



# Annual Report

## City of Dallas

Serving Communities  
Improving Properties  
Increasing Capital

### **On The Cover**

Dallas' new JW Marriott Dallas Arts District is a shining example of how PACE financing enables developers to access the capital necessary to invest in sustainable, resilient measures that reduce cost and contribute economically and environmentally to Texas communities.

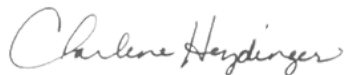
# Letter From the President

2023 marked the 10th anniversary of the enactment of the Texas PACE Act and it gave me the opportunity to look back on all we've accomplished in that time. On some days it feels like we are running in Jell-O. On others, I am bursting with pride over what the Texas PACE Authority (TPA) team continues to accomplish on behalf of the local governments we serve. We continue our commitment to public service – to bring this program to every business and nonprofit in Texas. We can do this successfully through hard work and patience, and the continued commitment of so many volunteer stakeholders committed to the investment and delivery of energy and water saving improvements that strengthen the built environment and strengthen the financial health of Texas businesses and nonprofits.

TPA has proven the model: TX-PACE works. In 2023, despite high interest rates, TPA facilitated \$107 million in energy and water saving improvements for businesses and nonprofits in compliance with Texas' self-regulation best practices. TPA's 2023 numbers exceeded all other independent administrators in the US according to data collected in the C-PACE Alliance January 2024 administrator calls.

I am also proud that TPA facilitated Texas' two largest 2023 PACE projects: the \$48.5 million Monarch Hotel project and the \$28 million Intercontinental Hotel renovation, both in San Antonio. Yet I am equally proud that TPA played a role in the \$280,000 solar project on a small business on Vickery Boulevard in Fort Worth (Tarrant County PACE region) and the \$891,167 water and energy efficiency upgrades to the nonprofit Houston Area Urban League (Houston PACE Program). All businesses and nonprofits can benefit from this program. As the public servant administrator of 94 PACE regions across Texas (as of December 31, 2023 with more jurisdictions to come), our goal is to build a trusted program that benefits all of Texas, and we will do just that, one trusted step at a time, long into the future.

My goal is that 5 years from now TX-PACE is so common, available, and trusted that no one thinks twice about using it. To reach that goal requires transparency, vigilance, patience, and quality oversight. There is no avenue where flash-in-a-pan corner cutting achieves long-term success. Can we do better? You bet, and we won't stop our efforts toward self-improvement and the delivery of enhanced services in a transparent, trustworthy manner.



Charlene Heydinger President, Texas PACE Authority



Monarch Hotel - San Antonio



Houston Area Urban League



Vickery Blvd - Tarrant County

<b>94</b>	<b>83</b>	<b>\$469.3MM</b>	<b>5,955</b>	<b>44,840</b>	<b>77,993,264</b>	<b>80,178</b>	<b>118,541,000</b>
PACE REGIONS	PROJECTS COMPLETED	DOLLARS INVESTED	JOBS CREATED	CO <sub>2</sub> REDUCED (tonnes/yr)	ENERGY SAVED (kWh/Year)	NATURAL GAS SAVED (mmBTU/Year)	WATER SAVED (gallons/Year)

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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 2023 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.

Property Assessed Clean Energy (PACE) is a proven financial tool that incentivizes Texas 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 2023, TX-PACE had facilitated a cumulative total of more than \$470 million in energy efficiency, water conservation and distributed generation improvements across the state of Texas. Twenty-seven percent of that investment is from projects within the City of Dallas PACE program.



## PROJECT SPOTLIGHT

### JW MARRIOTT DALLAS ARTS DISTRICT

The new JW Marriott Dallas Arts District (pictured above) received a second PACE Assessment after a dramatic market value increase after opening. The increased value allowed the owners to finance additional energy and water investments that exceeded the financing limit under the original market valuation. As the Dallas economy continues its expansion, more developers and owners will seek PACE financing for investments that lower operating expenses and contribute to the City's Climate Action Plan and the region's clean air focus.

The City of Dallas PACE program success is due in large part to the City's strong Office of Economic Development's efforts to include Dallas PACE as a key incentive in its efforts to serve the City.

# CITY OF DALLAS

## PACE Program Projects

As of December 31, 2023, eleven City of Dallas PACE projects resulted in a cumulative new, sustainable investment of over \$126.8M. This project activity evidences the continued commitment of the City of Dallas' support of its PACE program to improve property and reap economic, environmental, and social benefits. These benefits are highlighted in the following table. In 2023, the City of Dallas closed one PACE project totaling \$13,909,789 in new, sustainable commercial property investment in the City. The City of Dallas 2023 project is described in more detail on [page 24](#).



## CUMULATIVE IMPACT CITY OF DALLAS

**11** PROJECTS  
COMPLETED

**\$126.85MM**

**PACE DOLLARS  
INVESTED**

**1,529**

**JOBS  
CREATED**

**9,028**

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

**15,788,976**

**ENERGY SAVED  
(kWh/yr)**

**15,319**

**NATURAL GAS SAVED  
(mmBTU/yr)**

**10,591,500**

**WATER SAVED  
(Gals/yr)**

PACE Projects						City of Dallas 2016 - 2023	
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	\$23,912,325	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	\$74,140	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	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	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	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	\$496,383	6.47 jobs	310.40 tonnes/yr	596,499 kWh/yr	0 mmBTU/yr	0 gallons/yr	HVAC
8411 Preston Road	\$2,925,880	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	66.46 jobs	266.18 tonnes/yr	511,524 kWh/yr	0 mmBTU/yr	0 gallons/yr	Electrical / Lighting, Envelope, Mechanical / Plumbing
Jackson Street Apts	\$26,859,837	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	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
JW Marriott II	\$13,909,789	19206 jobs	76.49 tonnes/yr	146,970 kWh/yr	0.20 mmBTU/yr	0 gallons/yr	HVAC, Electrical, Building Envelope
Total			10,000.00 tonnes/yr	10,000,000 kWh/yr	10,000 mmBTU/yr	10,000,000 gallons/yr	

# CITY OF DALLAS

## Program Activity in 2023

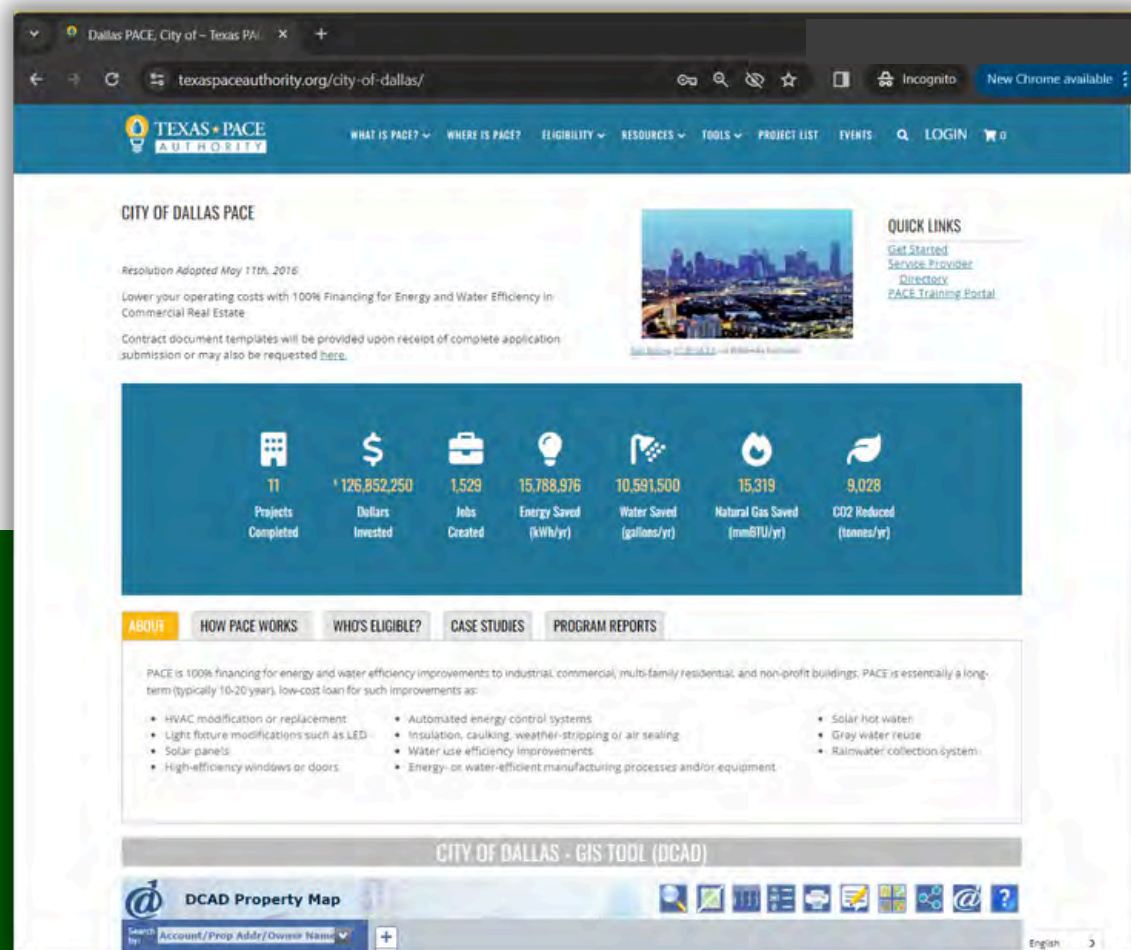
The Texas PACE Authority website and the City of Dallas page on the TPA website had a combined 52,880 hits in 2023. The City of Dallas page had 458 unique hits.

Texas PACE Authority received 79 inbound inquiries regarding the City of Dallas PACE Program in 2023, 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





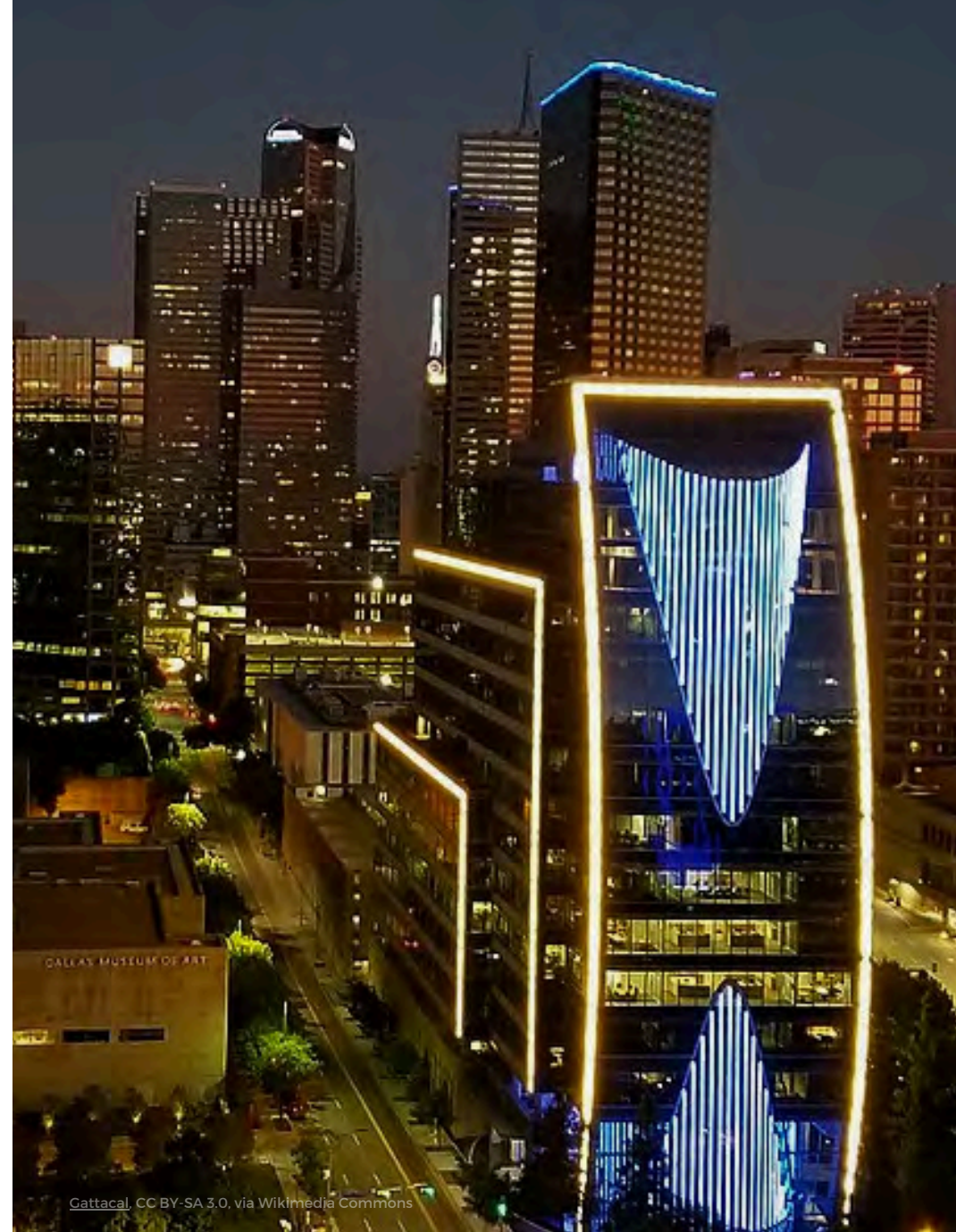
## **2023 PACE PRESENTATIONS AND PARTICIPATION IN CITY OF DALLAS AND DFW REGIONAL EVENTS (VIRTUAL AND IN PERSON)**

- January 19: City of Dallas PACE Workshop at the Continental Gin
- January 26: Dallas 2030 District Leadership Meeting
- January 27: NCTCOG RISE Coalition Meeting
- March 2: Dallas 2030 District Leadership Meeting
- March 21: Dallas Business Journal Article
- March 28: North Texas Climate Symposium
- March 31: Building Sciences Expo, Hosted by AIA & USGBC, TPA Table
- April 6: Dallas 2030 District Leadership Meeting
- April 19: PACE Training for Oncor's Dallas Office
- May 2: Munsch's TXREimagined Conference, Dallas
- May 5: NCTCOG, Solar in Your Community Workshop
- May 12: RISE Coalition Quarterly Meeting
- May 26: Meeting with Monte Anderson, Glendale Shopping Center
- June 1: Meeting with Cessilye Smith, Abide Women's Health
- June 22: Dallas 2030 District Lunch and Learn Meeting
- June 29: Dallas 2030 District Leadership Meeting
- June 30: Call with Texas Capital Bank, RE: Abide Women's Health
- July 21: RISE Coalition Quarterly Meeting
- August 15: Introduction to PACE - Proxy Property Management (900 Clarendon)
- August 18: USDA Renewable Energy Roundtable at Bonton Farms
- September 12: Dallas Fort Worth Regional Housing Consortium Meeting
- September 14: Dallas 2030 District Leadership Meeting
- September 14: 75th Anniversary of The Meadows Foundation Reception
- October 4: Simmons Bank
- October 4: Business Community & Lending
- October 4-5: North Texas Facilities Expo, TPA Booth
- October 5: Bonton Farms
- October 5: Dallas Housing Coalition
- October 11: Connecting with Latinas of Influence
- October 11: Women's Business Council - Women of Color Mixer
- October 17: Southeast Dallas Chamber of Commerce Lunch & Learn
- October 20: NCTCOG RISE Coalition Meeting
- October 25: Builders of Hope / Contractor Outreach
- November 10: Dallas Housing Coalition
- November 13: National Association Women Business Owners Dallas
- November 14: DFW Air Quality Improvement Plan
- November 17: DFW Minority Supplier Development Council awards event
- December 5: Capital Impact / Momentum Capital Social Venture Impact Investing meeting
- December 7: Dallas 2030 District Leadership Meeting
- December 12: DFW Housing Consortium

## 2023 NOTABLE STATEWIDE OUTREACH AND EDUCATION EVENTS

### OUTREACH EVENTS

- February 2: Texas Historical Commission - Real Places Conference, PACE panel
- February 14: CLE, Holland and Knight, LLP, Dallas Office - Using TX-PACE to help commercial, industrial, and multifamily clients plug holes in their capital stacks, reduce operating expenses, and meet sustainability goals.
- March 22: Q1 Call with PACE Capital Providers
- March 23: Q1 Call with PACE ITPRs
- March 28: Public Utility Commission of Texas, Energy Efficiency Implementation Project, PACE Presentation
- April 18: TACDC Conference PACE Panel
- May 22-23: CPACE Alliance Roundtable
- May 30: Meeting with David Preziosi, Executive Director, Texas Historical Foundation
- June 6-7: PACENation Summit
- June 22: Quarterly ITPR Call
- June 28: Quarterly Capital Provider Call
- July 7: Texas Governor's Office Economic Development Community Relations Regional Representatives, PACE update presentation



[Gattacal](#), CC BY-SA 3.0, via Wikimedia Commons

### Pictured Right

Dallas Skyline with Arts District at night





## OUTREACH EVENTS CONTINUED

- July 18: Texas Association of Business (TAB), Advocacy Committee webinar: PACE presentation
- August 31: Texas Association of Community Development Corporations (TACDC) PACE Webinar
- September 6: National Association of Minority Contractors Conference
- September 14-15: SPEER Policy and Industry Workshop
- September 27: Quarterly Capital Provider Call
- September 28: Quarterly ITPR Call
- October 11: TEDC Annual Conference PACE panel
- October 17: Texas Industrial Energy Efficiency Network (TIEEN) Webinar: Legislative and Regulatory Developments in Texas Impacting Energy Production, Efficiency, and Use; PACE presentation
- October 26: Texas Affiliation of Affordable Housing Providers (TAAHP) webinar: Creative Financing – Utilizing New and Old Resources Innovatively to Maximize Outcomes; PACE presentation
- November 14-16 Texas Energy Summit - TPA receives Outstanding Nonprofit Award

## T5 - TRAINING WEBINARS

- February 16: T5 Webinar - Using PACE with HUD and FHA Housing
- April 20: T5 Webinar - A Recording-Breaking Year in Review and Looking Ahead to 2023
- May 18: T5 Webinar- Tracking Success: Why TX-PACE is taking off and how you can take advantage

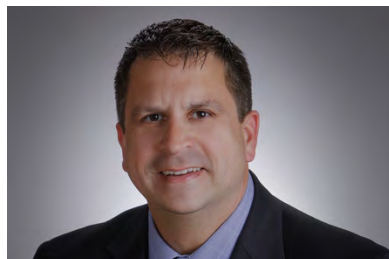
### Pictured Left

The Shops at Redbird (PACE Assessment, 2021) courtesy of The Shops at RedBird:  
<https://www.facebook.com/TheShopsatRedBird>



### 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.



### Diane Rath

Executive Director of AACOG from December 2014 to October 2023. Former Senior Vice President at ResCare Workforce Services. Chair and Commissioner of the Texas Workforce Commission 1996-2008. Nominated for Assistant Secretary of Administration for Children and Families at U.S. Health and Human Services. Senior Director of Public Affairs at KCI in San Antonio



### Hon. Penny Redington

Retired; formerly Executive Director, Texas Association of Regional Councils; Legislative 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





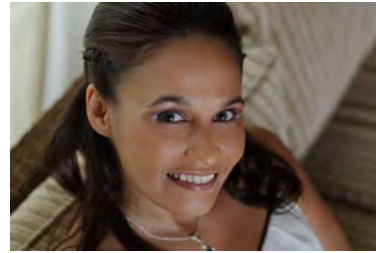
**Charlene Heydinger, JD**

President  
9 Years of Federal Government Public Service



**Dub Taylor**

Chief Operating Officer  
27 Years State of Texas Public Service



**Amy Vanderbilt**

Operations and Compliance  
Manager



**Stephen Minick**

Program Director  
34 Years State of Texas Public Service



**Autumn Radle**

Program Manager  
8 Years of Local Government Public Service



**Brian Wright**

Program Liaison



**Jack Belt**

Program Liaison



**Marina Badoian-Kriticos**

Senior Program Advisor  
9 Years of Local Government Service



**Christine Cahill**

Transaction Manager



**Jonathon Blackburn, PE**

Technical Advisor



**James Cargas, JD**

Counsel  
11 Years of Local Government Service  
4 Years of Federal Government Service



**Deborah McCray**

Creative and Technology  
Manager

# Team Members

# 2023 Impact - TPA Administration

## A YEAR OF FIRSTS

2023 brought another year of “firsts” for the Texas PACE program. TPA is proud to continue its efforts to grow awareness and use of the program while maintaining its commitments to quality administration, underwriting, and technical standards to ensure the delivery of energy and water savings – the public benefit, without undue risk to local governments or stakeholders. TPA facilitated:

- More dollar investment than any other independent PACE administrator in the country - \$107 million in PACE assessments despite high interest rates and market uncertainty according to data collected in the C-PACE Alliance January 2024 administrator calls
- 2023's largest PACE project in Texas – the Monarch Hotel in San Antonio - \$48.5 million and the 2nd largest Texas PACE project in 2023 – the Intercontinental Hotel in San Antonio - \$28 million
- Texas' first PACE project with a USDA guaranteed senior loan – Clarksville Hospital in Clarksville
- Texas' first large bank funded project – Clarksville Hospital in Clarksville, \$5.5 million in PACE capital provided by TransPecos Bank in San Antonio.

## THE IMPORTANCE OF LOCAL LENDER PARTICIPATION

Local lender involvement remains critical to providing PACE capital for smaller projects, rural projects, and projects in underserved communities throughout the United States. TPA is working with the Rio Grande Council of Governments (El Paso) on a contract with the State Energy Conservation Office (SECO) to identify an alternative approval path for smaller projects and to attract local lenders as PACE capital providers. This multi-year effort, currently called “TurboPACE” is underway, and we welcome collaboration with interested parties. Bank education and outreach continues across the state to increase capital and local lender participation in the program. TPA is also working closely with the new statewide CDFI Coalition, housed in the Texas Association of Community Development Corporations and with the Dallas office of the Federal Reserve's effort to coordinate the Texas CDFI's efforts to access federal sustainability funding.

“Any Texas developer that doesn't consider PACE in their capital stack is making a mistake.”  
**Timothy Crowley, Developer,**  
**2022 Alta Frontera project (resort event pictured right),**  
**Jeff Davis County PACE Program (Fort Davis)**



## ALIGNING WITH UTILITY INCENTIVE PROGRAMS

In 2023, TPA presented to Texas utility providers at the Public Utility Commission of Texas (PUCT). This statewide meeting initiated a series of training sessions TPA provided the Utility provider's commercial incentives teams across the state of Texas. This created opportunities for businesses and nonprofits seeking utility incentives to learn about PACE – the practical way to finance the rest of their energy and water saving measures.

## IMPROVING FROM WITHIN

**Growing Board:** The board of TPA has expanded and includes enormous talent and experience. We are grateful for this leadership and the time and attention these experts in their fields provide to TPA.

**Growing Staff:** TPA continues to build a team of experts to provide PACE Administration as a public service. The team now brings a total of over 100 years of public service dedicated to best practices as we move forward to increase the amount of energy and water savings and economic improvements to the communities we serve and their businesses and nonprofits.



### Pictured Above

Top: TPA team members design vision for the future  
Bottom: Amy Vanderbilt inspires joy and great ideas.



## IMPROVING FROM WITHIN - CONTINUED

**Retreat:** The entire TPA team converged at the Five Oak Ranch near Dripping Springs for a facilitated retreat to prepare the TPA Team for the market demands of PACE stakeholders throughout Texas. After a dinner with board members, the team set to work absorbing how much we've accomplished in the past 10 years and planning for the next decade.



Five Oak Ranch

**Customer Relationship Management (CRM):** The team continues to design and implement a customized Salesforce database to improve timelines and increase efficiencies through process automation. This two-year project is just beginning to make the needed impact on project processing.



**Pictured Left**

TPA's Dub Taylor presents his thoughts on potential areas of improvement during TPA's inaugural team retreat at the Five Oaks Ranch near Dripping Springs, Texas.

“This is a wonderful program and we share it with most, if not all, our business prospects.”

**Scott Norton,**  
Executive Director/CEO  
TexAmericas Center,  
New Boston, TX





# Awards

Texas PACE Authority, its board and team members, and a Dallas PACE project all received recognition in 2023:

## 2023 OUTSTANDING NON-PROFIT

Presented to Texas PACE Authority and Keeping PACE in Texas in recognition of the extraordinary work of these two organizations across the state to bring over \$400 million in water and energy saving investments so far.

*Received at the 20th Annual Texas Energy Summit, hosted by the Texas A&M Texas Energy Systems Lab (TEES) at the Texas Capitol*

## PACENATION 2023 PACESETTER AWARD - DUB TAYLOR

Dub Taylor (pictured middle right) was the recipient of the PACENation 2023 PACESetter Award for Excellence in Program Design and Implementation.

*Presented at the 2023 PACENation Summit in New York by Cisco DeVries, 2020 PACE Champion recipient*

## GREGG COOKE AWARD FOR EXCELLENCE IN ENVIRONMENTAL LEADERSHIP - JOHN HALL (BOARD MEMBER)

Hon. John Hall (pictured right) was the 2023 Recipient of the Gregg Cooke Award for Excellence in Environmental Leadership.

*Presented at the 20th Annual Texas Energy Summit, hosted by the Texas A&M Texas Energy Systems Lab (TEES) at the Texas Capitol*





## 2023 PACESETTER AWARD FOR WOMEN LEADERS IN PACE - DIANE RATH (TPA BOARD MEMBER)

Diane Rath, Board member, was the recipient of the PACENation 2023 PACEsetter award for Women Leaders in PACE.  
*2023 PACENation Summit in New York, presented by Dub Taylor to Diane at an AACOG Board meeting (pictured left)*

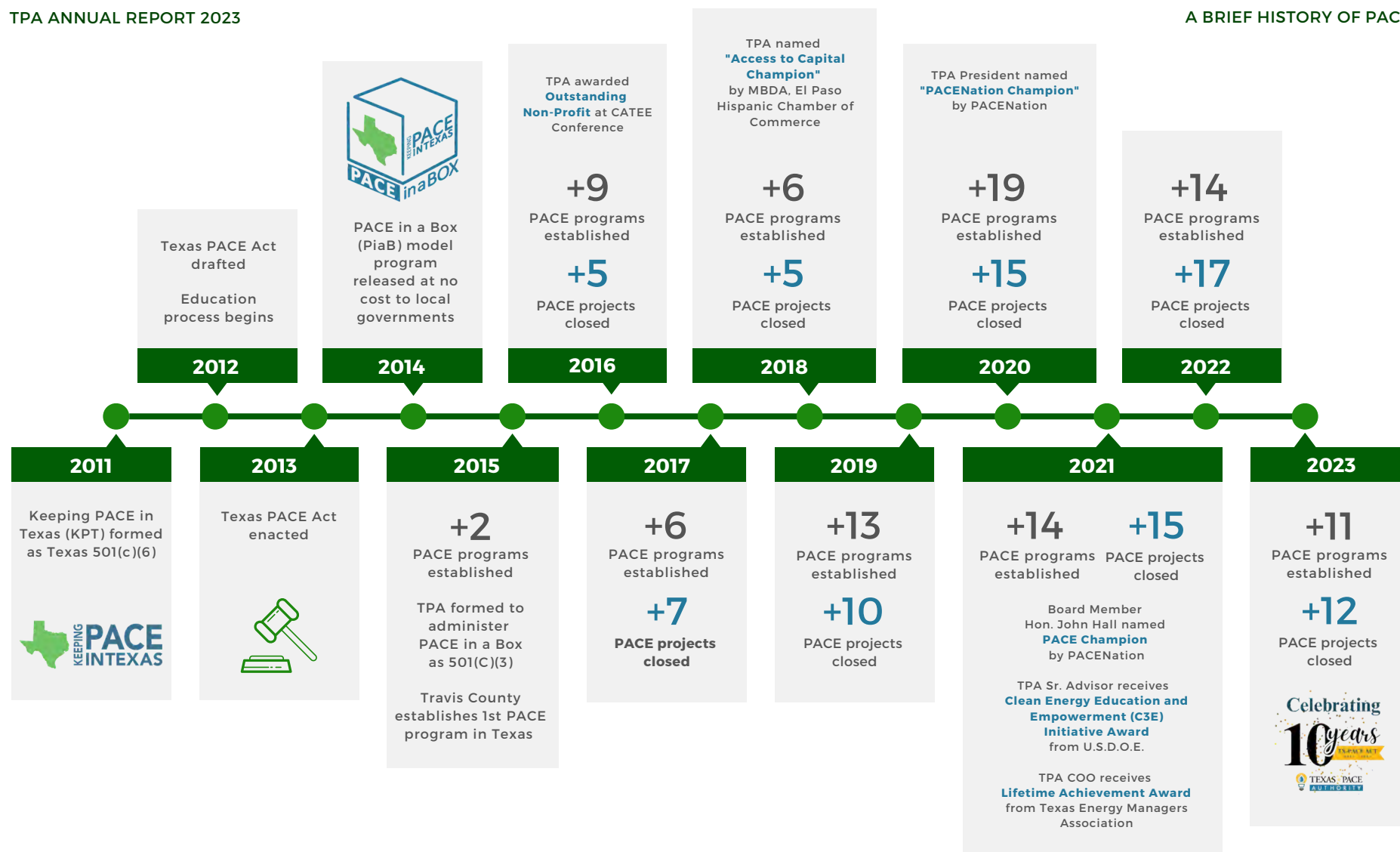
## BEST HOSPITALITY PROJECT, HÔTEL SWEXAN

HÔTEL Swexan (pictured bottom-left), Dallas, which accessed \$40 million in PACE financing, was named Best Hospitality Project.  
*Presented at the D CEO 2023 Commercial Real Estate Awards*

**Pictured Below:** TPA Team and Board Members gather to celebrate their accomplishments at the TPA Team Retreat

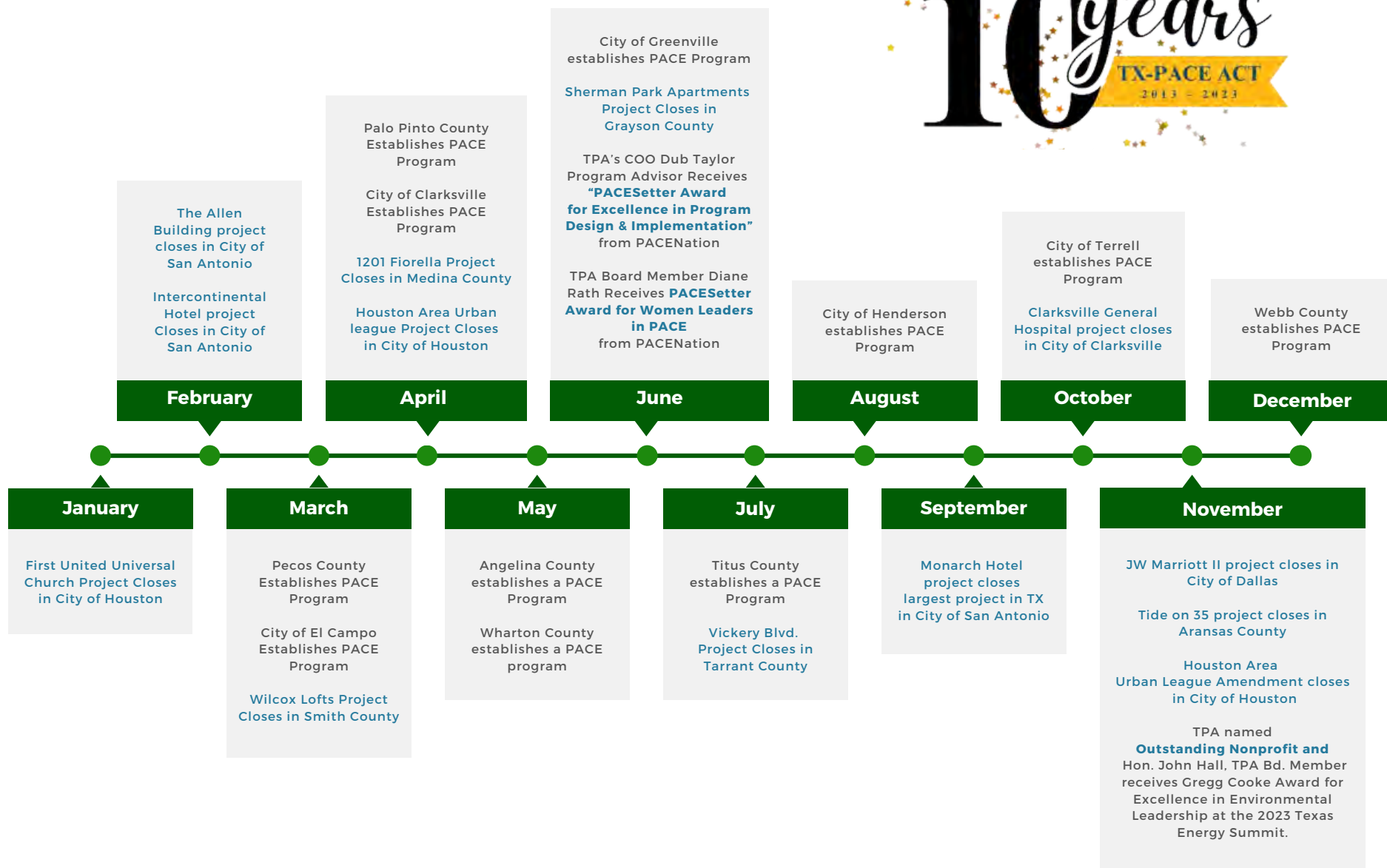




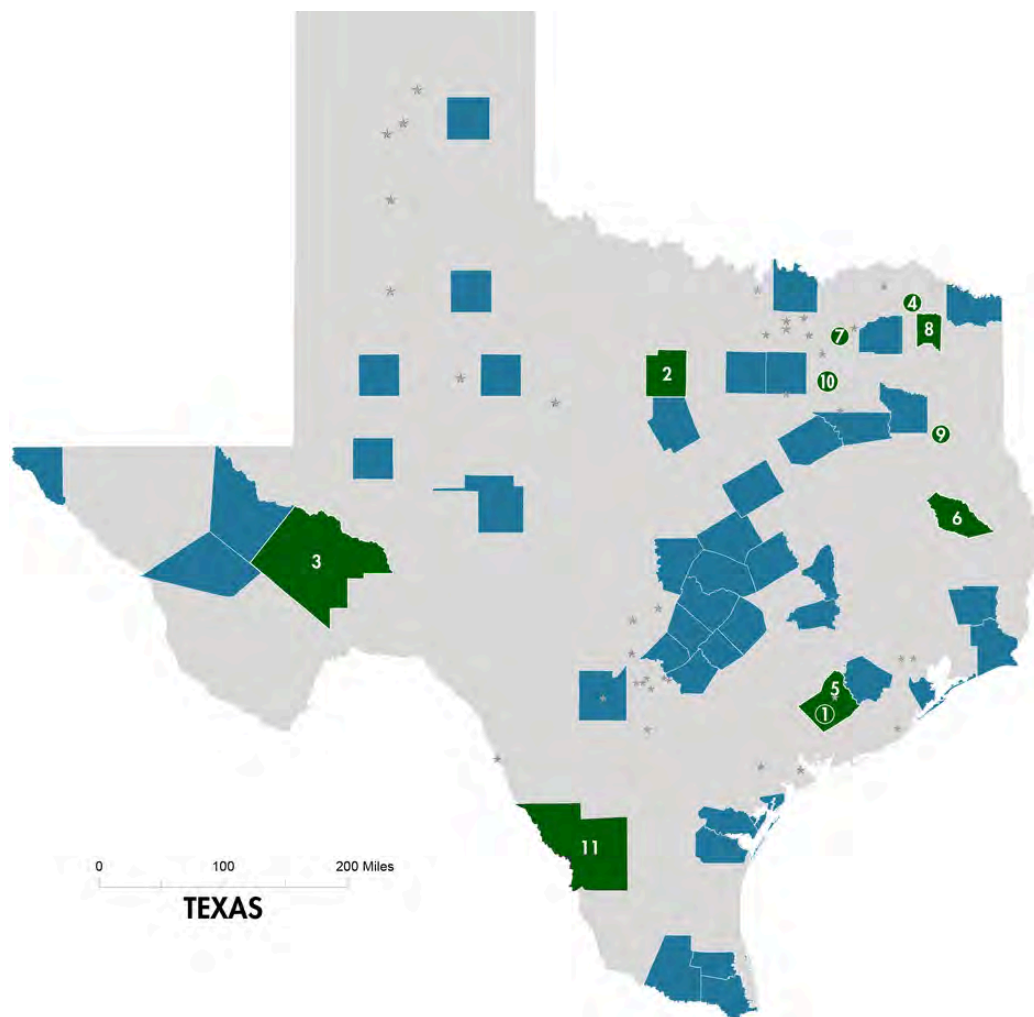


# A Brief History of TPA & TX-PACE

# 2023 in Review







## 2023 PROGRAM GROWTH

Eleven local governments established new TX-PACE programs in 2023 and selected TPA as program administrator. This continued growth brings TPA's public servant leadership to ninety-four local governments, reaching more than 73% of the Texas population. Each local government served by TPA has its own unique landing page on the TPA website that tracks local PACE project impacts and shares other local PACE information. TPA welcomed the following local governments establishing new TX-PACE programs in 2023 - **Pictured left in green:**

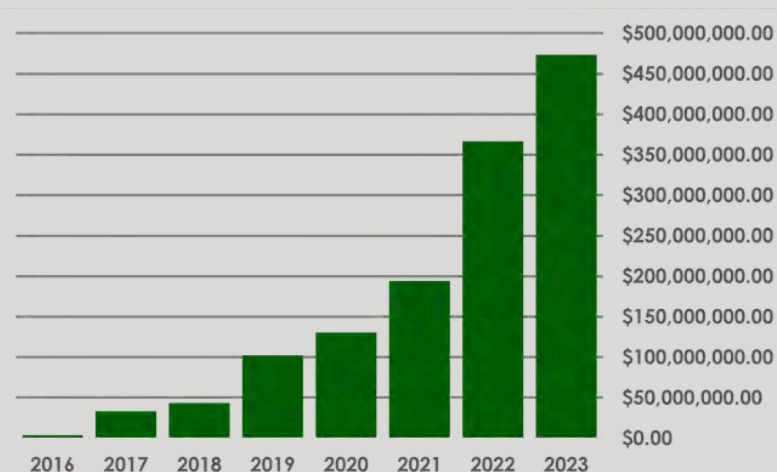
1. El Campo, City of (March 27)
2. Palo Pinto, County of (April 10)
3. Pecos County (April 24)
4. Clarksville, City of (April 27)
5. Wharton County (May 22)
6. Angelina County (May 23)
7. Greenville, City of (June 13)
8. Titus County (July 24)
9. Henderson, City of (August 22)
10. Terrell, City of (October 10)
11. Webb County (November 27)

# 2023 Impact: Program Growth

# 2023 Impact: Projects

In 2023, TPA facilitated \$107 million in energy and water saving PACE investments for Texas businesses and nonprofits. Despite high interest rates, this dollar volume was the largest of any C-PACE administrator in the country, according to data collected in the C-PACE Alliance January 2024 administrator calls. In 2023, PACE project financing ranged from \$280,000 to \$48.5 million in both urban and rural communities throughout Texas.

## TPA CUMULATIVE INVESTMENT 2016-2023



## ARANSAS COUNTY

### PROJECT NAME:

Tide on 35 (Phase II)  
Multifamily

### PACE ASSESSMENT:

\$1,165,739  
Stonehill PACE

### QUALIFIED IMPROVEMENTS:

Interior Lighting, Exterior Lighting, High-Efficiency Windows and Doors, Low-Flow Plumbing Fixtures

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
150,578 kWh	531,000 gallons	78.36 tonnes



(Below) 2015 - 2023 Cumulative Impact of TX-PACE in Aransas County

						
3	\$12,826,546	245	1,075	2,065,801	0	7,247,000
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)	Water Saved (gallons/yr)

## CITY OF CLARKSVILLE

### PROJECT NAME:

Clarksville General Hospital  
Healthcare

### PACE ASSESSMENT:

\$5,500,000  
TransPecos Bank

### QUALIFIED IMPROVEMENTS:

Building Envelope, HVAC, Interior Lighting, Exterior  
Lighting, Plumbing and Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
360,878 kWh	57,580 gallons	201 tonnes



2023 Cumulative Impact of TX-PACE in the City of Clarksville

						
1	\$ 5,500,000	71	360,878	58,000	249	201
Projects Completed	Dollars Invested	Jobs Created	Energy Saved (kWh/yr)	Water Saved (gallons/yr)	Natural Gas Saved (mmBTU/yr)	CO2 Reduced (tonnes/yr)

“I have been in the banking and economic development industry for 35 years. The PACE financing program is a very unique funding source and can be the best fit for certain funding needs. It would do well for every city to be knowledgeable of the PACE financing program and have it available for projects should the need arise. The TPA team is great to work with.”

**Clay Meadows, the financial leader of the development hospital group**

Clarksville is the county seat of Red River County in northeast Texas. The entire county was without a medical facility since 2015, and the nearest hospital was 30 miles away.

The Clarksville Hospital is the first PACE project in Texas to receive consent from USDA. The primary USDA guaranteed loan was paired with New Markets Tax Credit financing and PACE. TransPecos Bank provided the PACE funding.

Construction began in October 2023 on the \$25M hospital which is projected to be completed by the end of 2024. The project is the bank's first PACE project and the third PACE project to be funded by a Texas bank.

## CITY OF DALLAS

**PROJECT NAME:**  
JW Marriot II  
Hospitality - Hotel

**PACE ASSESSMENT:**  
\$13,909,789  
PACE Equity

**QUALIFIED IMPROVEMENTS:**  
HVAC, Electrical, Building Envelope

### ANNUAL BENEFITS

Energy Savings:	Jobs Created	Avoided CO <sup>2</sup>
146,970 kWh	180	76.49 tonnes

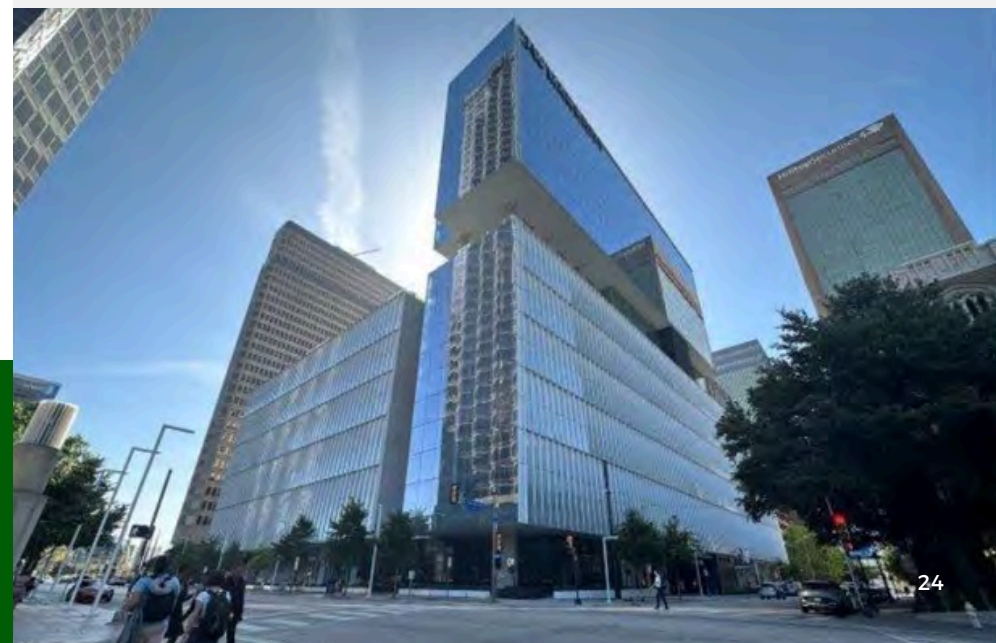


2016 - 2023 Cumulative Impact of TX-PACE in the City of Dallas

11	\$126,852,250	1,517	15,788,976	10,591,500	15,319	9,028
Projects Completed	Dollars Invested	Jobs Created	Energy Saved (kWh/yr)	Water Saved (gallons/yr)	Natural Gas Saved (mmBTU/yr)	CO2 Reduced (tonnes/yr)

The new JW Marriott Dallas Arts District (pictured below) received a second PACE Assessment after a dramatic market value increase after opening. The increased value allowed the owners to finance additional energy and water investments that exceeded the financing limit under the original market valuation. As the Dallas economy continues its expansion, more developers and owners will seek PACE financing for investments that lower operating expenses and contribute to the City's Climate Action Plan and the region's clean air focus.

Over 25% of PACE financing in Texas has occurred in Dallas, in large part to the City's strong Office of Economic Development's efforts to include Dallas PACE as a key incentive.





Early TX-PACE projects prove the concept. In 2017, 1225 North Loop in Houston (pictured below) was the first office building to use PACE in Texas. Seven years later, the PACE assessment resulted in better than expected utility and repair savings. The property is also benefiting from increased occupancy and tenant satisfaction and retention.



The PACE project ignited 1225 North Loop West's remarkable transformation, leading to enhanced service and maintenance, and resulting in higher occupancy rates and an improved financial outcome over time.

**Seth Eslami, Asset Manager**  
1225 Investments

## GRAYSON COUNTY (SHERMAN, TX)

### PROJECT NAME:

Sherman Park Apartments  
Multifamily

### PACE ASSESSMENT:

\$4,848,303  
Twain Financial Partners

### QUALIFIED IMPROVEMENTS:

HVAC, Lighting, Building Envelope

### ANNUAL BENEFITS


Energy Savings  
168,231 kWh

Jobs Created  
63

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



2022 - 2023 Cumulative Impact of TX-PACE in Grayson County

						
2	\$7,351,970	95	497	0	954,731	0
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Water Saved (gallons/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU)

The Houston Area Urban League leveraged the City of Houston PACE Program to achieve positive impacts and benefits to its headquarters property in downtown Houston including upgrades such as an energy-efficient HVAC/heating and cooling system, LED lighting replacement, insulation improvements, and other measures aimed at reducing energy consumption and costs.

“By promoting energy efficiency improvements, the Houston Area Urban League contributed to economic development in Houston by engaging minority contractors to perform the energy efficiency retrofit and remodel. Energy-efficient upgrades supported jobs in construction leading to local economic growth and employment opportunities. By participating in the PACE program, the Houston Area Urban League took control of energy usage resulting in an approximate 14% decrease year-over-year end contributed to a more sustainable future.”

**Eric Goodie, Executive Vice President,  
Houston Area Urban League**

## CITY OF HOUSTON

### PROJECT NAME:

Houston Area Urban League  
Nonprofit - Office

### PACE ASSESSMENT:

\$891,167  
Nuveen Green Capital

### QUALIFIED IMPROVEMENTS:

Lighting, HVAC, Building Envelope, Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
324,552 kWh	101,720 gallons	168.89 tonnes



## CITY OF HOUSTON

### PROJECT NAME:

First UU Church Houston  
Nonprofit - Religious

### PACE ASSESSMENT:

\$488,120  
Nuveen Green Capital

### QUALIFIED IMPROVEMENTS:

Envelope, Lighting, HVAC, Solar

### ANNUAL BENEFITS

Energy Savings	Jobs Created	Avoided CO <sup>2</sup>
326,797 kWh	6	170.05 tonnes



2015 - 2023 Cumulative Impact of TX-PACE in the City of Houston

10	\$34,807,331	459	7,239	28,496,720	13,421,584	4,799
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Water Saved (gallons/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)

“The church could not have afforded the energy efficiency upgrades and solar without PACE. The longer term and better interest rate allowed them to proceed with all of the projects. Its great to be able to help people who want to do the right thing...do just that!”

**Keith Reihl, PE, MBA, CEM, AVS, LEED® AP, GBE, CSDP, HBDP**  
President, Reihl Engineering LLC





Something extraordinary is happening in one of Texas' oldest historic districts – downtown Castroville, Texas, founded in 1844. Castroville families banded together to revitalize their downtown by creating the for profit Castroville Downtown Redevelopment Fund in July 2021 to purchase and restore historic downtown buildings one at a time. The Fund issued an RFP to PACE capital providers to fund PACE projects on five buildings and Inland Green Capital won the bid and has provided the financing for the energy and water saving measures in three downtown Castroville buildings to date. In 2022, the fund utilized the Medina County PACE program to access Inland Green Capital's financing for the historic 407 Paris building that had once housed the local newspaper and a post office. The second PACE project was Dan's Meat Market on Lorenzo Street.

In 2023, the Castroville Downtown Redevelopment Fund accessed Inland Green Capital's PACE financing to update the Chateau Lafayette, an office building on Fiorella Street. TPA looks forward to facilitating the Fund's continued revitalization efforts.



## IMPACT: PROJECTS

### MEDINA COUNTY

#### PROJECT NAME:

1201 Fiorella  
Office

#### PACE ASSESSMENT:

\$390,000  
Inland Green Capital

#### QUALIFIED IMPROVEMENTS:

Envelope, Lighting, HVAC

#### ANNUAL BENEFITS

Energy Savings	Jobs Created	Avoided CO <sup>2</sup>
59,890 kWh	5	31.16 tonnes



2019 - 2023 Cumulative Impact of TX-PACE in Medina County

					
3	\$1,225,000	16	83	181,000	159,115
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Water Saved (gallons/yr)	Energy Saved (kWh/yr)

#### Pictured Left

1201 Fiorella after PACE upgrades

## CITY OF SAN ANTONIO

### PROJECT NAME:

Intercontinental Hotel  
Hospitality - Hotel

### PACE ASSESSMENT:

\$28,000,000  
Nuveen Green Capital

### QUALIFIED IMPROVEMENTS:

Envelope, HVAC, Lighting, Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
3,689,497 kWh	955,000 gallons	1918.33 tonnes



(Below) 2015 - 2023 Cumulative Impact of TX-PACE in the City of San Antonio

4	\$ 83,127,403	1,067	2,749	5,259,836	233	3,093,000
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)	Water Saved (gallons/yr)

“In October 2019, San Antonio City Council passed the SA Climate Ready Plan committing San Antonio to reach carbon neutrality by 2050. In order to meet this goal, significant emission reductions are needed in our building sector. PACE has been a tremendous tool that uses free market mechanisms to allow property owners to finance energy efficiency improvements, and reduce energy consumption, and operating costs. Projects such as the Intercontinental Hotel and the Monarch Hotel are testament to the effectiveness of the PACE financing model.”

**Douglas Melnick,**  
Chief Sustainability Officer,  
City of San Antonio



I had some knowledge of the PACE program from a previous presentation at a real estate function. At or around the same time, my client George Wommack was undergoing an adaptive reuse project called The Allen, converting a warehouse building to class “A” office. At the time we were only using sponsor equity, senior debt and state and federal tax credits. The tax credits helped gap the budget to be able to bring in the rents at a market rate, yet allow for the building to be redeveloped.

I introduced the PACE program to George, as a way to further help gap the budget and enhance the overall scope of the project. The program was a great fit and the Borrower was able to execute his development plan and incorporate energy efficiencies such as solar panels, triple pane windows. The outcome was “The Allen”, a catalyst development at the corner of McCullough and Ashby which has since had a spillover effect with neighboring properties redeveloping.

Broadway Bank is a community focused Bank. By using the PACE program for the subject property we helped fulfill our mission for community investment in bringing the Allen building back for the benefit of all.

**Andrew M. Ozuna**  
**Senior Vice President**  
**Broadway Bank**

## CITY OF SAN ANTONIO

### PROJECT NAME:

The Allen  
Office

### PACE ASSESSMENT:

\$1,559,719  
PACE Equity

### QUALIFIED IMPROVEMENTS:

Envelope, HVAC, Lighting

### ANNUAL BENEFITS

Energy Savings  
57,071 kWh

Jobs Created  
20

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





## CITY OF SAN ANTONIO

### PROJECT NAME:

Monarch Hotel  
Hospitality - Hotel

### PACE ASSESSMENT:

\$48,475,000  
Nuveen Green Capital

### QUALIFIED IMPROVEMENTS:

Lighting, HVAC, Building Envelope, Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
1,119,970 kWh	1,436,000 gallons	582.79 tonnes



The Monarch Hotel is the cornerstone of the Hemisfair Park Area Redevelopment Corporation's initiative to revitalize the historic Hemisfair Park - site of the 1968 World's Fair. The challenges of incorporating PACE financing into the Monarch's capital stack were met by CBRE, which collaborated with PACE capital provider, Nuveen Green Capital, and a consenting senior lender, InterBank.

Nuveen's PACE capital enabled Zachry Hospitality to maintain full ownership of the Monarch. The single ownership by the well-established and respected Zachry Hospitality provided essential senior lender confidence in the project. With PACE financing, the project is underway, creating energy and water savings that will reduce operating costs, free up significant energy and water resources for the City, and facilitate tourism and economic activity on the River Walk and in Hemisfair Park.



### Pictured Right

San Antonio Mayor Ron Nirenberg speaks on the impact of the project to the City's redevelopment of the 1969 World's Fair location - Hemisfair Park

## SMITH COUNTY

### PROJECT NAME:

Wilcox Lofts  
Multifamily

### PACE ASSESSMENT:

\$1,412,500  
Nuveen Green Capital

### QUALIFIED IMPROVEMENTS:

Envelope, HVAC, Lighting, Water Conservation

### ANNUAL BENEFITS

Energy Savings	Water Savings	Avoided CO <sup>2</sup>
287,700 kWh	298,000 gallons	149.71 tonnes



2021 - 2023 Cumulative Impact of TX-PAVE in Smith County



2

Projects  
Completed



\$ 9,912,500

Dollars  
Invested



128

Jobs  
Created



4,131

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



4,954,716

Energy Saved  
(kWh/yr)



29,289

Natural Gas Saved  
(mmBTU/yr)



9,193,000

Water Saved  
(gallons/yr)

“

Honestly, there are no words that express The Magic that Happens with Creative Financing like TX-PAVE, Federal, State, and City, Tax Incentives & Rebates.

I guess it takes an Energy Nerd like me to truly appreciate how with a little patience and planning, we can achieve unimaginable things in the built environment that end up being cost-neutral.

With the technology that is now available, we can achieve amazing things. But you have to have the right team to make it happen. A run of the mill project team does not work, you need energy specialists, finance people who truly understand numbers and creative financing, and you must have patience to apply and receive rebates and incentives.

It is a great time to achieve amazing things! Why not now?

”

Valerie Shoup, PE, CEM, CWHF, ICP,  
Heritage Institute of Sustainability

Imperial Ridge is proud to be the capital provider for the commercial multi-tenant building located at 3613 W Vickery Boulevard, Fort Worth Texas. This is one of our most impactful projects even though from a dollar volume perspective it is one of our smallest financings. There were dramatic improvements to the efficiency of the building along with the addition of renewable energy, but as important we believe this project demonstrates that C-PACE financing can work across the real estate spectrum from billion dollar master planned projects to small multi-tenant buildings.

**Mark Boyer, CEO,  
Imperial Ridge Real Estate  
Capital**

## TARRANT COUNTY

### PROJECT NAME:

Vickery Boulevard  
Retail

### PACE ASSESSMENT:

\$280,000  
Imperial Ridge  
Real Estate Capital

### QUALIFIED IMPROVEMENTS:

Building Envelope, Solar

### ANNUAL BENEFITS

Energy Savings	Jobs Created	Avoided CO <sup>2</sup>
69,039 kWh	4	35.93 tonnes



2017 - 2023 Cumulative Impact of TX-PACE in Tarrant County

						
10	\$ 59,176,133	751	5,218	15,917,070	7,978,287	20,121
Projects Completed	Dollars Invested	Jobs Created	CO2 Reduced (tonnes/yr)	Water Saved (gals/yr)	Energy Saved (kWh/yr)	Natural Gas Saved (mmBTU/yr)



# Statement of Principles

## What is TX-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 94 local governments at the close of 2023, 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 10-25 years) financing that is not available through traditional funding avenues. Texas PACE Authority (TPA) administers uniform, best practices 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 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 94 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 102 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 2023, this list included representatives from Alaska, Hawaii, Maine, Maryland, Michigan, Missouri, Montana, New Jersey, New Mexico, Oklahoma, Oregon, and Virginia.

## Our Performance

At the close of 2023, TPA facilitated the cumulative investment of \$470 million through PACE financing across Texas. Projects in 2023 alone financed \$107 million, which is more than any other commercial PACE administrator in the United States based on data collected from the C-PACE Alliance. From its inception, TPA has strictly adhered to [PACE in a Box best practices and the guidance provided by Keeping PACE in Texas' PACE in a Box Working Groups.](#)

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

TPA's counsel James Cargas and his daughter alongside Harris County Sustainability Director, Lisa Lin, at the April 2023 celebration of Earth Day in Houston.

## TPA is User-Friendly and Transparent

Texas PACE Authority provides uncompromised administrative oversight on behalf of local governments and does not compete in the marketplace it oversees. Stepping into the shoes of each local government, TPA will not serve as the lender, engineer, broker, 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 (pictured below) with the click of a button.**

## 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, statewide stakeholders and those based outside of Texas appreciate the uniform best practices in underwriting and technical standards and forms used in each TPA region. The uniformity and quality reduce project costs and promote trust in TX-PACE.





## TPA is Scalable

The ability of Texas PACE Authority to use one common, efficient overhead structure to serve 94 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 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 eight 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

TPA was selected to moderate a national panel on Best Practices in Program Design and Administration at the 2023 PACENation Summit in New York.

Panelists included: Anna Maria Kowalik, Senior VP, Illinois Energy Conservation Authority NFP; Catherine Duncan, Associate Director, Connecticut Green Bank; Kyle Madden-Peister, Senior Legal Associate, NYCEEC; and Robbie Pinkas, Director, Northbridge

# Challenges & Opportunities

2023 marked the 10th anniversary of the Texas PACE Act, and TPA is proud to have played a key role in proving the TX-PACE concept is a success and sustainable.

The 2023 numbers speak for themselves - \$107 million in new investment in energy and water savings for Texas businesses and nonprofits.

IN 2023

11	12	\$107MM	218	3,530	6,758,173	249	3,379
PACE REGIONS	PROJECTS COMPLETED	DOLLARS INVESTED	JOBS CREATED	CO2 REDUCED (tonnes/yr)	ENERGY SAVED (kWh/Year)	NATURAL GAS SAVED (mmBTU/Year)	WATER SAVED (kGals/Year)

## Challenges

Unfortunately, there is pressure to skirt the uniform best practices of *PACE in a Box* without disclosure to affected local governments or consenting lenders. *PACE in a Box* is adaptable via a deliberate process open to all stakeholders, so if there is a need to update this existing guidance, then the correct process for change is to engage the relevant *PACE in a Box* working groups and invite all affected stakeholders to participate in the discussion so that all views are heard and incorporated into any changes to the *PACE in a Box* model guidance.

Ignoring best practices on an individual project basis threatens trust in the ability of PACE the industry to self-regulate and TX-PACE as a whole. For example, allowing PACE financing that exceeds the *PACE in a Box* loan to value (LTV) amount and encouragement of waivers of the cash flow positive savings to investment ratio (SIR) without consideration of the required factors for review. Also, lending that does not require payments of principal for 5 years after the PACE loan closes compromises savings offsets as the loan matures, especially in refinancing projects already constructed.

Such questionable practices threaten project success and delivery of actual energy and water savings, thus increasing the risk of default.

## Challenges - Continued

In some PACE regions, projects are closed without transparency since there is no published manual identifying how projects are approved. **This lack of transparency on the deliverable of a “public benefit” on behalf of a local government under the Texas PACE Act is concerning.**

After observing the disastrous results of ignoring published self-regulation standards and lack of oversight ruining residential PACE programs in other states, it is reasonable to anticipate the same behaviors trickling into TX-PACE programs will result in the ruination of TX-PACE. Easing administrative oversight and underwriting to place more capital than allowed under PACE in a Box untethers PACE financing from the legislative public purpose of facilitating energy and water savings and increases risk of project failure.

**Texas PACE Authority urges local governments to pay attention to the details of how their programs are being administered because local governments are the collection agents if projects default. Finally, we are concerned about the significant additional fees some developers and property owners are paying for services in regions not served by TPA. The Texas PACE program is not immune from failure or political fallout resulting from the removal of the guardrails of self-regulation.**

## Opportunities

**The real opportunity for Texas businesses and nonprofits will be the maturity of a trusted, stable, and transparent, PACE programs throughout the state.** This requires time, trust, and grit - and TPA will continue to deliver despite the tight market and high interest rates.

Texas PACE Authority will continue to improve its services while staying true to the Texas self-regulation model, PACE in a Box, and urges all stakeholders to refrain from shortcuts that undermine trust in the program and can lead to failures to deliver the public benefits expected by the Texas PACE Act. **TPA will continue to hone its internal processes to provide efficient oversight and project processing. We are committed to improving our outreach and education and to improving our internal processing.**

**TPA will also continue its aggressive efforts to identify sources of capital for small businesses, rural communities, and underserved communities.** We will continue to seek opportunities to show local lenders throughout Texas that PACE assessment financing is a wonderful new product for their best customers. Local lender education continues to be a priority for Texas PACE Authority as we seek to increase involvement from local banks, credit unions, and CDFI's.

TPA is committed to serve all of Texas and we will continue to drive that outcome with integrity and transparency.



# Education & Outreach

## Statewide Presentations

Texas Historical Commission, Real Places Conference, PACE Panel: Historic Buildings + Environmental Upgrades: It Can Be Done (Affordably!), Austin, February 2

TPA's T-5 Webinar: US Housing and Urban Development (HUD) Approves TPA's PACE projects with HUD, February 16

Public Utility Commission of Texas (PUCT) Energy Efficiency Implementation Project (EEIP): PACE presentation to PUCT and electricity retailers, March 28

Texas Association of Community Development Corporation (TACDC) Annual Conference PACE Panel: Using PACE to Finance Clean Energy Housing, April 18

TPA's T-5 Webinar: Tracking Success: Why TX-PACE is taking off and how you can take advantage, May 18

Texas Governor's Office Economic Development Community Relations Regional Representatives, PACE update presentation, July 7

CLEAResult, AEP and TNNP, Utility Provider PACE education, July 17

Texas Association of Business (TAB), Advocacy Committee webinar: PACE presentation, July 18

TPA's T-5 Webinar: United States Department of Agriculture (USDA) Texas Rural Development Office Webinar: USDA 's Rural Energy for America (REAP) Rural Energy Efficiency and On-site Generation Grants, August 17



**T5 webinars are recorded and available through  
[TPA's Webinars and Video web page](#) and on [TPA's YouTube Channel](#)**

### Pictured Left

TEDC 2023 Annual Conference TX-PACE Panel: Charlene Heydinger, TPA (moderator); Remi Ramos, Economic Director, Fort Stockton Economic Development Corporation; Sara Harris, Economic Director, Midland Development Corporation; and Mike Culbertson, President, Corpus Christi Regional Economic Development Corporation

Texas Association of Community Development Corporations (TACDC) webinar: PACE For Multifamily Housing, August 29

South Central Partnership for Energy Efficiency as a Resource (SPEER) Industry and Policy Workshop presentation: 10th Anniversary of the Texas PACE Act & Outcomes, September 14

Texas Economic Development Council (TEDC) Winter Conference, PACE Panel: Keeping PACE with \$400 Million in Energy and Water Saving Investments in Texas, Houston, October 11

Texas Industrial Energy Efficiency Network (TIEEN) Webinar: Legislative and Regulatory Developments in Texas Impacting Energy Production, Efficiency, and Use; PACE presentation, October 17

Texas Affiliation of Affordable Housing Providers (TAAHP) webinar: Creative Financing – Utilizing New and Old Resources Innovatively to Maximize Outcomes; PACE presentation, October 26

20th Annual State Energy Summit, break out session: Energy Efficiency: Growing the Largest Source of Clean Energy Jobs, panelist, Texas Capitol, Austin, November 15

20th Annual State Energy Summit, break out session: The Potential of the Inflation Reduction Act for Texas, Panelist, Texas Capitol, Austin, November 15

## Pictured Right

Top: Hon. Kathleen Jackson, PUCT interim chair (center) with Cyrus Reed, Charlene Heydinger, Todd McAllister, and Chris Pasch at the 2023 SPEER industry and policy Workshop

Middle: Charlene Heydinger reports on 10 years of Texas PACE Act success at the 2023 SPEER Industry and Policy Workshop





## Regional Presentations

Continental Gin PACE Workshop, Dallas, January 19

Holland & Knight LLP, CLE Lunch & Learn TX-PACE presentation, Dallas, February 14

Houston PACE Education Breakfast, Houston, February 22

Lubbock Economic Development Alliance, Corporate Recruitment team, PACE presentation, Lubbock, February 23

Lubbock Association of Realtors Commercial Group PACE Presentation, Lubbock, February 23

Palo Pinto Commissioners Court, TX- PACE Presentation, Palo Pinto, March 13

DFW Building Sciences Expo, TPA Booth, Fort Worth, March 31.



*"When the business community supports an idea, change can happen fast. Annual ideas collection, compiled in cooperation with the World Economic Forum, names PACE Financing 1 of 10 fresh solutions we believe would make the world better."*  
Harvard Business Review

### How to Use PACE 100% Financing Educational Breakfast Panel

Self-Liquidating Loans fund Energy Efficiency Improvements now with new dollars outside of and in addition to your capital budget. PACE financing can allow up to a two year delay of the first annual payment if necessary.  
\$640 Million Dollars of Pace projects in Texas.




Keith Reihl P.E. (ITPR)  
Chair City of Houston  
Energy Code Committee  
Dir. Sustainability CoH Airports  




Marina Badoian-Kriticos  
Senior Program Advisor  
Texas PACE Authority  
PACE Administrator  




Tim Crockett  
Founder of PACE Building Efficiency  
PACE Project Facilitator  
Dir. Business Development KEEN Realty  


Wednesday, February 22th 2023  
7:30AM - 9:30AM

The Junior League of Houston Inc.  
[1811 Briar Oaks Ln, Houston, TX 77027](https://www.jlhf.org/1811-Briar-Oaks-Ln-Houston-TX-77027)  
Free Covered Parking



Host:  
Unify Energy Solutions



*"PACE Financing is a powerful tool, truly a game changer for any property owner looking to make energy and water efficiency improvements to their property."*  
Mayor Sylvester Turner

### Pictured Right

Top: Flyer for Houston PACE Education Breakfast, featuring TPA's Marina Badoian-Kriticos

Left: TPA's Marina Badoian-Kriticos speaks at the Houston PACE Breakfast with Keith Reihl and Tim Crockett



City of Clarksville City Council, PACE presentation,  
Clarksville, April 11

Oncor Incentives Team, PACE presentation, April 18

Angelina County Commissioners Court, PACE  
presentation, Lufkin, May 9

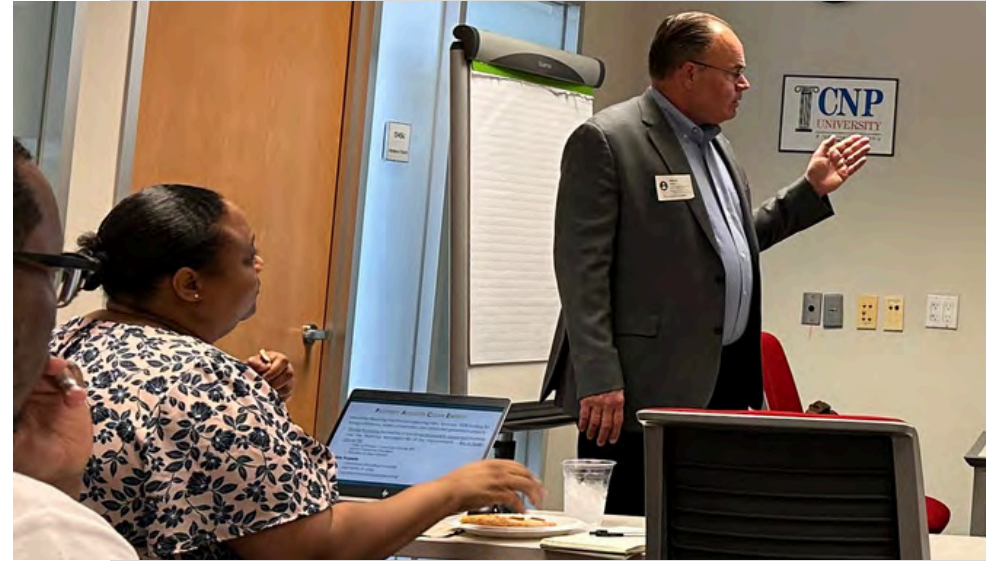
City of Red Oak and Red Oak Chamber, PACE Webinar,  
May 18

San Antonio Chapter of American Institute of  
Architecture (AIA), presentation: Preservation and PACE,  
San Antonio, May 22

Mt. Pleasant EDC board, PACE presentation, May 27

City of Red Oak and Red Oak Chamber, PACE Workshop,  
Red Oak, June 20

CenterPoint Energy, Utility Incentives Team, PACE  
presentation, Houston, June 28



### **Pictured Above**

TPA's Dub Taylor teaches CenterPoint Energy's Incentives  
Team about PACE



**PANELISTS**  
 Marc Couderc  
 Climate Resilience &  
 Adaptation Manager  
 City of Austin

**PANELISTS**  
 Denny Ee  
 Director of Road & Rail  
 Transit Operations  
 Austin Energy

**PANELISTS**  
 Charlene Heydinger  
 President  
 Texas PACE Authority

**PANELISTS**  
 Melissa Tye  
 CEO  
 Project Ventures  
 Planning & Real Estate



USGBC San Antonio Chapter, PACE presentation, San Antonio, July 13

TCOG City Series Event, Panel discussion "Planning for Infrastructure, PACE presentation, Sherman, August 3

Terrell City Council, PACE presentation, Terrell, August 15

El Paso Downtown Management District Board meeting, PACE presentation, August 30

Longview Chamber of Commerce, PACE presentation, September 13

Walker County Commissioners Court, PACE presentation, Huntsville, October 10

Urban Land Institute (ULI) Austin, Monthly meeting, Resilience Panel with PACE presentation, October 18

Gillespie County Commissioners Court, PACE presentation with AACOG, Fredericksburg, November 13

Webb County Commissioners Court, PACE presentation, Laredo, November 13

San Antonio Commercial Real Estate Women (CREW), PACE presentation, November 16

Oncor Small Business Incentives team, PACE presentation, November 28

Mexia EDC board meeting, PACE presentation, November 30

Brazos Valley EDC, PACE meeting, December 14



## Pictured Left

Top: Urban Land Institute - Austin Chapter Resiliency Panel

Center: Charlene Heydinger speaks to San Antonio Commercial Real Estate Women (CREW) monthly luncheon

Bottom: Flyer for San Antonio CREW Luncheon

## National Presentations

PACENation video meeting with US Small Business Administration (SBA), SBA consent to C-PACE projects, participant, January 19

C-PACE Alliance webinar & TPA Activity Summary presentation, January 26

White House, Office of the Environment video meeting regarding SBA policy on consent to TX-PACE projects, February 16

EPA Administrator Michael Regan and staff tour community solar projects, Sunnyside neighborhood in Houston, March 10

C-PACE Alliance Program Administrator Roundtable, participant, Chicago, May 23

PACENation 2023 Annual Summit, New York City

Invitation only discussion re: Capital for small PACE projects, June 6

Panel: C-PACE and Multifamily, panelist, June 7

Panel: C-PACE Best Practices for Program Design & Administration, panel facilitator, June 7

PACENation Membership webinar: Showcasing large 2023 PACE projects, TPA presentation on the Monarch Hotel project, December 12



### Pictured Right

Top: PACENation Summit New York City, Charlene and Dub visit with David Gabrielson, founding Executive Director of PACENation.

Middle: PACE Nation Summit C-PACE and Multifamily panelists: Lisa Shulock, Director of Commercial Programs, Philadelphia Energy Authority; Bob Iber, Senior Advisor, Multifamily Housing Programs, HUD, Michele Pital, M.D., Managing Director, Counterpoint Energy Solutions (Moderator); and Charlene Heydinger, TPA

Bottom: On March 10, US Environmental Protection Agency Administrator Michael Regan visited the Sunnyside neighborhood in Houston. During the visit, TPA's James Cargas spoke with Jahi A. Wise, Senior Advisor to Administrator Regan.



**In 2023**



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PRESENTED  
AT  
**227**  
PUBLIC PRESENTATIONS  
THROUGHOUT TEXAS

RECEIVED  
AND  
PROCESSED  
**60**  
ELIGIBILITY CHECKS AND  
PRELIMINARY APPLICATIONS

PARTICIPATED IN  
MORE  
THAN  
**650**  
EDUCATION & OUTREACH  
CONVERSATIONS, MEETINGS,  
AND WEBINARS

PARTICIPATED IN  
MORE  
THAN  
**25**  
CONVERSATIONS WITH  
NATIONAL PACE ADMINS RE:  
BEST PRACTICES & CHALLENGES

ENGAGED IN  
MORE  
THAN  
**200**  
ALLIED ENGAGEMENT  
EVENTS

PARTICIPATED IN  
MORE  
THAN  
**65**  
PROFESSIONAL  
DEVELOPMENT  
EVENTS