



Proposed Uvalde County PACE Program

April 13, 2025

TEXAS PACE AUTHORITY

YOUR TRUSTED LOCAL EXPERTS IN ALL THINGS TX-PACE

- Established 2015 as 501(c)(3) public servant model – serving local governments in quality control – delivering public benefit with economic development and environmental benefits
- TPA team has over 100 years of combined government service
- TPA's Board includes two former county judges, CEO of TEDC, former chair of TCEQ's two predecessor agencies, finance experts, the Dallas Fed. Reserve's Sustainability Director, and the CEO of a national chemical company
- Serving 105 Local Governments reaching 75% of the Texas population
- Facilitated more than \$500 million in private financing for new water and energy saving investment for Texas businesses and nonprofits
- Named 2023 Outstanding Nonprofit, Texas Energy Summit, Texas Capitol and 2024 Texas Impact Enterprise, SMU; TPA has been winning awards since 2016



A SOLUTION...

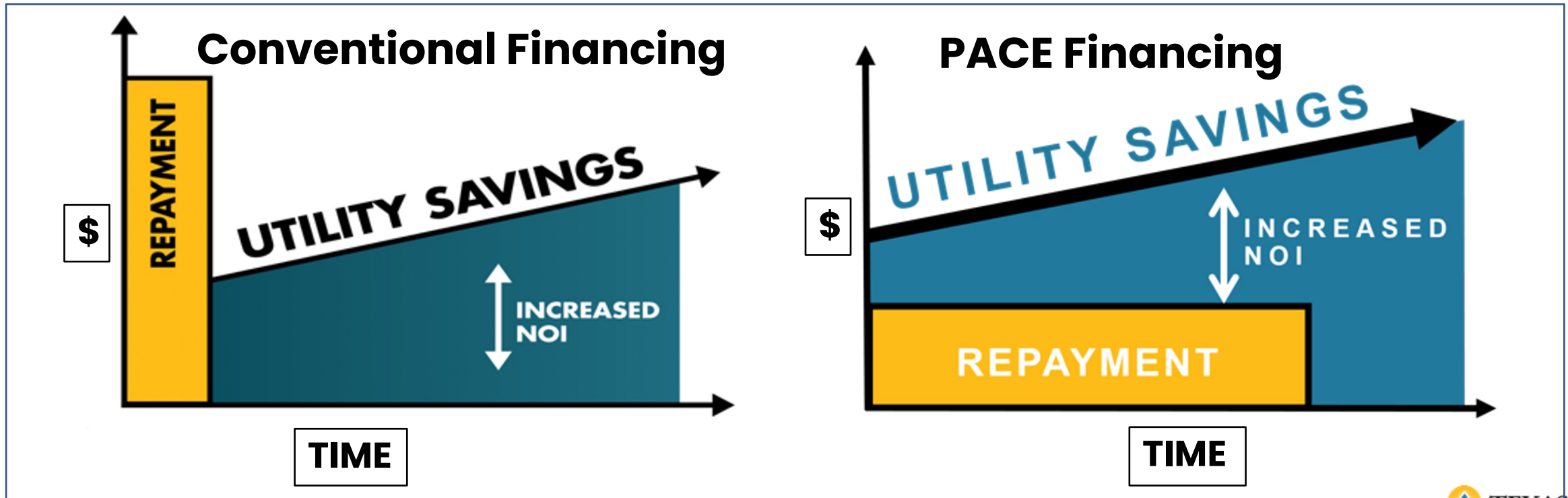
PACE = PROPERTY ASSESSED CLEAN ENERGY

- **Innovative financing tool** providing long term, low cost, 100% funding for
 - Energy efficiency,
 - Water conservation,
 - Distributed generation projects
- **Eligible Property**
 - Commercial (including non-profit)
 - Multi-family (5+ units)
 - Industrial (manufacturing/agricultural)
 - Special use (Storage, Data Center, Manufacturing)



WHY PACE?

- Improves assets – budget neutral/cashflow positive
- Lowers utility usage/costs
- Increases net operating income



WHAT PACE DOES CENTRAL PLAZA MULTIFAMILY

Temple, Bell County

Assessment Total:
\$1,025,000

Measures:

- Mechanical
- Lighting
- Building Envelope
- Roof
- Domestic water heating

Annual Savings:
Energy: 44% savings

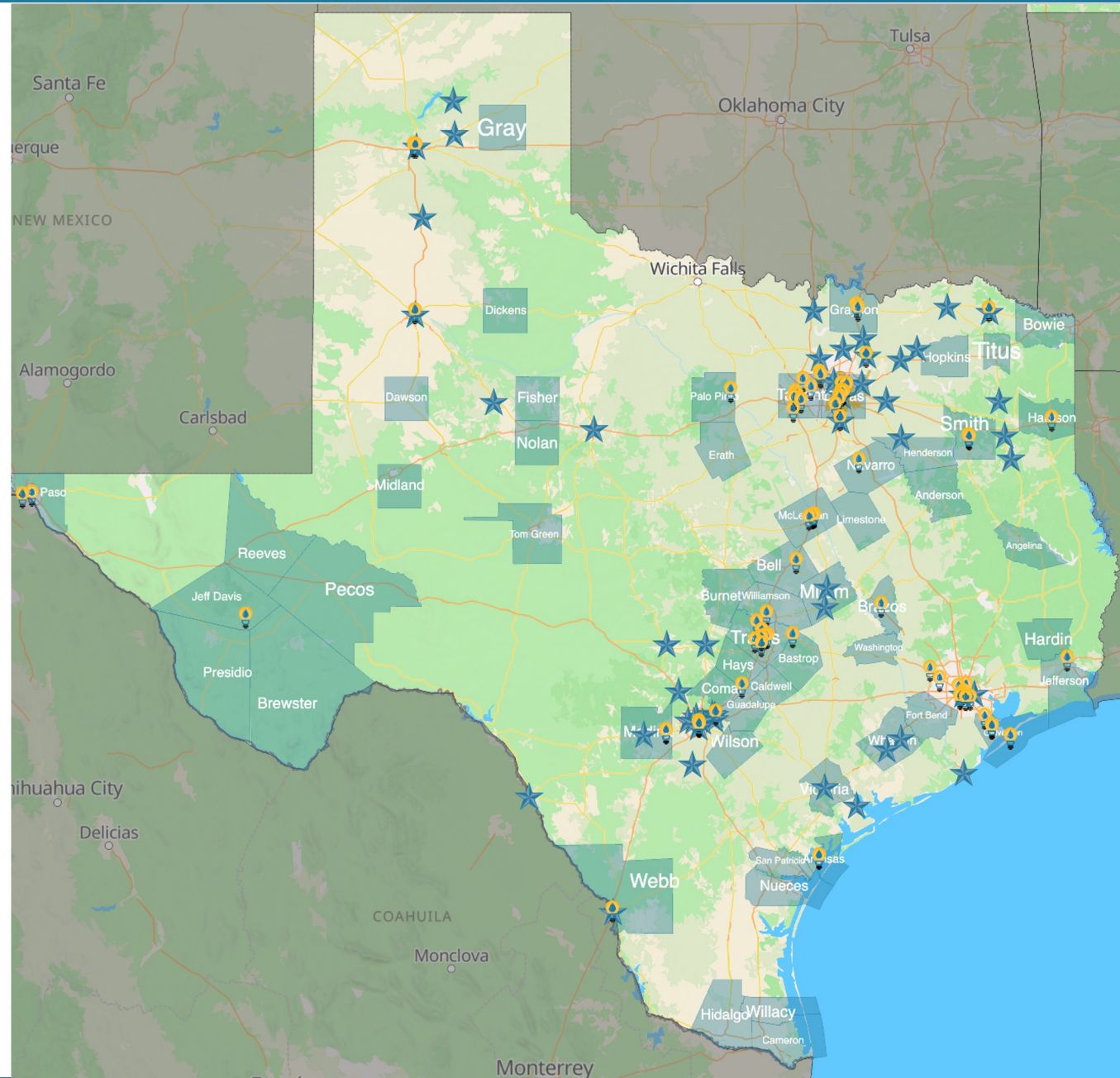


THE GROWING TEXAS PACE MARKET

105 local PACE programs
49 Cities
55 Counties

75% of Texas' population
covered

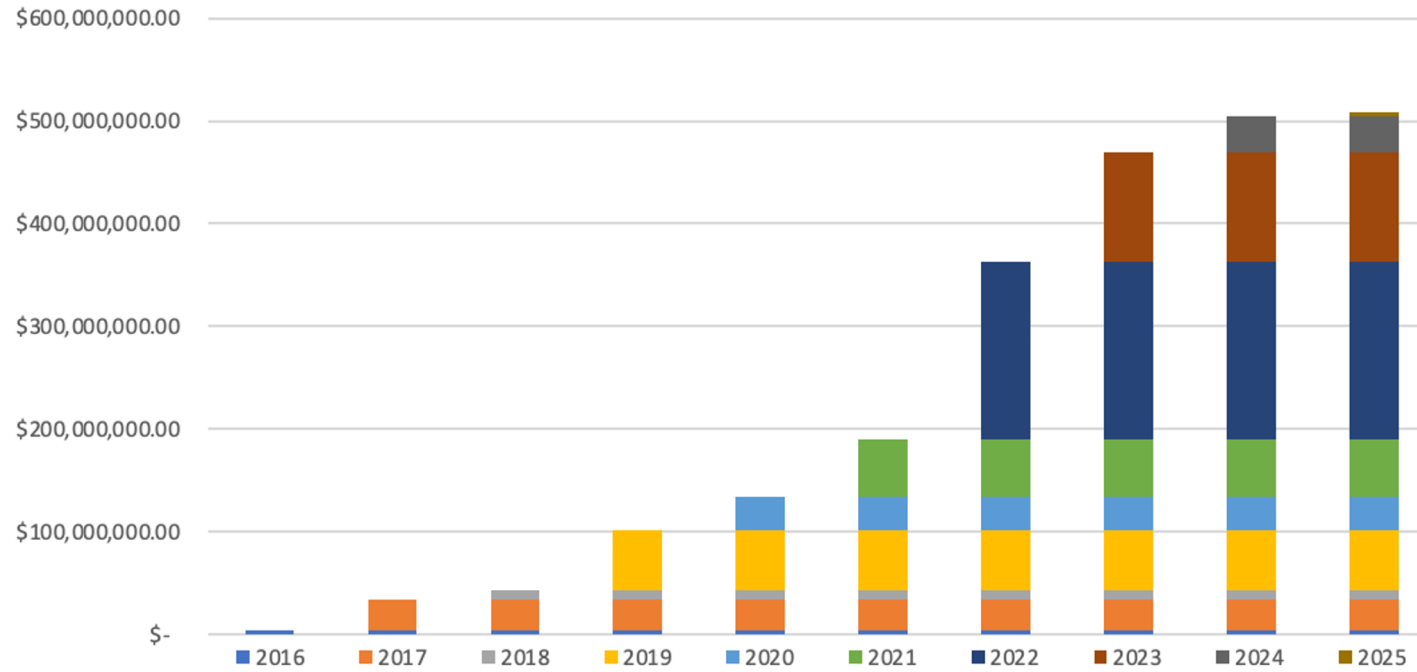
<https://www.texaspaceauthority.org/service-areas/>



TEXAS PACE BY THE NUMBERS



Annual PACE Financing



105

PACE Programs
Established in Texas



92

Projects
Completed



\$ 508,479,230

Dollars
Invested



6,474

Jobs
Created



47,845

CO2 Reduced
(tonnes/yr)



83,704,778

Energy Saved
(kWh/yr)



80,863

Natural Gas Saved
(mmBTU/yr)



127,434,870

Water Saved
(Gal/yr)

COMPLEMENTARY FINANCING

Use TX-PACE with:



- HUD and FHA multifamily programs - **TPA is one of 10 national C-PACE administrators with HUD's approval**



- USDA REAP grants and other loan guarantees and incentives



- SBA consents to PACE for 504 and 7A loans
 - 504 – requires approval from appropriate SBA Commercial Loan Service Center (CLSC)
 - 7A – unilateral action that does not require SBA approval
- Tax Credits: historic, LTC, new market
- Opportunity zone financing
- Local incentives
- Federal tax incentives: efficiency (179(d)), solar, etc.
- Utility incentives



1225 NORTH LOOP WEST

Houston

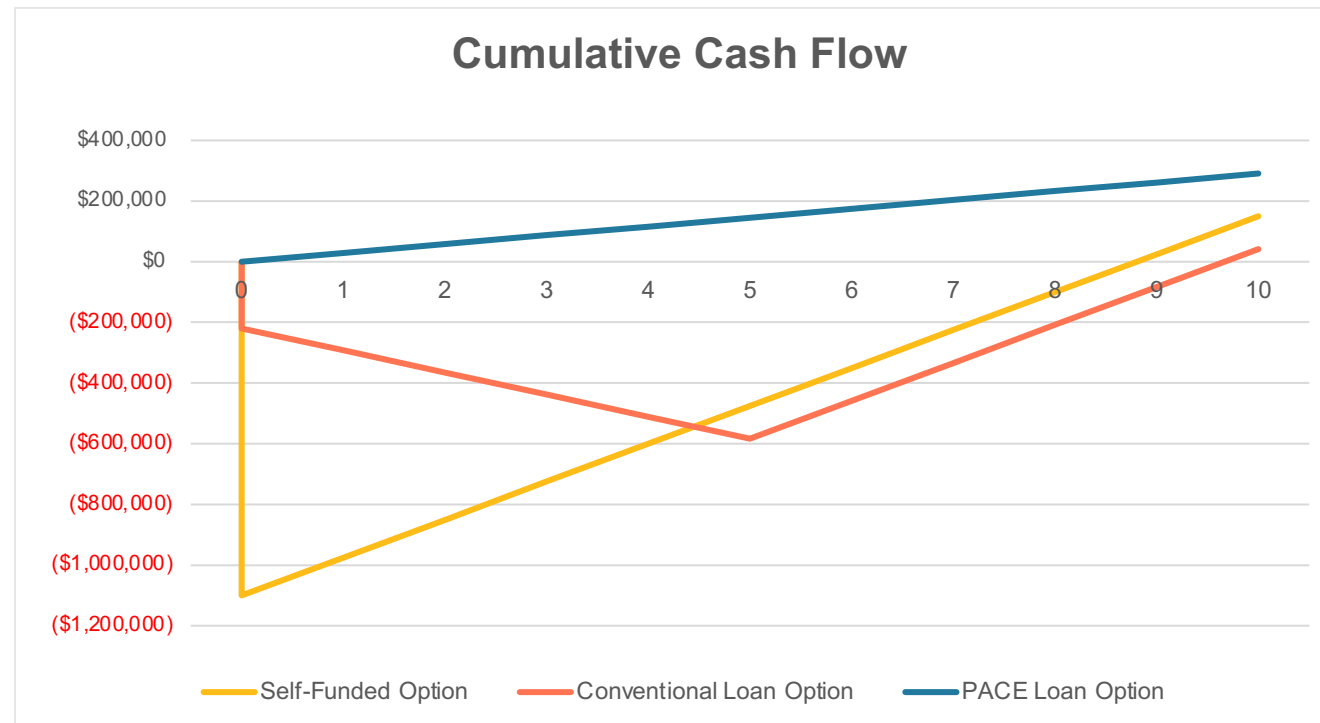
Assessment Total:
\$1,304,352

Measures:

- HVAC
- BAS
- LED lighting

Utility Incentives:
\$30,000

Utility Savings:
38% Annually



407 PARIS/HISTORIC POST OFFICE – Medina County-Castroville

Project Type:

Historic Mixed-Use

Measures

- Lighting
- HVAC
- Envelope

Assessment Total

\$145,000

Annual Utility Savings

Electric: 22,730 kWh

Water: 19,0000 gallons



1303 LORENZO – Medina County-Castroville

Project Type:

Historic Mixed-Use

Measures

- ? Lighting
- ? HVAC
- ? Envelope
- ? Plumbing/Water Conservation

Assessment Total

\$690,000

Annual Utility Savings

Electric: 76,495 kWh

Water: 162,000 Gallons



1201 FIORELLA – Medina County-Castroville

Project Type:
Historic Mixed Use

Measures

- Lighting
- HVAC
- Envelope
- Plumbing/Water Conservation

Assessment Total
\$390,000

Annual Utility Savings
Electric: 59,890 kWh



ELGIN GENERAL STORE

Elgin, Bastrop County

Assessment Total:

\$120,000

Measures:

Solar

Annual Savings:

26%

USDA REAP Grant & Oncoor Incentives:

\$62,000



1st Local Bank Funded TX-PACE Project
– Frontier Bank

R.J. LIEBE COMPANY

Corsicana, Navarro County



Assessment Total:
\$325,000

Measures:

- HVAC
- Lighting

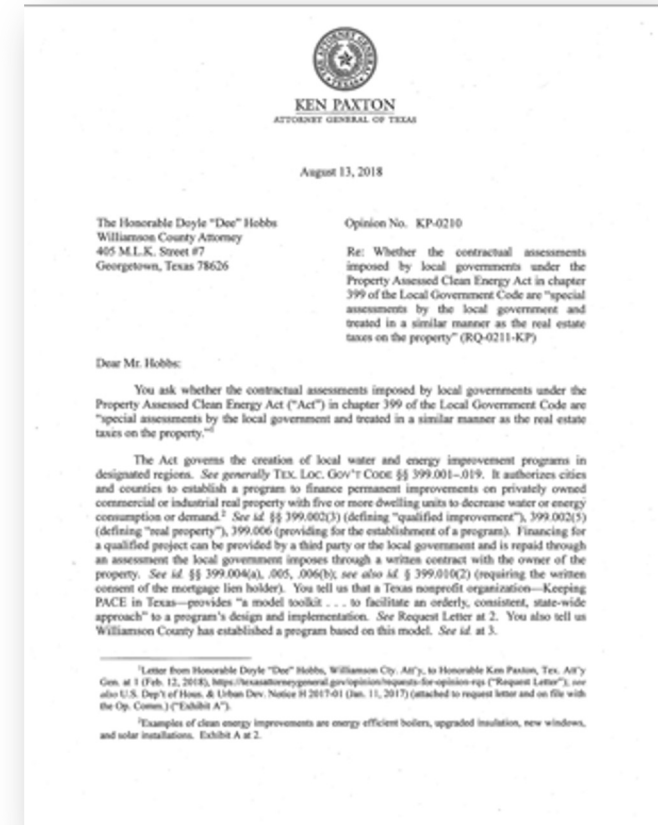
Annual Savings:
Energy: 30%

60 new, permanent
Light manufacturing jobs



PACE Act: Gov't Assessment Financing

- An **assessment** under this chapter may be imposed to repay the financing of qualified projects on real property located in a region designated under this chapter. LGC §399.004(a)
- “the Legislature intended to treat the [special] assessment, at least with respect to lien priority status, enforcement, and delinquencies including the recovery of costs and expenses, in a manner similar to real property taxes.” –Texas Attorney General Opinion No. KP-0210 (Aug. 13, 2018)



LOCAL GOVERNMENT ADOPTION



MUNICIPALITY OR COUNTY

- 1) Public briefing/discussion (optional)
- 2) Post *Report* on how PACE program will work
- 3) Pass *Resolution of Intent* to establish PACE program
- 4) Public hearing
- 5) Pass *Resolution to Establish* PACE program
- 6) Select administrator





POWERED BY:



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