



Texas Property Assessed Clean Energy (TX-PACE) enables healthcare facilities 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 healthcare facilities without fear of over-investment, transferring the TX-PACE repayment obligation to new ownership if the property is sold.



BEAUMONT BEHAVIORAL HEALTH JEFFERSON COUNTY PACE

Construction of the single-story, 49,294-square-foot facility was 70-80% complete when purchased by the current owners for a 48-bed behavioral healthcare facility. With an investment of \$3.9M in TX-PACE financing, the 25-year assessment covers improvements for HVAC, lighting, building envelope, and plumbing. These upgrades will save 415,000 gallons of water each year, reduce energy consumption by 367,112 kWh annually, and contribute to the creation of over 50 jobs in the area. According to property owner Todd Harmon, "By completing the building in an energy-efficient manner with C-PACE, we will be able to provide a state-of-the-art behavioral health facility."



TYLER HOSPITAL SMITH COUNTY PACE

Built in 1956 and remodeled most recently in 2017, UT Health Tyler's 499,586 square-foot acute care hospital invested \$8.5M in energy efficiency and water conservation upgrades through a 25-year TX-PACE assessment. Improvements to and optimization of the HVAC plant, interior and exterior and central sterile will save 8.8M gallons of water, 4.6M kWh, and 29,289 mmBTU of natural gas per year, while also contributing to the creation of over 100 jobs in the area.



CLARKSVILLE GENERAL HOSPITAL CITY OF CLARKSVILLE PACE

Clarksville, the county seat of Red River County, was without a medical facility since 2015, and the nearest hospital was 30 miles away. A cardiologist and a small group of investors were able to acquire the abandoned hospital property and planned to construct a new state-of-the-art heart and surgical hospital adjacent to the existing structure and then eventually expand with a complete remodel of the old structure. The group's financial leader obtained a primary USDA-guaranteed loan paired with New Markets Tax Credit financing. Because of the time it took to arrange commitments for both of these funding sources the project still needed an additional injection of capital to complete the full financing requirements. The \$5,500,000 TX-PACE assessment was critical to completing the capital stack for the project. With TX-PACE financing Clarksville's new hospital will include energy efficient lighting, HVAC and building envelope measures that will save over 360,000 kWh of electricity and 249 mm BTUs of natural gas annually, while water efficiency improvements will save over 57,000 gallons of water per year. The hospital is expected to be a catalyst for more development projects in the City of Clarksville creating new business opportunities and new jobs.

“ 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.

- Clay Meadows, financial leader for the hospital development group for Clarksville General Hospital

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
- Any other fees or cost that may be incurred by the property owner incidental to the installation, modification or improvement
- Legal, consulting and other fees on an actual cost basis
- Changes to the existing property incidental to the installation

DETERMINE PROJECT ELIGIBILITY TODAY

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