



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



CONGREGATION BETH ISRAEL SYNAGOGUE

The nonprofit financed a \$460,000 project which included major chiller replacements and other holistic energy saving improvements. The synagogue experienced several air conditioning outages last summer, and was continuing to expend money into cooling an uninsulated and inefficient area. Through PACE financing, the facilities have new mechanical systems and reduced their energy consumption by 9,000 kilowatt hours in the first month of operation and an annual utility savings of approximately \$15,000.



FAMILY ELDERCARE

Family Eldercare is a Central Texas nonprofit organization that has been serving seniors and adults with disabilities for more than 30 years. It needed to increase net operating income and lower business expenses in order to provide for clients. Long term PACE financing enabled Family Eldercare to complete comprehensive energy efficient upgrades including a new cool roof and solar panels without compromising its operating budget. This resulted in an energy reduction of approximately 20% and 140,000 kWh in electricity savings annually, leading to a positive cash flow.



ACH CHILD AND FAMILY SERVICES

ACH Child and Family Services used TX-PACE financing to construct a residential treatment center for at risk youth on their Fort Worth Campus. Using \$556,000 in TX-PACE financing, Fort Worth ACH incorporated energy efficiency and water conservation measures, including: HVAC, lighting, plumbing, roofing and glass/ glazing measures. Fort Worth ACH is projected to save a 557,000 kWh/year and 551,000 gallons of water/year, resulting in a yearly savings of approximately \$68,000 per year.

TYPICAL EXAMPLES OF QUALIFIED IMPROVEMENTS:

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

“Reducing our congregation’s carbon footprint and living with a lightened impact on God’s earth through the vision and ingenuity of the PACE program not only makes economic sense, but also represents a sacred act of both responsibility and hope in the future”

–Rabbi Steven Folberg of Congregation Beth Israel



COLLEGE OF THE MAINLAND

The College of the Mainland in Galveston County used \$704,000 in TX-PAVE financing to help develop the former site of the League City United Method Church into their new 27,570 square-foot educational facility. With more efficient lighting, HVAC, building envelope improvements and water saving measures, the facility will save 410,119 kWh/year and 1,646,000 gallons of water per year. The new facility on COM’s League City campus will house dual credit and general education classes and will offer an accessible and convenient option for students in north Galveston County.

THE FINANCIAL IMPACT OF NONPROFIT PACE

This example compares self funding and conventional funding with PACE financing:

FINANCING SCENARIO COMPARISON SUMMARY			
	Self-Funded	Conventional Loan	PACE
Out-of-Pocket Investment Savings	(\$450,000)	(\$90,000)	\$0
(First Year) Annual Payment	\$45,000	\$45,000	\$45,000
Cash Flow Impact Year 1	\$0	(\$101,082)	(\$39,233)
	(\$405,000)	(\$146,082)	\$5,767
Net Project Cash Flow Year 2	(\$360,000)	(\$202,164)	\$11,534
Years to Positive Project Cashflow	10.0	13.2	IMMEDIATE
Debt Service Over Finance Term	0	(505,411)	(784,661)

- Church
- Project involves a \$450,000 replacement of chillers, boilers, controls and window film
- Annual energy and maintenance savings of \$45,000 (11.3 years simple payback)
- PACE funding available for 20 years at 6.0%.
- Conventional Funding for 5 years at 4.0% (with 20% down payment).

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

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.