



1



WHAT IS PACE?

PACE is low-cost, long-term financing for energy-efficient and water conservation upgrades to commercial buildings secured by a voluntary assessment lien on the property.

- Financing aligns utility bill savings with the cost of upgrades
- Property owners enter into a voluntary property assessment
- 100% project financing of qualified improvements with extended terms
- Assessments are paid over the useful life of the improvements

"For a typical office building, energy represents 30 percent of the variable costs and constitutes the single largest controllable operating cost."

- National Action Plan for Energy Efficiency

2

2



WHAT WE DO

1 

Administer existing and current PACE projects

2 

Expand the reach and accessibility of PACE projects throughout the State of Texas

3 

Educate and train stakeholders about PACE

4 

Facilitate potential future PACE funded projects

3

3



TYPES OF PACE PROJECTS

PACE is eligible for new construction or upgrades to existing properties that are leased or owner-occupied.

- Multi-Family Housing (5 or more units)
- Hospitality
- Industrial
- Commercial / Office
- Retail

Note: Governmental and residential properties do not qualify.

"Even if your air conditioner is only 10 years old, you may save 20% to 40% of your cooling energy costs by replacing it with a newer, more efficient model."

- Energy.gov

4

4



QUALIFYING IMPROVEMENTS



Energy Efficiency

- HVAC
- LED Lighting
- Water Heating Systems
- Building Enclosure Improvements
- Combustion and Burner Upgrades
- Automated Energy Management Controls

Water Conservation

- Low-Flow Fixtures

Renewable Energy

- Solar Panels

"The choices a company makes about its energy sourcing and consumption can profoundly influence its cost structure."

-Harvard Business Review

5

5



WHERE IS LONE STAR PACE IN TEXAS?



- Alvin (City)
- Burleson (City) +
- Cleburne (City)
- Collin County
- Dallas County*
- Decatur (City)
- Denton County
- Forney (City)
- Fort Bend County*
- Freestone County
- Galveston County*
- Harris County+
- Haskell County
- Hays County*
- Jefferson County*
- Kaufman (City)
- Kaufman County
- Rockwall (City)
- Smith County*
- Throckmorton County
- Wichita County

* County utilizes two PACE Program Administrators

+ One administrator at the city level and another at county level

"For a typical office building, energy represents 30 percent of the variable costs and constitutes the single largest controllable operating cost."

- National Action Plan for Energy Efficiency

6

6

Also available as part of the eCourse

[Real Estate Financing: Using Public Facility Corporations and C-PACE Financing](#)

First appeared as part of the conference materials for the
58th Annual William W. Gibson, Jr. Mortgage Lending Institute session
"How it Works: C-PACE Financing"