



Texas PACE Authority  
2017 Annual Report to the  
**City of Houston**  
Quality of Life Committee  
June 28, 2018

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Texas PACE Authority  
[www.TexasPACEAuthority.org](http://www.TexasPACEAuthority.org)

# WHAT IS TX-PACE?

- Local adoption economic development tool - property assessment
- 100% long term, low cost private financing
- For energy efficiency, water conservation, distributed generation, and demand reduction (resiliency)
- On commercial, industrial, and multifamily (5+ units) properties
- **PACE in a Box** model program – collaboration of 130 volunteers over 1.5 years, state-wide uniform best practices, local economic and environmental benefits for the City of Houston

# Service Areas



## COUNTIES

- Brazos County
- Fort Bend County
- Jefferson County
- Tarrant County
- Cameron County
- Hays County
- Navarro County
- Travis County
- Williamson County
- El Paso County
- Hidalgo County
- Nueces County
- Willacy County

## CITIES

- City of Amarillo
- City of Dallas
- City of Farmers Branch
- City of Houston

Uniform TX-PACE programs now serve more than 42% of the population in these counties and cities.

# The Houston PACE Program

- Houston City Council established program in November 2015; program live August 2016
- Texas PACE Authority selected to administer the program at no cost to the City
  - Public Service Model
  - Approves projects on an objective, transparent basis using state-wide best practices for underwriting and technical standards
  - Education, outreach and training
  - Funded by user fees and foundation grants
- 2017: \$3.6 million in new Houston investment

## City of Houston PACE

Lower your operating costs with 100% Financing for Energy and Water Efficiency in Industrial, Commercial, or Nonprofit Real Estate

To access resources to help your organization in the recovery effort following Hurricane Harvey and to help others click [here](#).

TX-PACE is a tool for storm recovery. [Click here to learn more!](#)



### QUICK LINKS

- [Get Started](#)
- [Find a Lender](#)
- [Find an ITPR](#)

### CURRENT CONTRACTS

- [Notice of Contractual Assessment](#)
- [Lender Contract](#)
- [Mortgage Consent](#)
- [Owner Contract](#)

### CASE STUDIES

- [1225 North Loop West](#)



Not sure if your property is within city limits?

[Click here to access an interactive map of Houston's city limits.](#)

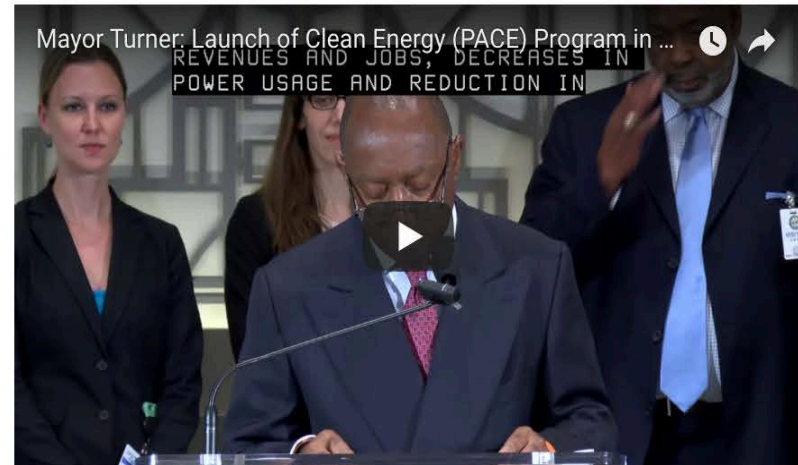
## Media

### Houston EEB Video



Video Credit: Houston EEB

### Houston PACE Announcement Video from August 3rd, 2016



Video Credit: Mayor Sylvester Turner Youtube Channel

## Key Documents



### PROGRAM USER GUIDE

Learn about and start your own PACE project today!



### NON-PROFIT PACE FLYER

Learn about PACE for non-profits.



### INDUSTRIAL PACE FLYER

Learn about PACE for industrial properties.



### COMMERCIAL PACE FLYER

Learn about PACE for commercial properties.

# Advancing Houston PACE

## In 2017

- The Texas PACE Authority website and the City of Houston webpage had a combined 41,711 hits for 2017.
- Texas PACE Authority received 57 inbound inquiries for the year, including emails, website submissions, and calls
- Texas PACE Authority participated in 84 events in Houston in 2017
- Storm Recovery and Resiliency Initiatives
- Statewide:
  - 4 Webinars
  - 10 Service Provider Training workshops
  - TX-PACE Energy & Emissions Tracker
  - Feedback and Improvement process

# Houston PACE 2017

## Economic & Environmental Impact

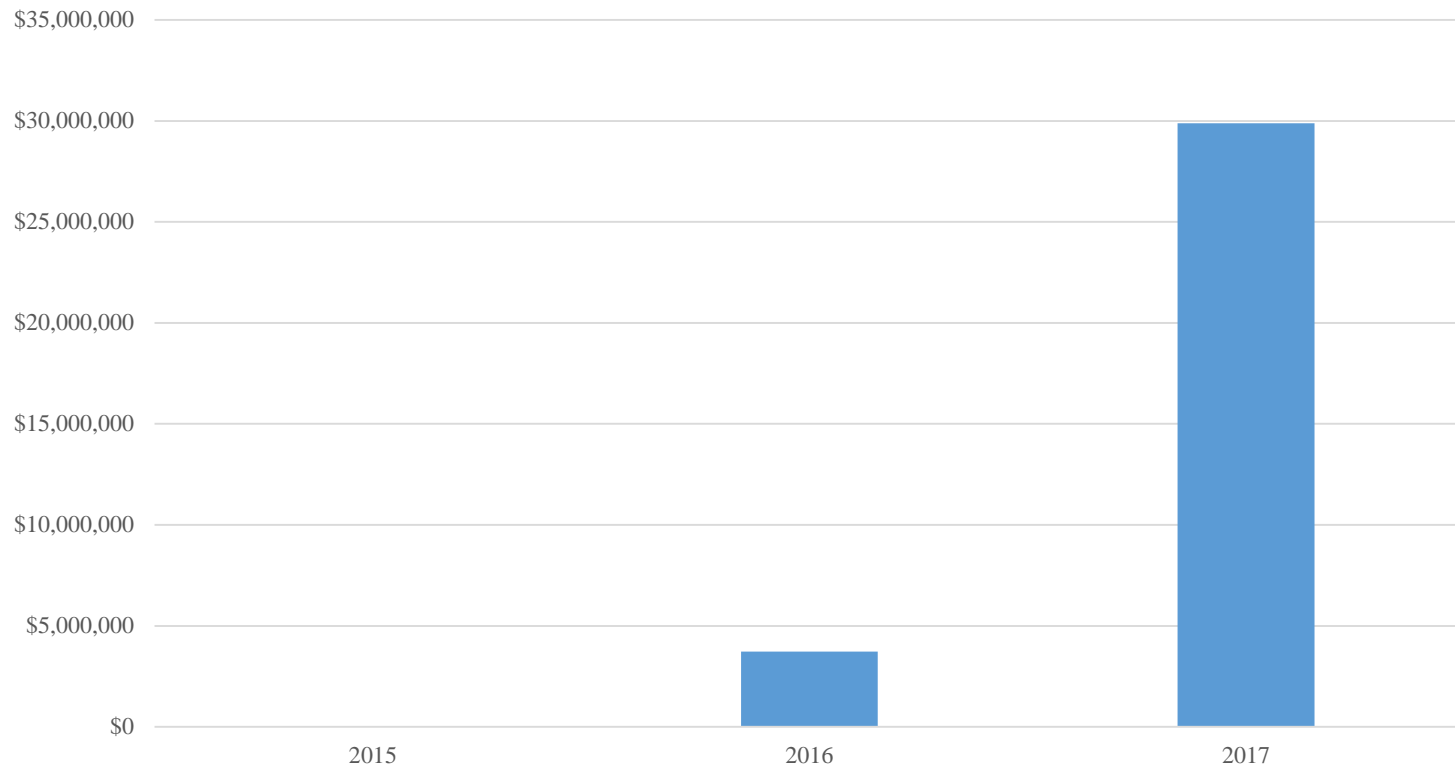
Project	Amount Invested	Jobs Created	Tonnes of CO2 Reduced	kWh Saved	Gallons of Water Saved (10 <sup>3</sup> )
Premium Outlets	\$2,185,038	6.27	895.53	1,720,958.00	9,402.00
1225 North Loop West	\$1,304,352	16.0	805.57	1,548,086.00	230.00
Regency Inn	\$135,195	1.6	27.52	52,880	0.00
<b>Total</b>	<b>\$3,624,585</b>	<b>23.87</b>	<b>1728.62</b>	<b>3,321,924</b>	<b>9632.00</b>



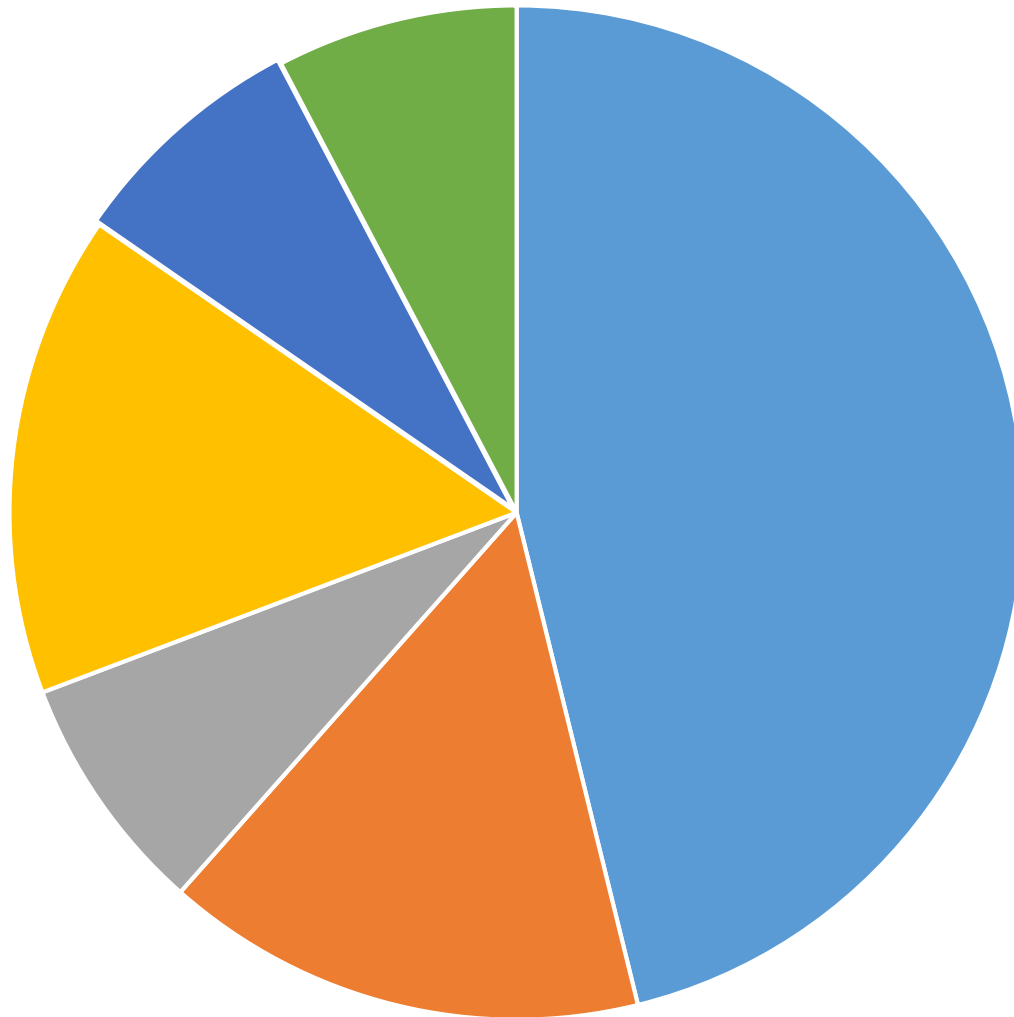
# Investment in Texas: 700% increase

Statewide Year to year (2016-2017)

## Annual PACE Financing in Texas



# Statewide: Property by Project type (#of Projects)



- Commercial Retail
- Commercial Office
- Industrial
- Nonprofit
- Hotel
- Mixed Use

# Case Studies

## 2017

# Simon Property Group

6 Texas projects: City of Houston & El Paso, Hays, Travis & Williamson Counties

Assessment total: \$10 Million



Measures:

- HVAC
- Lighting
- Water

# 1225 N Loop, Houston

Built 1984

## PACE Project:

*Assessment Total:*

\$1.3 Million

*Utility Incentives:*

\$30,000

*Term:* 20 years

*Annual Savings:*

38% energy reduction

## Measures:

- 2 Chillers
- Building Automation
- LED Fixture Upgrade



# Butler Brothers Building

## Dallas

### Measures:

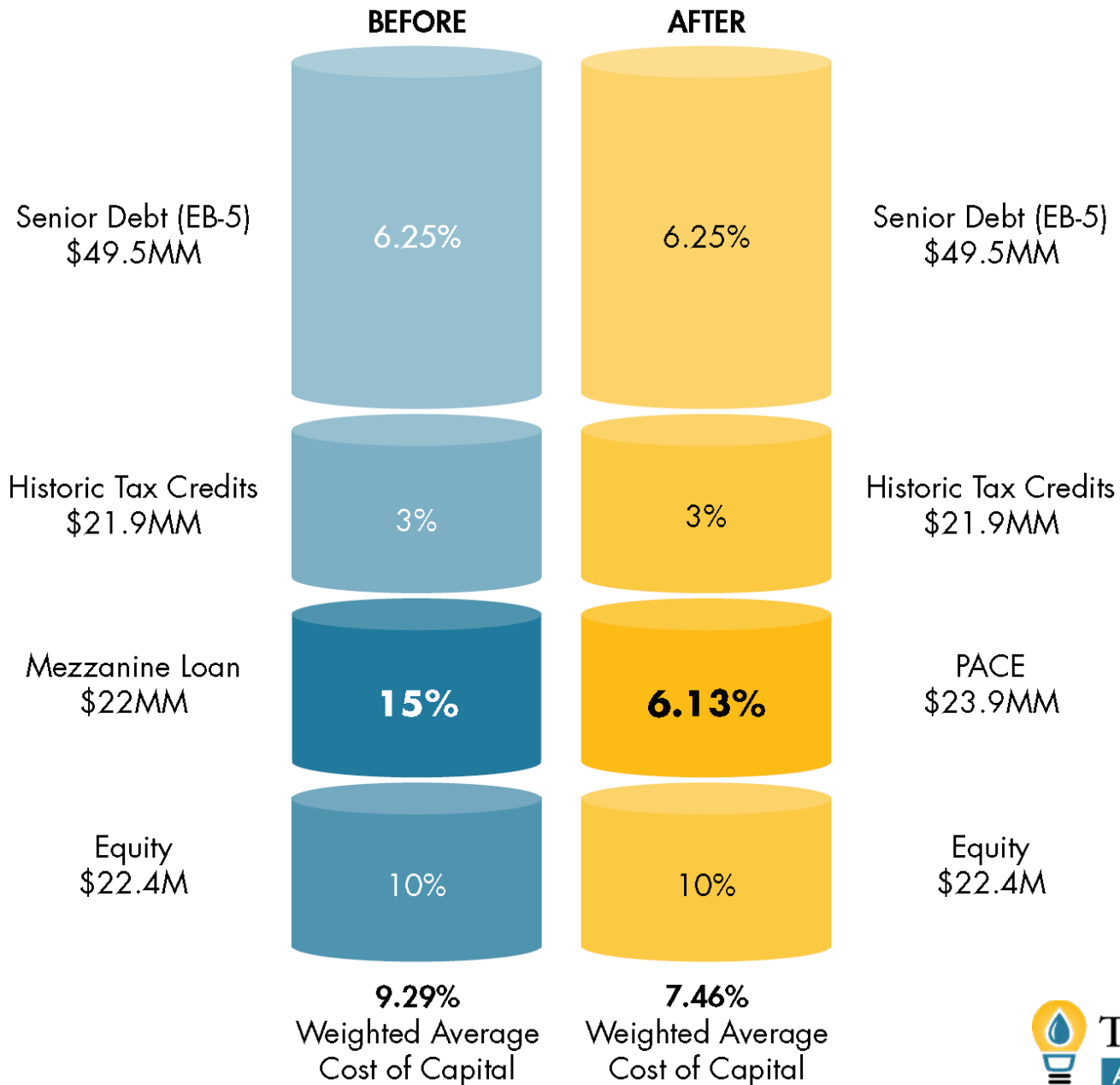
- HVAC
- Lighting
- Insulation
- Roofing
- Glazing
- Plumbing
- Irrigation
- Exterior Waterproofing/Plaster



*Assessment Total:* \$24 Million

*Annual Savings:* 40% energy reduction

700,000 gallons of water; 3,500 metric tons CO<sub>2e</sub>



# R.J. Liebe Company

## Corsicana



### Measures:

- HVAC
- Lighting

- Investment: \$325,000
- 187,000 annual kWh
- 60 - 80 new, permanent manufacturing jobs



# Houston PACE Program

## 2017 Annual Report



TEXAS ★ PACE

AUTHORITY

TEXAS' OPEN-MARKET  
PACE PROGRAM ADMINISTRATOR

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POWERED BY:

