

Texas Property Assessed Clean Energy (TX-PACE) enables commercial, industrial and multifamily property owners to obtain affordable, long-term financing covering up to 100 percent of the cost for energy efficiency, water conservation, and on-site generation technologies. TX-PACE secures private financing for a term as long as the projected useful life of the improvements, resulting in utility cost savings that exceed the amount of the repayment. Owners can modernize their properties without fear of over-investment, transferring the TX-PACE repayment obligation to new ownership if the property is sold. The benefits of TX-PACE include improving net operating income, increasing efficiency, and preserving credit lines for core business operations.



#### **BARFIELD HOTEL AMARILLO, TX**

Built in 1926, the historic Barfield Hotel in Amarillo utilized \$7.3M in TX-PACE financing. Property upgrades include: HVAC, LED Lighting, building envelope efficiency improvements, water efficiency, and domestic hot water heating. These improvements are resulting in annual savings of 1,716,251 kWh (73%), 3,180 mmBTU (79%) and 4,170,000 gallons of water (40%). Praising the Barfield Hotel project, Amarillo Mayor Ginger Nelson said: "This is another major step in the rebirth of downtown Amarillo. The City's history is being preserved by this project, while at the same time providing a new and exciting aspect to a growing and progressive downtown area."

#### **NORTH TEXAS TRADE CENTER SHERMAN, TX**

The North Texas Trade Center, an industrial warehouse, was Grayson County's first TX-PACE project. Using \$2.5M of TX-PACE financing, the property owners installed a new roof and solar PV on the 375,000 square foot facility, helping make it ready to house the US headquarters of Yongguan Adhesive Products, Corporation. These upgrades will save approximately 786,500 kWh/year.



#### **PEARL POINT APARTMENTS ROCKPORT, TX**

The developers of Pearl Point Apartment Homes used \$11.6 million in TX-PACE financing to create energy and water efficient apartment homes in Rockport, an area ravaged by Hurricane Harvey. Thanks to the improvements financed through the Aransas County TX-PACE program, these 729 apartments will avoid 2,065,801 kWh of electricity and 7.2 million gallons of water annually.

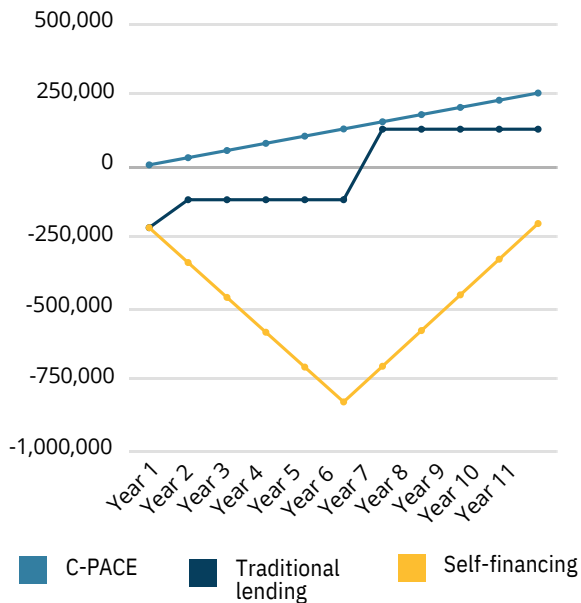
### **DID YOU KNOW??**

On December 23, 2022, the **Department of Housing and Urban Development (HUD)** authorized Texas PACE Authority's PACE programs to include TX-PACE energy and water saving investment in HUD and Federal Housing Administration (FHA) multifamily properties. Adding PACE to HUD and FHA multifamily properties can dramatically increase investment in sustainable multifamily properties and help get these critical projects fully funded.

[For more information visit our website.](#)

“TX-PACE pairs incredibly well with historic buildings that are typically energy inefficient and require additional capital in order to renovate the property to modern energy efficiency standards. I am beginning to see greater interest in the utilization of this program for historic and non-historic renovation projects because of its flexibility, relative low-cost and nonrecourse nature.” – Phill Geheb, Munsch Hardt, Dallas, TX

## A COMPARISON OF THE CASH FLOWS OF C-PACE, TRADITIONAL LENDING, AND SELF-FINANCING IN A TEN-YEAR PERIOD



### BUTLER BROTHERS BUILDING DALLAS, TX

The City of Dallas’ first PACE project received \$23.9 million in energy and water-saving measures in the redevelopment capital stack of the historic Butler Brothers Building, demonstrating a low-cost, long-term replacement to expensive equity-partner financing. The 20-year term covers improvements for HVAC, lighting, insulation, roofing, glazing, exterior waterproofing and plaster, plumbing fixtures, and irrigation systems. The project will save almost 700,000 gallons of water a year, reduce energy consumption by 40%, and contribute to the creation of over 100 jobs in the Dallas area.

### USE TX-PACE FOR ENERGY EFFICIENCY, WATER CONSERVATION, AND ON-SITE ENERGY GENERATION IMPROVEMENTS INCLUDING:

Chillers, boilers, and furnaces · HVAC, BMS, BAS · EMS controls · Lighting · Water heating systems · Faucets Energy management systems and controls · Roofing · Windows · Doors · Insulation · Elevator modernization · Pool equipment · Cogeneration · Heat recovery and steam traps · Solar panels · Wind turbines · Water management systems and controls · Irrigation equipment · Rainwater collection systems · Toilets · Greywater systems

### YOUR CONVENIENT LOAN ASSESSMENT CAN INCLUDE:

- Cost of materials and labor necessary for the installation of a qualified improvement
- Permit fees
- Inspection fees
- Lender fees
- Program development and engineering fees
- Independent third party reviewer audit fees, including verification fees
- Legal, consulting, and other fees on an actual cost basis
- Any other fees or cost that may be incurred by the property owner incidental to the installation, modification or improvement
- Changes to the existing property incidental to the installation

**DETERMINE PROJECT ELIGIBILITY TODAY**

[WWW.TEXASPACEAUTHORITY.ORG/ELIGIBILITY](http://WWW.TEXASPACEAUTHORITY.ORG/ELIGIBILITY)



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Texas PACE Authority administers the uniform “PACE in a Box” model as a public service on behalf of local governments and is funded through user fees and grants.