of capital. They are discovering that TX-PACE financing is a competitive, attractive source of capital, that complements tax credits, opportunity zone funding, local incentives, increasing federal incentives, and utility incentives.

**Model program updates:** Third, the Keeping PACE in Texas model program, PACE in a Box, was updated by volunteer stakeholders in the Technical Standards Working Group and the Underwriting Working Group. Their updates to the model program made new construction and refinancing projects easier to qualify for TX-PACE financing.

I am proud of the amazing work of the talented TPA team members and humbled by their dedication to quality public service. Team TPA rose to the occasion, performing quality work over long hours to meet the rising demand for projects across Texas in 2022. Team members bring talent and experience well beyond the norm, working hard for the long-term good of the program and the people we serve.

At the beginning of the year, TPA was outgrowing its startup status and by December graduated from a University of Texas management mentoring program. TPA added (and continues to add) a seasoned commercial real estate closing team. In addition, TPA:

- Expanded to serve 14 additional PACE regions;
- Created Self-PACE'd online service provider training, enabling contractors, engineers, architects, etc. to take TX-PACE training at their convenience. Scholarships are available to minority, woman, and veteran-owned businesses;
- Received HUD's approval to use PACE on HUD and FHA multifamily properties;
- Published a more user-friendly Program Guide in English and Spanish;
- Collaborated with the Harvard Business School Immersion Program, Keeping PACE in Texas, and the University of Texas ATI and VMS programs to improve the PACE in a Box model program and TPA's program administration;
- Received a generous Meadows Foundation grant to implement a Salesforce database; and
- Promoted the new DOE Market Assessment Tool to help PACE regions and stakeholders identify opportunities to use PACE financing to improve commercial building stock.



While Texas public policy discussions are focused on the dependable supply of energy and water in Texas, TPA is helping to reduce demand for energy and water – a critical, albeit less visible, component of ensuring that Texas' natural resources are adequate and reliably available throughout our state. TPA assists local governments in strengthening the bottom lines of their businesses and nonprofits, improving the building stock of Texas' rural, urban, and border communities, and freeing up natural resources for growth.

We look forward to working with you to achieve these goals throughout Texas.

A handwritten signature in cursive script that reads "Charlene Heydinger".

Charlene Heydinger, President, Texas PACE Authority

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## OVERVIEW

# City of Dallas PACE Program

Texas PACE Authority (TPA) is honored to serve the City of Dallas and to submit its 2022 annual report. This report describes the current state of the PACE market and documents TPA's performance of the requirements described in its professional services agreement with the City of Dallas.

Texas Property Assessed Clean Energy (TX-PACE) is a proven financial tool that incentivizes property owners to upgrade facility infrastructure with little or no capital outlay. Approved by state legislation in 2013 and established by the City of Dallas in 2016, TX-PACE programs enable owners to lower their operating costs and use the savings to pay for eligible water conservation, energy efficiency, resiliency, and distributed generation projects. Owners gain access to private, affordable, long-term (typically 10-20 years) financing that is not available through traditional funding avenues.

At the close of 2022, TX-PACE had facilitated a cumulative total of more than \$362MM in energy efficiency, water conservation and distributed generation improvements across the state of Texas. Thirty one percent of that investment is from projects within the City of Dallas PACE program, including the largest TX-PACE project in the state, the Swexan (Harwood) Hotel (\$39.8MM).



## AWARDS & RECOGNITION

### **KEVIN SPATH NAMED NATIONAL 2022 PACE SETTER: PROMOTING DIVERSITY, EQUITY, AND INCLUSION IN THE PACE MARKETPLACE**

On August 5, 2022, PACENation awarded the 2022 PACE Setter award to Kevin Spath, Assistant Director of the City of Dallas Office of Economic Development. Kevin's leadership of the City of Dallas PACE program has led to the financing of more than \$112 million in energy and water-saving improvements within the City. Kevin's focus on encouraging PACE investment in southern Dallas, utilizing PACE for affordable housing, and ensuring that the City's PACE program supports the Dallas Comprehensive Environmental and Climate Action Plan (CECAP) is the basis of his well-deserved national recognition.

## CITY OF DALLAS

# PACE Program Projects

As of December 31, 2022, the City of Dallas had 10 PACE projects that resulted in a cumulative sustainable investment of over \$112MM, showcasing the City's continued support of its PACE program to enhance property and generate economic, environmental, and social benefits. A summary of these benefits can be found in the pane to the right, while a detailed table is provided on the following page.

In 2022, the City of Dallas facilitated three new sustainable commercial property projects, which totaled \$71,873,850 in PACE investment. These projects ranged in size from \$5,140,163 to over \$39MM, marking the largest PACE project in the state to date. Additional information about the 2022 Dallas projects can be found on page 23 of this report.

## CUMULATIVE IMPACT CITY OF DALLAS

**10** PROJECTS  
COMPLETED

**\$112.9MM**  
PACE DOLLARS  
INVESTED

**1,337**  
JOBS  
CREATED

**8,952**  
CO<sup>2</sup> REDUCED  
(tonnes/yr)

**15,642,006**  
ENERGY SAVED  
(kWh/yr)

**15,319**  
NATURAL GAS SAVED  
(mmBTU/yr)

**10,591,500**  
WATER SAVED  
(kGals/yr)



# PACE PROJECTS

CITY OF DALLAS  
2016 - 2022

PACE Project Name	PACE Assessment Amount	Estimated Jobs Created	Annual CO <sup>2</sup> Avoided	Annual Electricity Savings	Annual Natural Gas Savings	Annual Water Savings	PACE Project Measures
Butler Brothers Building	\$23,912,324.88	192.82 jobs	3,506.50 tonnes/yr	6,691,648 kWh/yr	460 mmBTU/yr	692,000 gallons/yr	HVAC, Lighting, Insulation, Roofing, Glazing, Envelope, Wall Insulation, Plumbing Fixtures, Irrigation Systems
Dallas Paint and Body	\$74,139.79	0.78 jobs	21.11 tonnes/yr	40,572 kWh/yr	0 mmBTU/yr	0 gallons/yr	LED Lighting, Solar Panels (PV)
Continental Gin	\$5,250,000.00	71.95 jobs	1,317.69 tonnes/yr	1,398,812 kWh/yr	11,124 mmBTU/yr	515,000 gallons/yr	Roofing, Exterior Walls, Mechanical / HVAC, Electrical / Lighting, Solar Panels, Elevators, Utilities, Glass / Glazing
JW Marriott	\$5,059,884.00	54.63 jobs	251.75 tonnes/yr	448,135 kWh/yr	350 mmBTU/yr	577,000 gallons/yr	Envelope, HVAC, Interior / Exterior Lighting, Plumbing, Elevator
Red Bird Mall	\$3,350,000.00	39.94 jobs	350.61 tonnes/yr	673,784 kWh/yr	0 mmBTU/yr	3,420,000 gallons/yr	Lighting, HVAC, Plumbing
6510 Abrams Road	\$496,382.54	6.47 jobs	310.40 tonnes/yr	596,499 kWh/yr	0 mmBTU/yr	0 gallons/yr	HVAC
8411 Preston Road	\$2,925,880.00	41.23 jobs	943.43 tonnes/yr	1,813,002 kWh/yr	0 mmBTU/yr	0 gallons/yr	Lighting, HVAC, Building Envelope, Plumbing
Jackson Street Garage	\$5,140,163.00	66.46 jobs	266.18 tonnes/yr	511,524 kWh/yr	0 mmBTU/yr	0 gallons/yr	Electrical / Lighting, Envelope, Mechanical / Plumbing
Jackson Street Apartments	\$26,859,837.00	347.30 jobs	1,253.95 tonnes/yr	2,258,432 kWh/yr	1,485 mmBTU/yr	4,967,000 gallons/yr	Envelope, Electrical / Lighting, HVAC, Plumbing, Water Conservation
Harwood Hotel	\$39,873,850.00	515.57 jobs	730.17 tonnes/yr	1,209,598 kWh/yr	1,900 mmBTU/yr	420,500 gallons/yr	Envelope, Glass Curtain Wall, HVAC, Elevator, Plumbing

# 2022 PACE Presentations and Participation in City of Dallas Events (Virtual and In-Person)

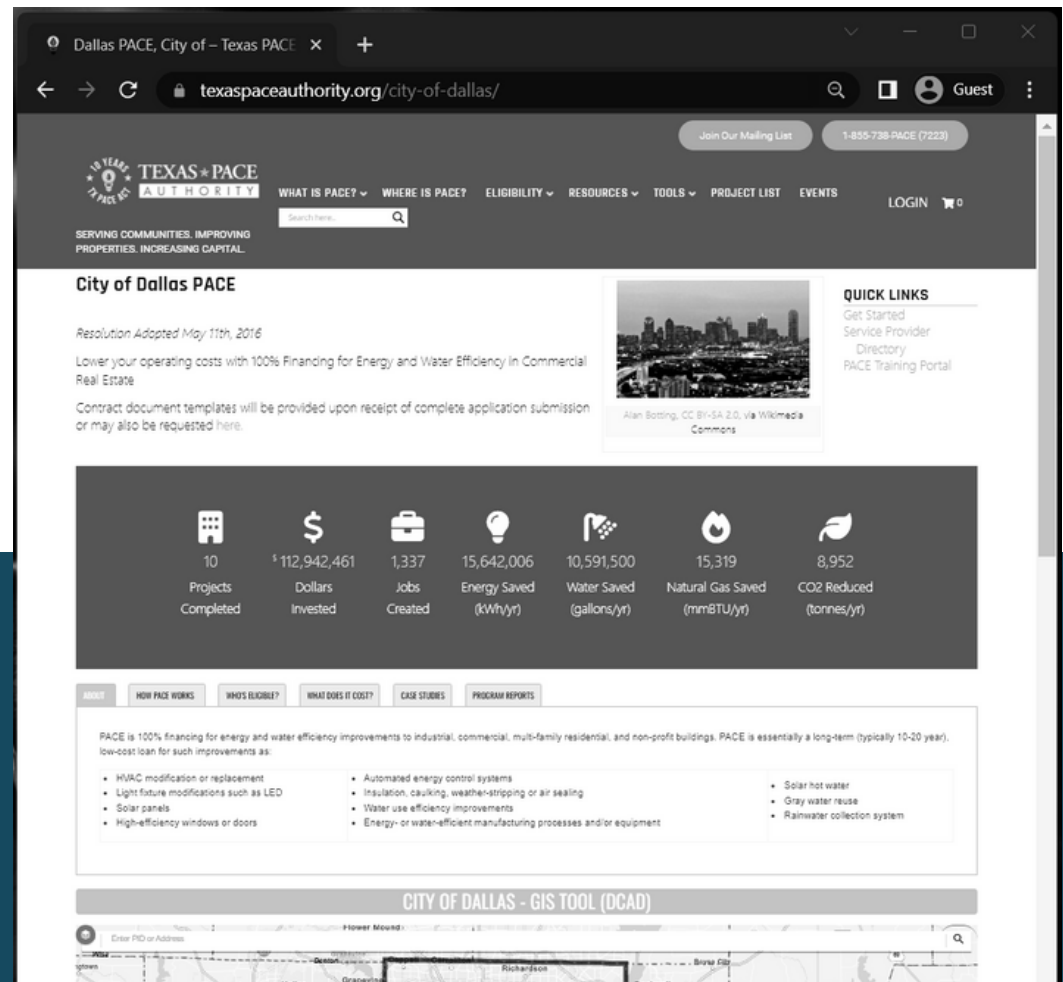
In 2022, the combined website traffic for [the Texas PACE Authority's website](#) and the [City of Dallas page on the TPA website](#) totaled 48,890 hits. The City of Dallas page had 494 unique hits.

Texas PACE Authority received 127 inbound inquiries regarding the City of Dallas PACE Program in 2022, including emails, website submissions, and calls.

## Pictured Right

[dallas.texaspaceauthority.org](https://dallas.texaspaceauthority.org)

Texas PACE Authority's landing page for the City of Dallas PACE Program





## PRESENTATIONS AND PARTICIPATION

- Dallas 2030 District Leadership Meeting, January 20
- Dallas 2030 District: Commercial Real Estate Facilities Programs and Incentives, PACE Presentation, January 27
- NCTCOG RISE Coalition Meeting, January 28
- Dallas 2030 District: Insights on Infrastructure Bill, March 30
- Dallas 2030 District Leadership Meeting, March 31
- City of Dallas Office of Economic Development and Department of Housing and Neighborhood Revitalization, TX-PACE and HUD discussion, April 6
- Green Globes Workshop, April 6
- EarthX2022 Expo, April 22
- Dallas 2030 District Leadership Meeting, May 12
- ImpactNights™ Energy Resilience & Sustainability at Southern Methodist University (SMU), PACE Presentation, May 12
- Dallas 2030 District - The Future of Workplace: The New Normal, May 19
- North Central Texas Regional Council of Governments (NCTCOG) Regional Integration of Sustainability Efforts (RISE) Coalition Quarterly Meeting, July 22

## PRESENTATIONS AND PARTICIPATION (CONT.)

- Dallas 2030 District Leadership Meeting - Presentation, July 28
- Dallas 2030 District: The Future of Workplace: The Value in Building Certifications, August 4
- Release of Dallas 2030 District Annual Report (featuring City of Dallas PACE Program), August 5
- NCTCOG PACE in North Texas Webinar, August 17
- ULI Dallas-Fort Worth - Affordable Housing, “You can’t afford NOT to have it”, August 25
- East Dallas Chamber PACE Presentation with Dallas Small Business Center and Office of Economic Development, September 16
- North Texas Association of Energy Engineers (NTAEE) Annual Energy Conference, Meeting with Speakers, September 20
- City of Dallas SBE Office and Dallas County SBE Office, September 27
- North Texas Facilities Expo - TPA Booth, October 5-6
- AIA Dallas Workshop - PACE Presentation, October 11
- Dallas 2030 District Leadership Meeting, October 13
- North Texas Association of Energy Engineers Annual Conference - PACE Presentation, October 20
- NCTCOG RISE Coalition Meeting, October 21
- Dallas 2030 District Leadership Meeting - TPA Year in Review Presentation, December 8



### Pictured Left

The Reimagine Redbird PACE project, which took place in southern Dallas in 2021, went beyond just providing energy and water savings through the City's PACE program. The project revitalized the mall and transformed it into a hub for health services and community gatherings, offering multiple benefits to the local community.

## 2022 NOTABLE STATEWIDE OUTREACH AND EDUCATION EVENTS

### Outreach Events

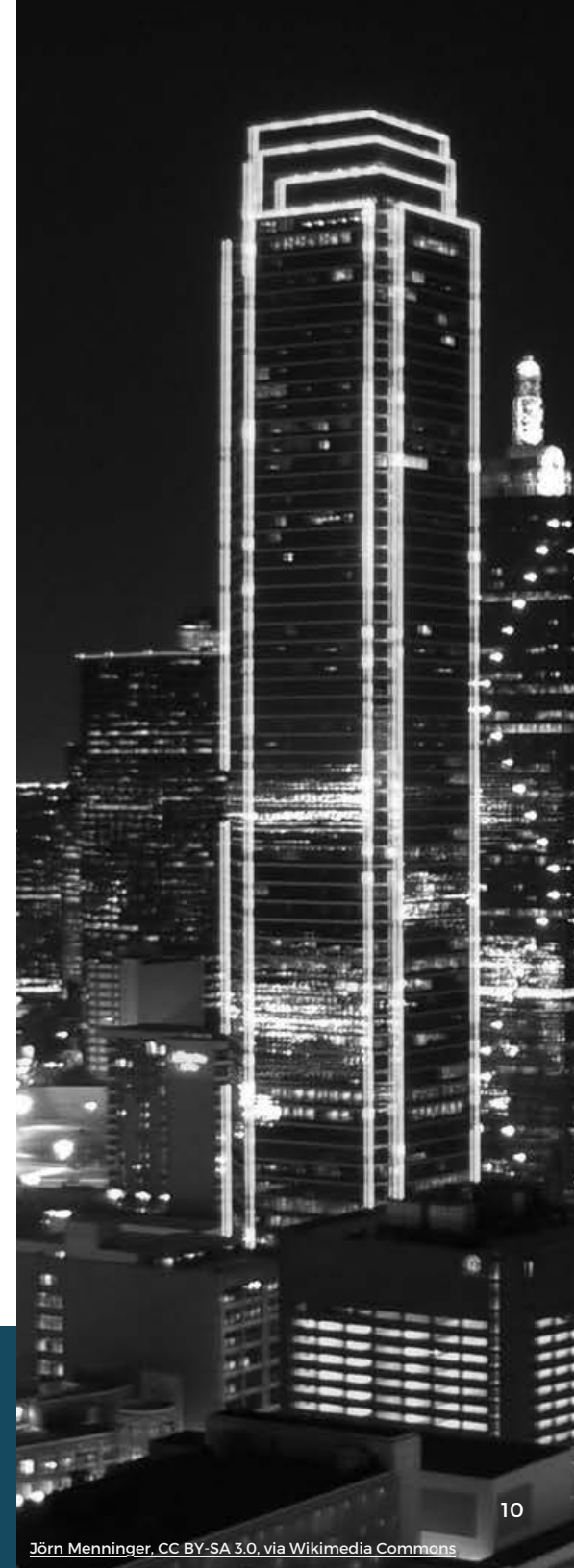
- [NBiz Magazine](#) Article: TX PACE - A Win for Climate and Economic Development - February
- Texas Association of Regional Councils (TARC), PACE presentation, Austin, February 10
- Texas Economic Development Council (TEDC) winter meeting PACE presentation, February 16
- Texas Energy Summit Rural Economic Development Panel, PACE presentation, Austin, March 2
- Water Reuse Annual Symposium Presentation, San Antonio, March 8
- Texas Industry Energy Efficiency Network webinar, PACE presentation, April 13
- Texas Charter Schools, PACE introduction with international leadership, May 13
- SPEER City Efficiency Leadership Council (CLEC) webinar: Reinvesting in communities and preserving the environment with PACE, May 25
- National ULI Winter Conference in Dallas, PACE panels, October 26, 27
- Texas Downtown Association Conference, panelist, San Marcos, November 1
- SPEER Energy Efficiency Breakfast, Texas Capitol, PACE outreach, December 6
- U.S. Department of Housing and Urban Development (HUD) authorizes TPA's regions to use PACE with HUD and FHA multifamily housing, December 23

### T5 - Training Webinars

- TPA's 2021 TX-PACE Recap, January 20
- TPA Program Guide Update, February 17
- Finding Gold with the US Department of Energy's new Commercial PACE Toolkit, March 17
- Don't Delay, Invest Today! Why ESG Matters to Property Owners and Managers, June 16
- TX-PACE Training for Title Companies, July 21
- Self-PACE'd Online Service Provider Training, November 17
- Increased 179D Benefits Under the 2022 Inflation Reduction Act, December 14

### Service Provider Training

- Online "Self-PACE'd" Service Provider Training launched in November





**Steve Block**

Board Secretary, retired; formerly Partner, real estate and banking law, Thompson & Knight, LLP



**Michael Gromacki**

CEO, McClarin Composites; formerly Director, Global Wind and Composite Systems, Olin, formerly President, Dixie Chemical



**Hon. John Hall**

President/CEO, Houston Advanced Research Center (HARC); formerly Associate VP, Environmental Defense Fund (EDF); Chairman, Texas Water Commission and the Texas Natural Resource Conservation Commission (predecessor agencies to the Texas Commission on Environmental Quality)



**Charlene Heydinger**

Board President, Texas PACE Authority; formerly Executive Director, Topfer Family Foundation, VP & Washington Council, Capital Cities, ABC Inc.; and General Council to Hon. Robert H. Michel, US House Republican Leader



**Yarcus Lewis**

Sustainability Program Lead, Federal Reserve Bank of Dallas, with 30 years of management experience, LEED Accredited Professional, Housing Development Finance Professional, and Certified Sustainability Practitioner. Former Sustainability Projects Supervisor, City of Plano.



**Hon. Penny Redington**

Retired; formerly ED, Texas Association of Regional Councils; Leg. Liaison, Texas Association of Counties; and Ellis County Judge



**Carlton Schwab**

President and CEO, Texas Economic Development Council



**Patrick Worrall**

VP Asset Marketplace, LevelTen Energy; formerly Interim Head of Debt Capital Markets, Sunnova Energy; S.V.P Finance & Strategy, Extol Energy, Principal, Scanden; and Director, Constellation Energy

# Board of Directors



**Charlene Heydinger**  
President



**Dub Taylor**  
Chief Operating Officer



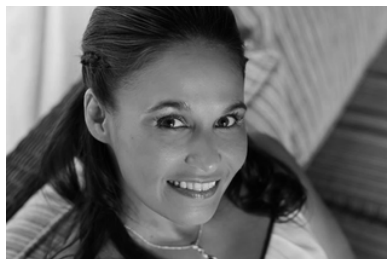
**Marina Badoian-Kriticos**  
Senior Program Advisor



**Jonathon Blackburn**  
Technical Advisor



**Christine Cahill**  
Transaction Manager



**Amy Vanderbilt**  
Operations and Compliance  
Manager



**Autumn Radle**  
Program Manager



**James Cargas**  
Counsel



**Deborah McCray**  
Creative and Technology  
Manager

# TPA Team



# 2022 Impact - TPA Administration

Texas PACE Authority made extraordinary strides in 2022 to improve programmatically and organizationally realizing significant success. The organization grew with the addition of 14 new PACE regions and 17 PACE projects totaling \$172 million in 2022. It's essential that TPA keep pace (pun intended) with the growing desire of communities, businesses, and nonprofits to take advantage of TX-PACE.

## OUTWARD FACING IMPROVEMENTS

**Self-PACE'd Online Service Provider Training** – To make it easier for everyone interested in the technical PACE project requirements, TPA created a [Self PACE'd online training program](#) made up of three video modules and a multiple-choice test so that contractors, architects, engineers, suppliers, etc. can take PACE training at their convenience. Participants who finish the training successfully may add their company contact information to the [Service Provider Directory](#) on the TPA website. Scholarships are available to minority, women, and veteran-owned businesses. TPA featured the Self PACE'd training in its [November T5 webinar](#).

The [Training Portal](#) also contains training on how to set up an Energy Star Portfolio and will host more training sessions in the future.

**HUD Approves TPA as administrator of PACE projects on HUD and FHA Multifamily Properties** – In December 2022, [HUD authorized the use of PACE financing for HUD and FHA multifamily properties in regions where TPA is the administrator](#). HUD's approval is the culmination of a 6-year TPA effort. TPA looks forward to working with developers, lenders, and communities to utilize the TX-PACE program to improve, retain, and expand much needed multifamily housing throughout Texas.

**TPA Program Guide** – In response to the updated Version 3.0 of the Keeping PACE in Texas Technical Standards Manual published in late 2021, and significant statutory interpretation updates made by the Keeping PACE in Texas Underwriting Working Group in mid 2022, TPA revised its Program Guide. [Version 4.0](#) was published in September 2022 in English and Spanish. This update is more user friendly and includes a step by step guide to developing a PACE project in compliance with the statute and the PACE in a Box best practices. TPA featured the Program Guide V4 in its [September T5 Webinar](#).



## OUTWARD FACING IMPROVEMENTS - CONT.

**The Department of Energy's Market Assessment Tool** was released in February 2022, featured in the March [TPA T5 webinar](#) with DOE experts, and [linked on the TPA website](#). The opportunities identified in this tool for successful PACE projects by county and city are extraordinary. In the regions served by TPA, the DOE Assessment Tool identified more than \$15 billion in cost-effective energy and water saving projects, and this opportunity doesn't include multifamily or industrial properties. The DOE Assessment Tool shows how much businesses can redirect to their bottom lines in Texas, and TPA is pleased to share this information with elected officials, communities, lenders, and developers.

**[Keeping PACE in Texas' Underwriting Working Group 2022 Updates](#)**  
TPA was pleased to support the Keeping PACE in Texas' Underwriting Working Group's 2022 feedback and improvement process in which all interested stakeholders worked together to address two key issues – the statutory interpretation of “intent” and “undeveloped lots” in the Texas PACE Act. The additional guidance simplified and clarified the interpretation of the statute for the PACE in a Box model program. The market has responded with increased investment in energy and water-saving measures throughout Texas. These collaborative changes also opened the door to financing for [wastewater reuse investment](#).

“The US DOE Energy and Building Market Assessment Tool provides detailed analysis about specific commercial building stock, and associated energy saving opportunities for common project types. Using this tool, TPA identified 187,000 PACE-eligible buildings in its existing service areas totaling 4.3 billion square feet with \$15 billion in cost effective PACE projects (SIR>1) that can achieve over \$23 billion in lifecycle savings for owners.

Dub Taylor, COO,  
Texas PACE Authority”

## IMPROVING FROM WITHIN

**The University of Texas' Austin Technology Incubator** selected Texas PACE Authority, as the first ever nonprofit to participate in its Venture Mentoring Service in early 2021, and graduated TPA in December of 2022. During those two years, TPA leadership was mentored by successful corporate leaders and put through its paces (yes, another pun) focusing on key elements of senior management, strategic planning, and organizational skills that were put into immediate effect and have been instrumental in TPA's growing success. VMS mentor Patrick Worrall joined the TPA Board of Directors and continues to offer his strategic management insight.



“I have known and respected Charlene Heydinger since she started Texas PACE Authority, and I was happy she asked the Austin Technology Incubator (ATI) for a Texas Venture Mentoring Service (VMS) team to help Charlene and Dub Taylor determine the best ways to scale up TPA's operations to serve more jurisdictions and projects.

The secret success factor for mentoring management teams from growing organizations is their coachability, and TPA's management team was simply the best I've worked with. Their results in 2022 were just fantastic!

Steve Smaha, Executive-In-Residence,  
Austin Technology Incubator Lead Mentor,  
Texas Venture Mentoring Service

### Pictured Left

ATI's graduation event, December 2022. VMS mentors: Sara Mitran, Steve Smaha, Tom Franceses and Charlene Heydinger - TPA. Not shown: Richard Amato, Patrick Worrall, and Dub Taylor

## IMPROVING FROM WITHIN - CONT.

### **Harvard Business School Field Immersion Program**

brought masters students to San Antonio to study its PACE program and make recommendations regarding education and outreach. In May, the Alamo Area Council of Governments (AACOG) and TPA met to hear the results and recommendations from the business students. TPA has put these recommendations to work in San Antonio and across the state.

With the generous support of **The Meadows Foundation**, TPA is developing a Salesforce database to bring significant efficiencies to data collection, project processing, and reporting. In collaboration with nonprofit PACE administrators, **Show Me PACE** in Missouri and **Virginia PACE Authority**, TPA was able to better identify its needs and hire a full-time program designer and administrator. TPA is also consulting with a minority and woman-owned business in this endeavor. The database will be operational in 2023, and TPA expresses deep gratitude to The Meadows Foundation for the \$100,000 grant, without which this internal, much-needed investment would have taken years to accomplish.



### **Pictured Above**

Harvard MBA Students pictured with Dub Taylor, TPA and Lyle Hufstetler, AACOG (center)



## EDUCATION & OUTREACH

### TPA'S THIRD THURSDAY AT TWO PM TRAINING WEBINARS (T5)

- [TPA's 2021 TX-PACE Recap, January 20](#)
- [TPA Program Guide Update, February 17](#)
- [Finding Gold with the US Department of Energy's new Commercial PACE Toolkit, March 17](#)
- [Don't Delay, Invest Today! Why ESG Matters to Property Owners and Managers, June 16](#)
- [TX-PACE Training for Title Companies, July 21](#)
- [TPA Program Guide Update, September 29](#)
- [Self-PACE'd Online Service Provider Training, November 17](#)
- [Increased 179D Benefits Under the 2022 Inflation Reduction Act, December 14](#)

PRESENTED  
AT

71

PUBLIC PRESENTATIONS  
THROUGHOUT TEXAS

PARTICIPATED IN  
MORE  
THAN

500

EDUCATION & OUTREACH  
CONVERSATIONS, MEETINGS,  
AND WEBINARS



Dub Taylor, TPA

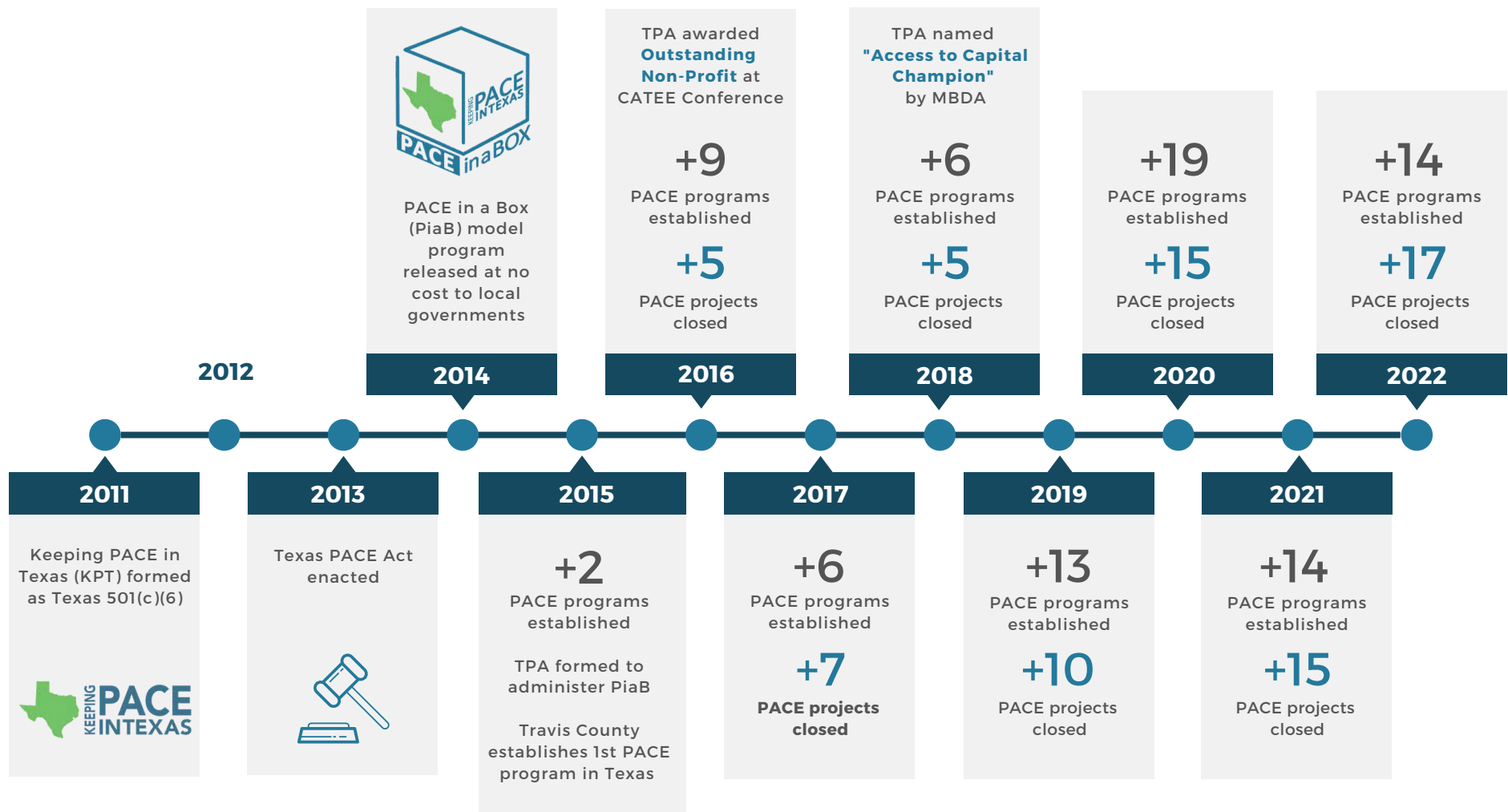
SELF PACE'D  
SERVICE  
PROVIDER  
TRAINING

Service Provider Training

SELF-PACEd  
SERVICE  
PROVIDER  
TRAINING

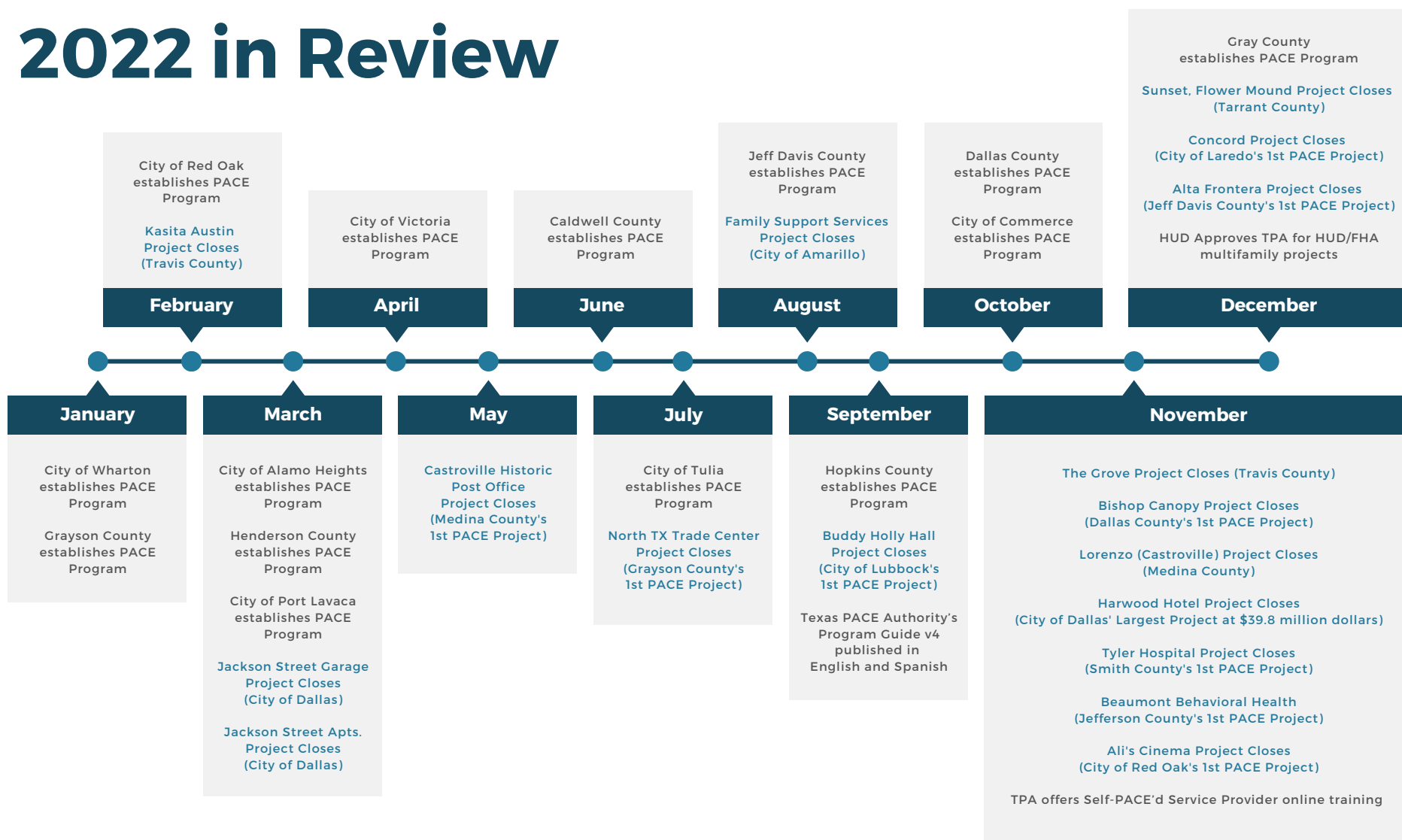
### Pictured Left

TPA's Dub Taylor hosts our November 2022 T5 Webinar explaining how to access and use TPA's new training portal including a Self-PACE'd Service Provider Training available at any time.



# A Brief History of TPA & TX-PACE

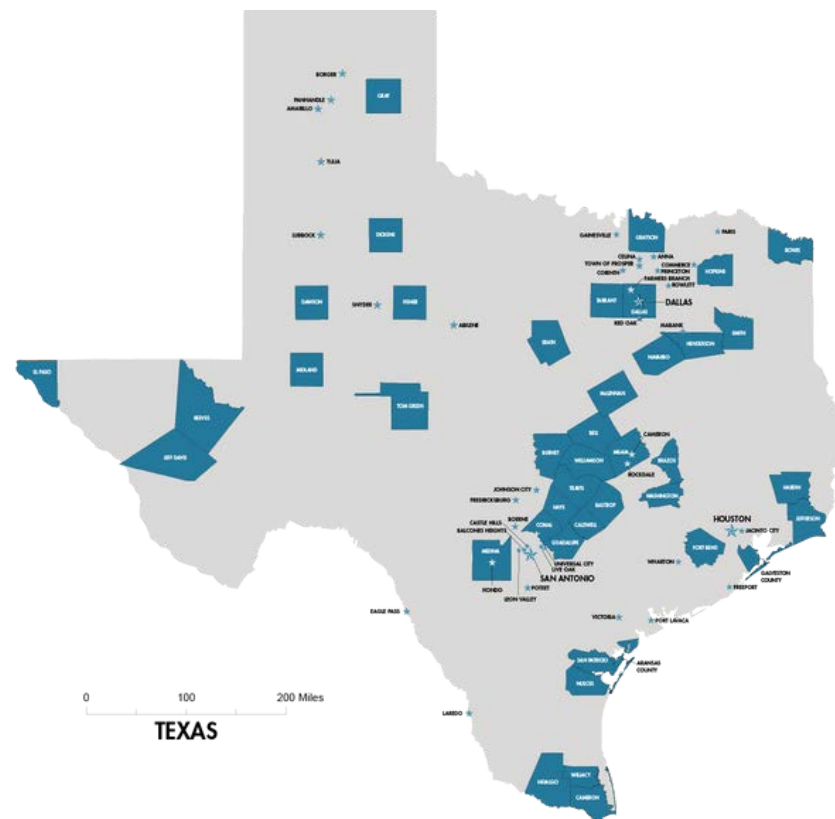
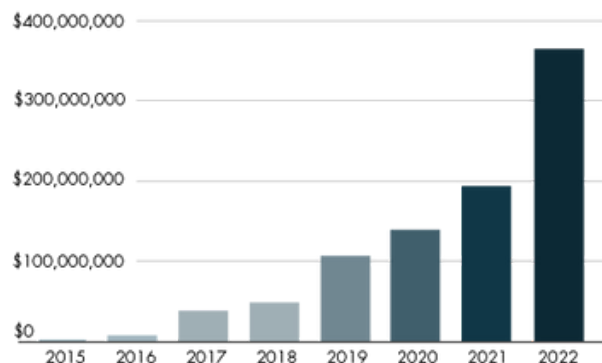
# 2022 in Review



# Cumulative Impact

Since its formation in 2015, TPA has facilitated more than \$362.3 million in clean energy and water-saving investment in commercial buildings across the state. In an extraordinary 2022, TPA facilitated as many energy and water-saving measures as in all previous years combined. In 2022, project financing ranged from \$145,000 to \$40 million in urban and rural communities throughout Texas.

Eighty-three local governments now have TX-PACE programs to enable their businesses and nonprofits to access TX-PACE financing for property upgrades resulting in energy and water efficiency and onsite generation. These improvements reduce operating costs and often also increase property resiliency and safety. Local communities benefit from economic growth, reduced energy and water demand, and redevelopment of older buildings.



**71**  
PROJECTS  
COMPLETED

**\$362.3MM**  
DOLLARS  
INVESTED

**4,587**  
JOBS  
CREATED

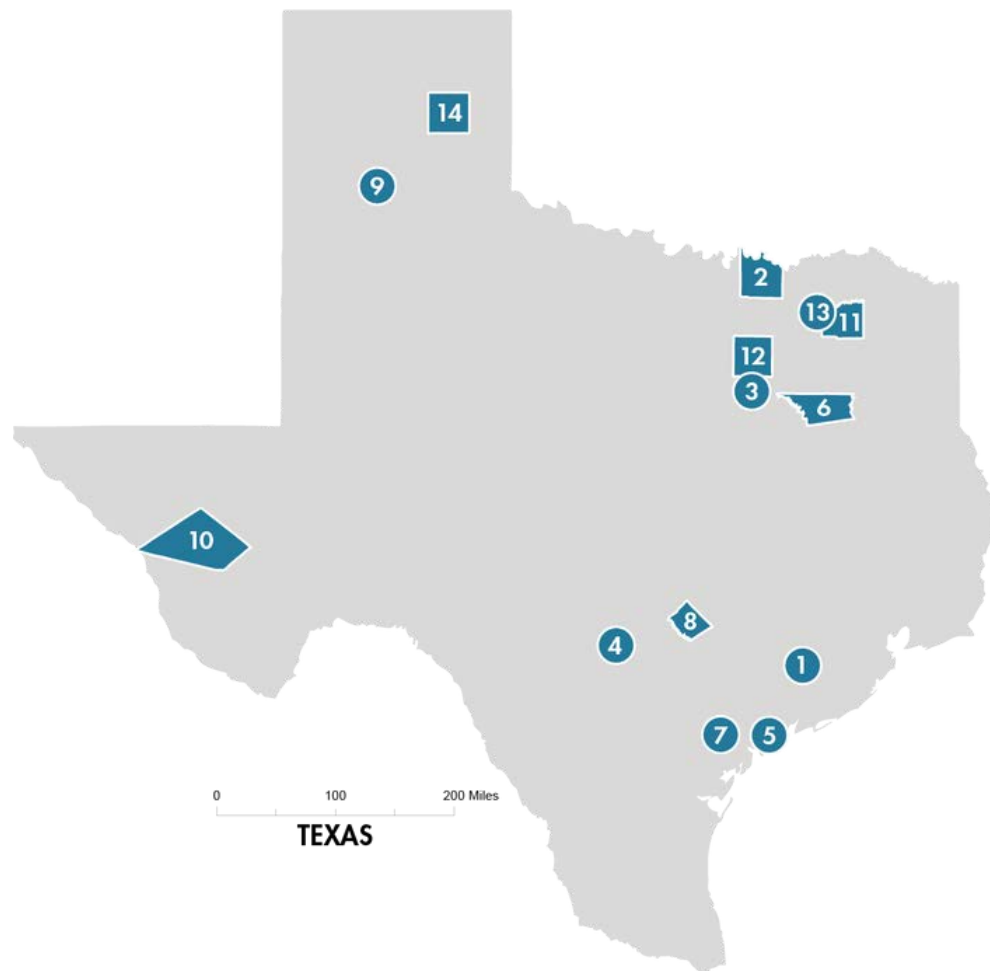
**41,389**  
CO<sup>2</sup> REDUCED  
(tonnes/yr)

**71,385,669**  
ENERGY SAVED  
(kWh/Year)

**79,929**  
NATURAL GAS SAVED  
(mmBTU/Year)

**115,693**  
WATER SAVED  
(kGals/Year)





## 2022 PROGRAM GROWTH

Fourteen local governments established new TX-PACE programs in 2022 and selected TPA as program administrator. This continued growth brings TPA's public servant leadership to eighty-three local governments. Each local government served by TPA has its own unique landing page on the TPA website that tracks local PACE project impact and other local PACE information. TPA welcomed the following local governments establishing new TX-PACE programs in 2022:

### Pictured left:

1. Wharton, City of (January 10)
2. Grayson County (January 18)
3. Red Oak, City of (February 15)
4. Alamo Heights, City of (March 14)
5. Port Lavaca, City of (March 14)
6. Henderson County (March 15)
7. Victoria, City of (April 19)
8. Caldwell County (June 14)
9. Tulia, City of (July 12)
10. Jeff Davis County (August 15)
11. Hopkins County (September 30)
12. Dallas County (October 4)
13. Commerce, City of (October 18)
14. Gray County (December 1)

# 2022 Impact: Program Growth

# 2022 Impact: Projects

“TX-PACE has provided us with the opportunity to rebuild the energy infrastructure of our soon-to-be home office building to be more energy efficient and much more economical. We expect to see savings on utility costs of close to \$100,000 annually. As a non-profit agency, the importance of this cannot be overstated - it will help ensure that we will be able to continue to provide services for many years to come. Dub Taylor and the TX-PACE staff were all great to work with and extremely helpful in guiding us through the application process.

Jim Womack,  
CEO of Family Support Services

## CITY OF AMARILLO

### PROJECT NAME:

Family Support Services  
Nonprofit - Office

### PACE ASSESSMENT:

\$1,210,900

### QUALIFIED IMPROVEMENTS:

HVAC, CW System, Controls, VAVs, Pumps and Fans,  
Plumbing Fixtures, Interior and Exterior LED Lighting

### ANNUAL BENEFITS

Energy Savings  
1,505,582 kWh

Water Savings  
536,000 gallons

Avoided CO<sup>2</sup>  
794.32 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in the City of Amarillo

						
2	\$8,558,480	99	1,856	3,221,833	3,385	4,706,000
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)	Water Saved (kGals/yr)

## CITY OF DALLAS

### PROJECT NAME:

Jackson Street Apartments  
Multifamily & Retail

### PACE ASSESSMENT:

\$26,859,837

### QUALIFIED IMPROVEMENTS:

Building Envelope, Electrical, Lighting, HVAC, Plumbing  
and Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
2,258,432 kWh	4,967,000 gallons	1,253.95 tonnes



The 2019 Jackson St. Garage assessment was refinanced in 2022, \$5,140,163

### PROJECT NAME:

Hôtel Swexan  
Hospitality - Hotel

### PACE ASSESSMENT:

\$39,873,850

### QUALIFIED IMPROVEMENTS:

Building Envelope, HVAC, Glass Curtain Wall, Plumbing,  
Elevator

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
1,209,598 kWh	420,500 gallons	730.17 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in the City of Dallas

10	112,942,461	1,337	15,642,006	10,591,500	15,319	8,952
Projects Completed	Dollars Invested	Jobs Created	Energy Saved (kWh/yr)	Water Saved (gallons/yr)	Natural Gas Saved (mmBTU/yr)	CO2 Reduced (tonnes/yr)

## DALLAS COUNTY

### PROJECT NAME:

Bishop Canopy in Dallas  
Multifamily

### PACE ASSESSMENT:

\$1,595,864

### QUALIFIED IMPROVEMENTS:

Building Envelope, HVAC, Lighting, Plumbing and Water Conservation

### ANNUAL BENEFITS

Energy Savings  
253,113 kWh

Water Savings  
606,000 gallons

Avoided CO<sup>2</sup>  
131.71 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Dallas County



1  
Projects  
Completed



\$1,595,864  
Dollars  
Invested



21  
Jobs  
Created



253,113  
Energy Saved  
(kWh/yr)



606,000  
Water Saved  
(gallons/yr)



132  
CO<sub>2</sub> Reduced  
(tonnes/yr)

## GRAYSON COUNTY

### PROJECT NAME:

North Texas Trade Center  
in Sherman  
Industrial-Warehouse

### PACE ASSESSMENT:

\$2,503,667

### QUALIFIED IMPROVEMENTS:

Roof and Solar PV

### ANNUAL BENEFITS

Energy Savings:  
786,500 kWh

Jobs Created  
32 jobs

Avoided CO<sup>2</sup>  
409.27 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Grayson County



1  
Projects  
Completed



\$2,503,667  
Dollars  
Invested



32  
Jobs  
Created



409  
CO<sub>2</sub> Reduced  
(tonnes/yr)



0  
Water Saved  
(gallons/yr)



786,500  
Energy Saved  
(kWh/yr)



0  
Natural Gas Saved  
(mmBTU)

## JEFF DAVIS COUNTY

### PROJECT NAME:

Alta Frontera in Fort Davis  
Hospitality - Hotel

### PACE ASSESSMENT:

\$3,407,183

### QUALIFIED IMPROVEMENTS:

Building Envelope, Lighting, HVAC, Plumbing and Water Conservation

### ANNUAL BENEFITS

Energy Savings 648,049 kWh	Water Savings 860,000 gallons	Avoided CO <sup>2</sup> 362.88 tonnes
-------------------------------	----------------------------------	--



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Jeff Davis County



1  
Projects  
Completed



\$3,407,183  
Dollars  
Invested



44  
Jobs  
Created



648,049  
Energy Saved  
(kWh/yr)



860,000  
Water Saved  
(gallons/yr)



484  
Natural Gas Saved  
(mmBTU/yr)



363  
CO2 Reduced  
(tonnes/yr)

“I would unequivocally encourage the PACE program to others exploring commercial improvements aligned with their mission. We worked closely with Texas PACE Authority throughout 2022 on an ambitious, out-of-the box commercial development that we expect to have a transformative impact regionally; it's a great program that has played a critical role in the realization of our project.

Timothy Crowley, Developer,  
Alta Frontera, Jeff Davis County's  
First PACE Project”



### Pictured Right

Events Center at the Alta Frontera Resort  
in the Davis Mountains.



## JEFFERSON COUNTY

**PROJECT NAME:** Beaumont Behavioral Health Healthcare  
**PACE ASSESSMENT:** \$3,965,700

**QUALIFIED IMPROVEMENTS:** HVAC, Building Envelope, LED Lighting, Plumbing

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
367,112 kWh	415,000 gallons	191.03 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Jefferson County

						
1	\$3,965,700	51	191	415,000	367,112	0
Projects Completed	Dollars Invested	Jobs Created	CO <sub>2</sub> Reduced (tonnes/yr)	Water Saved (gallons/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (BTU/yr)

## CITY OF LAREDO

**PROJECT NAME:** Concord Multifamily & Retail  
**PACE ASSESSMENT:** \$3,577,294








**QUALIFIED IMPROVEMENTS:** Building Envelope, HVAC, Lighting, Plumbing, Domestic Hot Water (DHW)

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
305,424 kWh	691,000 gallons	158.93 tonnes

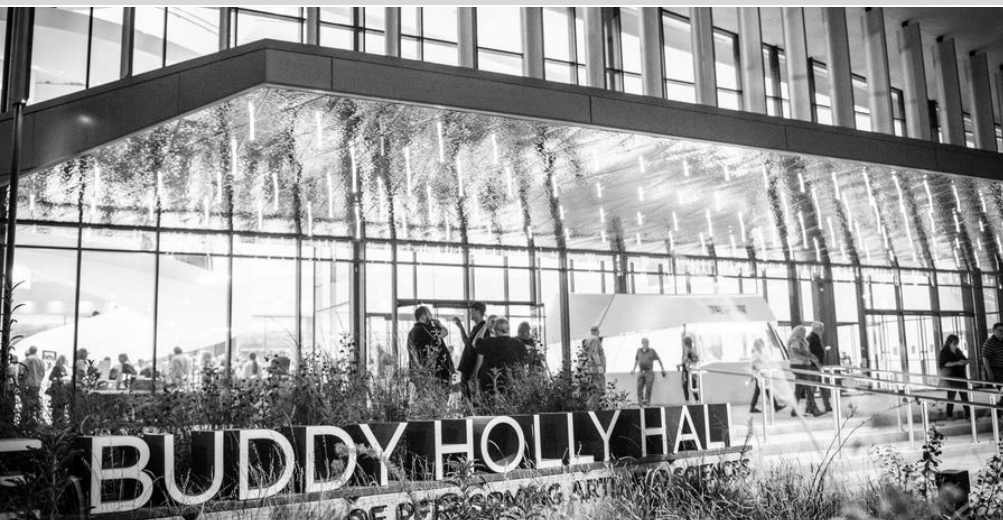


(Below) 2015 - 2022 Cumulative Impact of TX-PACE in the City of Laredo

						
1	\$3,577,294	46	305,424	691,000	0	159
Projects Completed	Dollars Invested	Jobs Created	Energy Saved (kWh/yr)	Water Saved (gallons/yr)	Natural Gas Saved (BTU/yr)	CO <sub>2</sub> Reduced (tonnes/yr)

“The Buddy Holly Hall of Performing Arts and Sciences is a world class multi-use performance facility located in Lubbock, Texas. The highly energy and water efficient building opened in 2021 with a significant amount of construction financing that desperately needed to be restructured. The Texas PACE Authority and their “PACE in a Box” program was a godsend for us. We were able to quickly and efficiently close a \$20.9 million long-term financing to the great relief of LEPA, the owner of Buddy Holly Hall, and the local 10 bank consortium who provided the construction loan. TPA and their entire staff are highly professional and delightful to work with. The “PACE in a Box” program is designed to streamline and simplify the lending process for the borrower and it delivers in spades!

Steve Moffett, SDM Financial, Inc.  
Co-developer, Buddy Holly Hall”



## CITY OF LUBBOCK

### PROJECT NAME:

Buddy Holly Hall  
Nonprofit- Recreation

### PACE ASSESSMENT:

\$20,864,230

### QUALIFIED IMPROVEMENTS:

HVAC, Lighting, Building Envelope, Plumbing

### ANNUAL BENEFITS

Energy Savings  
2,965,134 kWh

Water Savings  
4,401,000 gallons

Avoided CO<sup>2</sup>  
1,542.96 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in the City of Lubbock



1  
Projects  
Completed



\$20,864,230  
Dollars  
Invested



270  
Jobs  
Created



1,543  
CO<sub>2</sub> Reduced  
(tonnes/yr)



4,401,000  
Water Saved  
(gallons/yr)



2,965,134  
Energy Saved  
(kWh/yr)

## MEDINA COUNTY

### PROJECT NAME:

Historic Post Office  
in Castroville, Office

### PACE ASSESSMENT:

\$145,000

### QUALIFIED IMPROVEMENTS:

HVAC, Lighting, Building Envelope, Plumbing

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
22,730 kWh	19,000 gallons	11.83 tonnes



### PROJECT NAME:

1303 Lorenzo in Castroville  
Office

### PACE ASSESSMENT:

\$690,000

### QUALIFIED IMPROVEMENTS:

Building Envelope, Lighting, HVAC, Plumbing and Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
76,495 kWh	162,000 gallons	39.81 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Medina County



2  
Projects  
Completed



1 835,000  
Dollars  
Invested



11  
Jobs  
Created



52  
CO2 Reduced  
(tonnes/yr)



181,000  
Water Saved  
(gallons/yr)



99,225  
Energy Saved  
(kWh/yr)

## CITY OF RED OAK

### PROJECT NAME:

Ali's Theatre  
Recreation-Theater

### PACE ASSESSMENT:

\$6,413,023

### QUALIFIED IMPROVEMENTS:

Building Envelope, Lighting, HVAC, Plumbing and Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
261,132 kWh	4,200,000 gallons	135.88 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in the City of Red Oak

1	\$6,413,023	83	261,132	4,200,000	0	136
Projects Completed	Dollars Invested	Jobs Created	Energy Saved (kWh/yr)	Water Saved (gallons/yr)	Natural Gas Saved (mmBTU/yr)	CO2 Reduced (tonnes/yr)

## SMITH COUNTY

### PROJECT NAME:

Tyler Hospital  
Healthcare

### PACE ASSESSMENT:

\$8,500,000

### QUALIFIED IMPROVEMENTS:

HVAC Plant Optimization, Interior and Exterior Infrastructure Optimization, Central Sterile efficiency

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
4,667,016 kWh	8,895,000 gallons	3981.46 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Smith County

2	\$9,912,500	128	4,131	4,954,016	29,289	9,193,000
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)	Water Saved (gallons/yr)



## TARRANT COUNTY

### PROJECT NAME:

Sunset in Flower Mound  
Multifamily & Retail

### PACE ASSESSMENT:

\$34,170,467

### QUALIFIED IMPROVEMENTS:

Building Envelope, Lighting, HVAC, Plumbing

### ANNUAL BENEFITS

Energy Savings

1,971,418 kWh

Water Savings

5,857,000 gallons

Avoided CO<sup>2</sup>

1025.86 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Tarrant County



9

Projects  
Completed



\$ 58,896,133

Dollars  
Invested



748

Jobs  
Created



5,183

CO<sub>2</sub> Reduced  
(tonnes/yr)



15,917,070

Water Saved  
(gals/yr)



7,909,248

Energy Saved  
(kWh/yr)



20,121

Natural Gas Saved  
(mmBTU/yr)

## Pictured Right

Sinclair Hotel Owner, Farukh Aslam, hosts and speaks on the rooftop of Sinclair Hotel during an information session in Fort Worth on October 19, 2022

“The PACE loan for Sinclair Hotel was a very important part of our capital stack. We have lots of energy efficiency features in our hotel and PACE financing made a lot of sense at the time. We are currently working on a new Net Zero luxury hotel project in Texas and I am definitely seeking another PACE loan.

Farukh Aslam, owner, Sinclair Hotel, a 2020 Tarrant County PACE project”





## TRAVIS COUNTY

### PROJECT NAME:

Kasita Austin in Austin  
Hotel & Office

### PACE ASSESSMENT:

\$1,445,116

### QUALIFIED IMPROVEMENTS:

Building Envelope, Interior and Exterior Lighting and controls, HVAC, Plumbing/Domestic Hot Water (DHW)

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
108,503 kWh	293,000 gallons	56.46 tonnes



### PROJECT NAME:

The Grove (Austin)  
Multifamily

### PACE ASSESSMENT:

\$12,000,000

### QUALIFIED IMPROVEMENTS:

Building Envelope, Windows, HVAC, Lighting and Controls, Plumbing, Domestic Hot Water (DHW)

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
903,153 kWh	2,230,000 gallons	590.59 tonnes



(Below) 2015 - 2022 Cumulative Impact of TX-PACE in Travis County



7

Projects  
Completed



\$17,311,960

Dollars  
Invested



211

Jobs  
Created



1,825

CO<sub>2</sub> Reduced  
(tonnes/yr)



3,247,917

Energy Saved  
(kWh/yr)



2,471

Nat. Gas Saved  
(mmBTU/yr)



3,181,000

Water Saved  
(gallons/yr)

# Statement of Principles

## **Pictured Below**

Navarro County Judge H. M. Davenport stands in front of a low-visibility/high-efficiency HVAC system at the Historic Navarro County Courthouse, 2022



## **What is PACE?**

Texas Property Assessed Clean Energy (TX-PACE) is a proven financial tool that incentivizes property owners to upgrade facility infrastructure with little or no capital outlay. Approved by State legislation in 2013 and established by 83 local governments, TX-PACE programs enable owners to lower their operating costs and use the savings to pay for eligible water conservation, energy efficiency, resiliency, and distributed generation projects. Owners gain access to private, affordable, long-term (typically 10-20 years) financing that is not available through traditional funding avenues. Texas PACE Authority (TPA) administers PACE programs at no cost to local governments.

When businesses and nonprofit organizations make energy and water-saving improvements to commercial, industrial, and multifamily properties, they not only reduce operating costs and increase property value, but they also contribute economic and environmental benefits to their communities and help make their communities more resilient, healthy, and sustainable.

## Who We Are

Texas PACE Authority (TPA) is a nonprofit organized under Section 501(c)(3) of the Internal Revenue Code. TPA was established exclusively to operate PACE programs as a public service for local governments across Texas, and now administers PACE programs for 83 Texas cities and counties at no cost to taxpayers.

In providing this outsourced governmental function, TPA offers the highest levels of service, transparency, and ethics at the lowest cost possible. TPA-administered PACE programs are revenue neutral to each local government it serves.

## Our Experience

TPA's team of policy, legal, technical, sustainability, and operations experts has an unmatched combined 68 years of public service employment at the local, state, and federal government levels. We know firsthand the challenges and expectations public officials face.

TPA's expertise is respected nationwide and worldwide. As other states initiate and update commercial PACE programs, representatives often consult TPA for guidance. In 2022, this list included representatives from Alaska, Hawaii, Maine, Maryland, Michigan, Missouri, Montana, Oklahoma, Oregon, and Virginia. TPA also assisted representatives from Alberta, Canada and East India.

## Our Performance

At the close of 2022, TPA facilitated the cumulative investment of \$362.3 million through PACE financing across Texas. Projects in 2022 alone financed \$172 million, equalling the total of all previous years combined. From its inception, TPA has strictly adhered to the guidance provided by Keeping PACE in Texas' PACE in a Box Working Groups, found at <https://www.keepingpaceintexas.org/library/document-library>

TPA follows a thorough and thoughtful project review process that is charted in the Texas PACE Authority Program Guide© provided in English and Spanish on the TPA website for PACE project stakeholders and the local governments TPA serves.



### Pictured Left

Tyler Hospital - the first PACE project in Smith County - demonstrates the value of TX-PACE to the health care sector - enabling medical facilities the ability to control utility costs.

## TPA is User Friendly and Transparent

Texas PACE Authority provides uncompromised administrative oversight and does not compete in the marketplace it oversees on behalf of local governments. Stepping into the shoes of each local government, TPA will not serve as the lender, engineer, or any other party to the transaction. And no TPA affiliates or team members do so either. TPA is fully committed to ethics and transparency, engaging a firewall between TPA and the free market competition in project development. TPA acts neutrally in its interactions with market competitors – treating market stakeholders fairly and objectively.

TPA also serves the local government by providing education, outreach, and training. TPA is committed to ensuring that TX-PACE is available to all local businesses and organizations regardless of size or location. Educational materials and TPA's Program Guide are provided in English and Spanish, and TPA's entire website can be translated into Spanish with the click of a button.

### Pictured Right

Beaumont Behavioral Health Building

Repurposing this facility will provide important health care services to Beaumont with cash flow positive financing that both facilitated the purchase and renovations and will lower ongoing operating expenses.

This health care facility is Jefferson County's first PACE project.

## TPA Promotes Uniformity

All local governments establishing TX-PACE programs administered by TPA have uniform programs adopting best practices, benefiting stakeholders statewide. Property owners have used TX-PACE programs on multiple properties in multiple jurisdictions, taking advantage of the efficiencies stemming from uniform best practices and standardized documents across all of TPA's regions. Similarly, capital providers appreciate finding the same underwriting standards and forms used in each TPA region they finance projects.





## TPA is Scalable

The ability of Texas PACE Authority to use one common, efficient overhead structure to serve 83 local governments significantly reduces costs by avoiding unnecessary duplication of services. This scalability enables TPA to control costs and minimize administrative fees. The use of uniform processes and documents furthers TPA's efficiency and effectiveness throughout the state. Scalability ultimately lowers transaction costs. Once contractors, capital providers, architects, property managers, and other stakeholders understand one local program, that knowledge base can be applied to all other TPA-administered TX-PACE programs across the state.

## TPA is Sustainable

As a nonprofit, TPA has reduced its fees several times over the last five years and will continue to find operational efficiency and scaling opportunities, and then pass the savings on to the property owners. In this way, TPA offers the highest quality PACE administration at the lowest cost possible. Additionally, low transaction costs enable more stakeholders to participate, especially small and minority-owned businesses and nonprofits.

### Pictured Left

Texas' largest PACE project to date demonstrates the powerful economic and environmental impact TX-PACE brings to local communities. TPA's quality control commitment ensures that approved projects meet best practices in underwriting and technical standards. The steep 2022 increase in program use demonstrates that quality is consistent with sustainable programs throughout Texas.

SWEXAN Hotel, City of Dallas PACE program



# Challenges & Opportunities

TPA, like administrators across the US, is challenged by the lack of financing for projects under \$1 million. As traditional PACE lenders gravitate to bigger projects and market primarily in urban areas, TPA is seeking ways to reduce barriers so local lenders – banks, credit unions, and CDFI's can more readily participate throughout the state in the TX-PACE market to fill the gaps in project funding. TPA is working with stakeholders across Texas, including rural areas, to organize a collaborative effort to streamline the process for projects under \$1 million to make TX-PACE more accessible to small businesses and nonprofits.

This effort must address the project underwriting process, project technical review, and the creation of a secondary market so local lenders are not required to hold fixed-rate, long-term financing.

TPA is working with PACENation and other stakeholders to reach out to the Small Business Administration (SBA) and the US Department of Agriculture (USDA) to align federal consent to the use of PACE financing with the necessary long-term uniform policy that makes PACE a valuable local economic and environmental tool.



## Pictured Right

The Concord, one of the tallest buildings in Laredo, is being transformed from a hotel to an efficient multifamily property, bringing much needed apartments to this port city.



# On the Road Again

The TPA team can't help but smile as we crank up Willie Nelson's "On the Road Again" and crisscross Texas to visit with wonderful Texans about how TPA can serve them. We enjoy magnificent scenery as we motor through "Miles and Miles of Texas."



## Pictured Left

Top: Texas encouragement along the drive

Middle: Boot jacks in the security checkpoint of the Rick Husband Amarillo International Airport remind us of how much we rely on the hard working folks in the Texas Panhandle for the 3 F's - food, fuel, and fiber.

Bottom: View from the Alta Frontera resort being developed in Fort Davis, TX

This year, Team TPA held more than 500 meetings (in person, calls, and video), not including those involving project review and closings. Here's a breakdown of TPA's 71 Texas public presentations in 2022:

# Statewide Presentations

Texas Association of Regional Councils (TARC), PACE presentation, Austin, February 10

Texas Economic Development Council (TEDC), Winter Conference PACE panel: Keeping PACE with Texas' Clean Energy, Cash-flow Positive, Resiliency Tool, Sugar Land, February 16

Texas Energy Systems Lab, Texas A&M University - Texas Energy Summit Rural Economic Development Panel, PACE presentation, Texas Capitol, March 2

Water Reuse Annual Symposium, PACE Presentation, San Antonio, March 8

Texas Industry Energy Efficiency Network, webinar, PACE presentation, April 13

Commercial Real Estate Women (CREW) San Antonio Chapter Annual Symposium, ESG Acceleration and the Impact on CRE, panelist, April 18

Texas Association of Business (TAB), Glenn Hamer, CEO, introduction to PACE presentation, April 27

Texas Charter Schools, PACE introduction with international leadership, May 13

Texas Downtown Association 2022 Conference Partnerships for your Downtown, panelist, San Marcos, November 1

South-central Partnership for Energy Efficiency as a Resource (SPEER) Energy Efficiency Breakfast, PACE outreach, Texas Capitol, December 6

## Pictured Right

Top: Texas Downtown Annual Conference's Partnerships for Downtowns panel: Jennifer Harris - Connected Texas/NTIA, US Dept. of Commerce, Kimberly Lile Dowty - TX Association of Regional Councils, and Charlene Heydinger - TPA

Bottom: San Antonio CREW Annual Statewide Forum: Mary Bartlett - Marmon Mok Architecture, KC Conway - Red Shoe Economics, Josh Richards - Transwestern, and Charlene Heydinger - TPA





# Outreach Efforts in PACE Regions

## CITY OF ATHENS

Henderson County Commissioners Court resolution of intent to establish a PACE program, March 1

Henderson County Commissioners Court public hearing and resolution to establish a PACE program, March 15

## CITY OF AUSTIN

Austin Independent School District (AISD) Environments Stewardship Advisory Committee (ESAC), participant, May 18

Austin Bar Association continuing legal education (CLE) presentation: How Banks Benefit from PACE Financing, presenter, May 26

USGBC Central Texas Morning meet and greet, participant, June 2

## CITY OF AUSTIN (CONT.)

Travis County Tax Assessor Collector Elfant, Travis County PACE Update meeting, November 14

U.S. Green Building Council (USGBC) network event, participant, December 8

Urban Land Institute (ULI) Austin Chapter breakfast meeting: Clean Energy in Austin, participant, November 16

University of Texas Austin Technology Incubator, Venture Mentoring Service graduation, November 16

Austin Environmental Ladies, annual lunch, participant, November 30

Mitchel Foundation reception, participant, November 30

City of Austin Sustainability Office, meeting with Zach Baumer, December 9

## Pictured Right

Kayakers enjoying Lady Bird Lake in Austin, Texas



## CITY OF BELTON

Meeting with Bell County Judge Blackburn, Bell County PACE updates, March 16

## CITY OF BRYAN

Brazos County Commissioners Court, PACE presentation, October 18

Bryan County Judge Peters and Chief of Staff/Legal Officer Bull, PACE update, December 14

Bryan County Commissioners Court, retirement celebration for Commissioner Irma Cauley, participant, December 16

## CITY OF COMMERCE

City of Commerce Mayor Reel and City Manager Lisenbee, Introduction to PACE presentation, September 12

City of Commerce City Council, resolution of intent to establish a PACE program, September 20

City of Commerce City Council, hearing and resolution to establish a PACE program, October 18

## CITY OF CORPUS CHRISTI

Truth about Solar event, PACE presentation, March 26

Corpus Christi Regional Economic Development Corporation VP, Business Retention and Expansion, meeting, March 26

## CITY OF CORSICANA

City Manager and Economic Development Director, meeting, March 15

City of Corsicana Mayor's Economic Development monthly meeting, PACE presentation, May 2

PACE Workshop: Navarro County PACE Workshop in Corsicana with the Navarro-Corsicana Department of Economic Development and Corsicana Main Street program, May 3

Navarro County Commissioners Court, PACE presentation, July 25



## Pictured Left

Top: Ocean Drive along Corpus Christi Bay, Corpus Christi, TX

Middle: Historic downtown Corsicana, TX

Bottom: Expressing gratitude for Commissioner Irma Cauley's leadership in establishing the Brazos County PACE region and her years of public service during her retirement reception, December 2022



## CITY OF DALLAS

Dallas 2030 District, PACE presentation, January 27

City of Dallas Office of Economic Development and Department of Housing and Neighborhood Revitalization, TX-PACE and HUD discussion, April 6

ImpactNights™ Energy Resilience & Sustainability at Southern Methodist University (SMU), PACE presentation, May 12

Dallas 2030 District Leadership Meeting, PACE presentation, July 28

East Dallas Chamber PACE presentation with Dallas Small Business Center and City of Dallas Office of Economic Development, September 16

North Texas Association of Energy Engineers (NTAEE) Annual Energy Conference, PACE presentation, September 20

City of Dallas Small Business Enterprise (SBE) Office and Dallas County SBE Office, introduction to PACE presentation, September 27

## CITY OF FARMERS BRANCH

City of Farmers Branch Mayor Robert Dye, meeting re: Insights on TPA's request for HUD approval, June 15

## CITY OF FORT DAVIS

Jeff Davis County Commissioners Court, PACE presentation and resolution of intent, August 11

Jeff Davis County Commissioners Court, public hearing and resolution to establish a PACE program, August 15

## CITY OF FORT WORTH

North Texas Association of Energy Engineers (NTAEE): Tour of Sinclair Hotel (2020 PACE project), March 24

Sinclair Hotel, PACE Information Session and tour of Sinclair Hotel, October 19

Southeast Fort Worth, Inc., CEO Stacey E. Marshall, Introduction to PACE, December 5



## Pictured Right

Top: New Isis Theater in Grapevine, Texas (Tarrant County)

Middle: Fort Davis, Texas (Jeff Davis County)

Bottom: Reimagine Redbird, Dallas, Texas



## CITY OF GUN BARRELL

Cedar Creek Lake Area Chamber of Commerce, monthly luncheon PACE presentation, April 14

## CITY OF HOUSTON

Administrative and Regulatory Affairs (ARA) and Chief Resilience and Sustainability Officer, PACE presentation, February 2

NBiz, PACE: A Win for Climate and Economic Development, February 2022

AIA Houston, USGBC, TPA webinar regarding PACE Program, Market, and Projects, May 25

Houston ULI Urban Resilience Committee, PACE presentation, November 2

PACE Workshop hosted at Unify, November 29

Harris County Director of Sustainability Lisa Lin, PACE update, November 29

NBiz, Doing a Double Take on PACE, December 2022

## CITY OF JOHNSON CITY

Johnson City Chief Administrative Officer, Rick Schroder, PACE presentation, June 14

## CITY OF LOCKHART

Caldwell County Judge Hoppy Haden, TX-PACE presentation, March 28

Caldwell County Commissioners Court, PACE workshop, May 10

Caldwell County Commissioners Court, resolution of intent to establish a PACE program, May 24

Caldwell County Commissioners Court, public hearing and resolution to establish a PACE program, June 14

## CITY OF LUBBOCK

City Business Development Director Brianna Brown and Director of Downtown and Lubbock Economic Development Alliance (LEDA) Director of Downtown and Special Projects, Jorge Quirino, meeting re: Lubbock PACE program and PACE Workshop, July 12

## Pictured Left

Top: Cedar Creek Area Chamber Luncheon: Jo Ann Hanstrom - Chamber President, Marty Mullins - Texability and Chamber board, Charlene Heydinger - TPA

Middle: NBIZ Magazine Cover, February 2022

Bottom: NBIZ Magazine Cover, December 2022

## CITY OF PAMPA

Gray County Commissioners Court, PACE presentation and resolution of intent to establish a PACE program, November 1

Gray County Commissioners Court, public hearing, November 15

Gray County Commissioners Court, resolution to establish a PACE program, December 1

## CITY OF PORT ARTHUR

Port Arthur Economic Development Corporation, TX-PACE presentation, April 4

Port Arthur EDC and Motiva, PACE meeting, April 5

Port Arthur EDC and Valero, PACE meeting, April 11

## CITY OF PORT LAVACA

City Council, resolution of intent to establish a PACE program, February 14

City Council, public hearing and resolution to establish a PACE program, March 14

## CITY OF RED OAK

City Council, resolution of intent to establish a PACE program, February 14

City Council, public hearing and resolution to establish a PACE program, February 15

## CITY OF SAN ANGELO

Tom Green County Commissioners Court, PACE update presentation, September 13

San Angelo Development Corporation, Tom Green County Developer PACE Workshop, September 12

Downtown San Angelo, PACE meeting, September 13

San Angelo Development Corporation, Tom Green County Lender Workshop, September 14

## Pictured Right

Ali's Theater in Red Oak, TX after construction (rendering)





# Texas Property Assessed Clean Energy (TX-PACE) Program

with  
LYLE HUFSTETLER AND  
CHARLENE HEYDINGER



TPA ANNUAL REPORT 2022

## CITY OF SAN ANTONIO

City of San Antonio (COSA) Neighborhood and Housing Services Department (NHSD), PACE introduction presentation, February 14

COSA Office of Sustainability, TX-PACE program blog, March 21

COSA NHSD, presentation regarding COSA PACE, multifamily housing, and HUD, March 22

Harvard Business School, FIELD Immersion Launch - master's in business administration students analyze San Antonio PACE market, Kick off, May 9

Harvard Business School, FIELD Immersion Team Meetings, May 10 and 12

Harvard Business School Field Immersion team, presentation of findings and recommendations, May 16

COSA Economic Development Department (EDD), AACOG and TPA, PACE briefing, August 3

## CITY OF SAN ANTONIO - CONT.

Smart Solutions San Antonio, PACE briefing with AACOG, September 9



## CITY OF SAN MARCOS

Hays County Breweries water conservation event, PACE presentation, August 27

## CITY OF SHERMAN

Grayson County Commissioners Court, resolution of intent to establish a PACE program, January 11

Grayson County Commissioners Court, public hearing and resolution to establish a PACE program, January 18

Texoma Council of Governments (TCOG) Economic Development and Resiliency Workshop, PACE presentation, February 22

## Pictured Left

Top: Graphic from the March 2022 City of San Antonio Sustainability Office Blog

Middle: Texoma Council of Governments (TCOG) Economic Development and Resiliency Workshop: Maillinh Nguyen - TCOG, Eric Bridges - TCOG, Kimberly Lile Dowty - TARC, Molly Guard - TCOG, and Charlene Heydinger - TPA

Bottom: Dub at the Pub - Dub Taylor, TPA, speaks with Texas breweries about TX-PACE and water conservation



## CITY OF SULPHUR SPRINGS

Hopkins County Commissioners Court,  
PACE Workshop at the Sulphur  
Springs/Hopkins County EDC,  
August 16

Hopkins County Commissioners Court,  
PACE resolution of intent to establish  
a PACE program,  
September 12

Hopkins County Commissioners Court,  
public hearing and resolution to  
establish a PACE program,  
September 30

## CITY OF TAYLOR

City of Hutto Mayor Snyder, call re:  
PACE and water reuse; October 3

## CITY OF TULIA

City Council, PACE presentation and  
resolution of intent to establish a PACE  
program, June 14

City Council public hearing and resolution  
to establish a PACE program, July 12

## CITY OF VICTORIA

City of Victoria Mayor Jeff Bauknight,  
City Manager Jesus Garza, and  
Economic Development Director  
Danielle Williams, Introduction to  
PACE presentation, February 8

City Council, PACE Workshop, March 1

City Council, resolution of intent to  
establish a PACE program, April 4

City Council, public hearing and  
resolution to establish a PACE  
program, April 19

City of Victoria Economic  
Development Department, Victoria  
PACE Workshop, September 7

## CITY OF WHARTON

City Council, public hearing and  
resolution to establish a PACE  
program, January 10



## Pictured Right

Top: Historic Tulia Depot

Middle: TPA's Dub Taylor addresses Hopkins County Commissioners Court, Sept 26, 2022

Bottom: TPA's President Charlene Heydinger speaks at the City of Victoria PACE Workshop

# Texas PACE Authority National Presentations and Shared Expertise

**PACENation video call with USDA executives**, Purpose: to encourage USDA PACE policy and process clarification, participant, May 2

**HUD Region 6 Administrator Valenzuela and staff, with City of Farmers Branch Mayor Dye**, meeting re: HUD approval of TPA's PACE program, Fort Worth, June 17



**PACENation video meeting with new Hawaii PACE program and PACE administrators**, Purpose: to share best practices administrator call, July 22

**Efficiency Maine Call**, Purpose: to share best practices regarding the new Maine PACE program, July 7, 2022

**Department of Energy Office of Economic Impact and Diversity**, visit, Texas PACE Authority introduction, Houston, August 25

**Urban Land Institute Winter Conference**, Dallas, October 25 - 27:

- **Responsible Property Investment Council (RPIC)**, presenter introduction, participant, October 25
- **RPIC meetings**, PACE presentation, October 26
- **Winter Conference**, Fifty Shades of Green: Today's specialty financing vehicles for ESG Strategies, panelist, October 27

## Pictured Right

Urban Land Institute Winter Conference, Dallas, Fifty Shades of Green panel: Erin Patterson - Wafra, Kevin Augustyn - Morningstar, Parker White - Unety, and Charlene Heydinger - TPA



## Texas PACE Authority International Presentations and Shared Expertise

**East India Chamber of Commerce**, Indo-American  
Collaboration on Renewables and Climate, PACE  
presentation, webinar, February 25



## Additional Involvement

**TPA:**





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