



PAY FOR TODAY'S UPGRADES with TOMORROW'S SAVING



Property Assessed Clean Energy (PACE)



Dub Taylor, COO – Texas PACE Authority

THE PROBLEM

Property owners know they can save money over the long haul by investing in energy/water-efficient upgrades, but...

- Even modest upgrades are expensive
 - Hard to pay those upfront costs given all their other expenses
- Failing equipment is replaced on emergency, piecemeal basis at a premium cost with no systems optimization
- New construction “value engineering” targets less visible MEP
- Higher borrowing costs - increasing gaps in project capital stacks

SOLUTION: PROPERTY ASSESSED CLEAN ENERGY

*Innovative financing tool that provides **long term, low cost, 100% funding** for energy efficiency, water conservation and distributed generation projects*

- Private financing secured by a special local property assessment in place over the financing term/useful life of the improvements
 - “Like a single parcel PID”
- State Authorized – [Texas Local Government Code Chapter 399](#)
- Voluntary & Open Market
- Local Government Enabled

THE GROWING TEXAS PACE MARKET

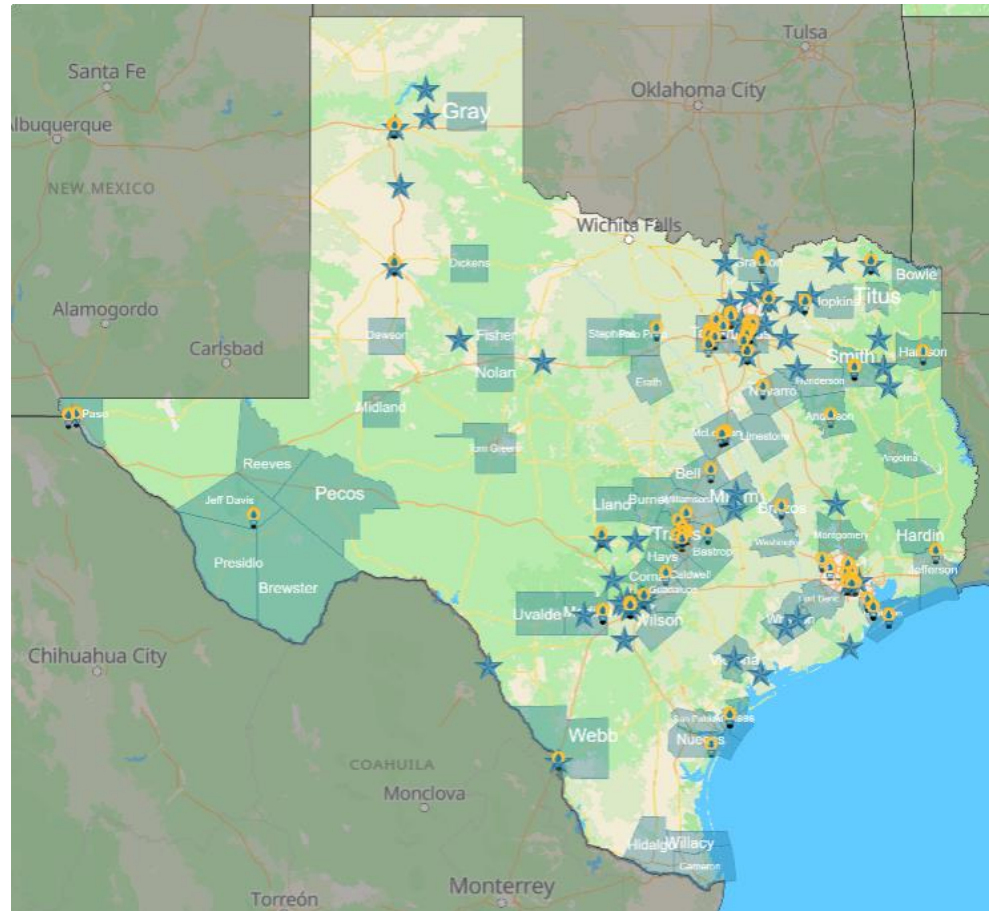
www.texaspaceauthority.org/service-areas/

December 2025

110 PACE Programs

50 City - 60 County

75% of Texas' population covered



Municipalities
Counties



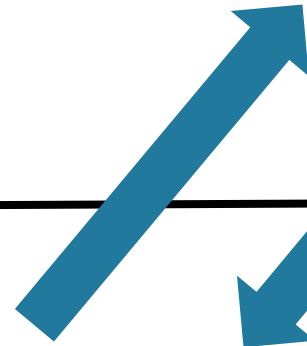
TEXAS  PACE
AUTHORITY

501(c)(3)



Governmental

Private



Capital Providers



Property Owners



Service Providers

PACE ELIGIBLE PROPERTY

➤ **Commercial**

- Retail, hospitality, mixed use, office, recreation, non-profit

➤ **Residential Multi-family**

- 5+ units
- Single family (≤ 4 units not eligible)

➤ **Industrial**

- Warehouse/distribution

➤ **Manufacturing**

➤ **Data Centers**

➤ **Agricultural**

➤ **Ground Lease & Leasehold**

PACE ELIGIBLE USES

➤ **Retrofit/Repurposing**

- New MEP systems, building envelope upgrades, water conservation, onsite generation, energy storage

➤ **New Construction/Redevelopment**

- Above code, higher performance systems

➤ **Refinancing/Recapitalization**

- Within 24 months of last PACE eligible improvement

PACE ELIGIBLE IMPROVEMENTS

Projects that reduce energy or water usage or generate power onsite

Energy

- High efficiency HVAC (AC/chillers, boilers, furnaces, air handlers)
- High efficiency lighting upgrades
- Energy management systems and controls
- Building envelope improvements
- Renewable/DG energy systems
- Mechanical system modernization
- Air cooled systems to water or geothermal cooled systems
- Fuel switching
- Combustion and burner upgrades
- Heat recovery and steam traps

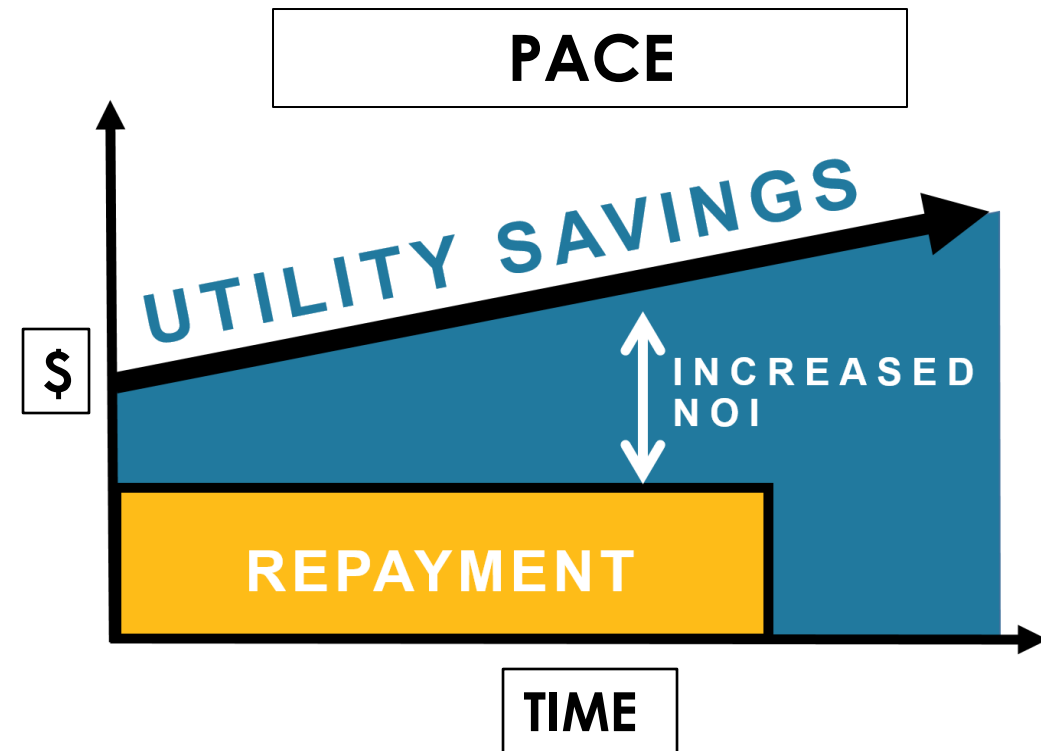
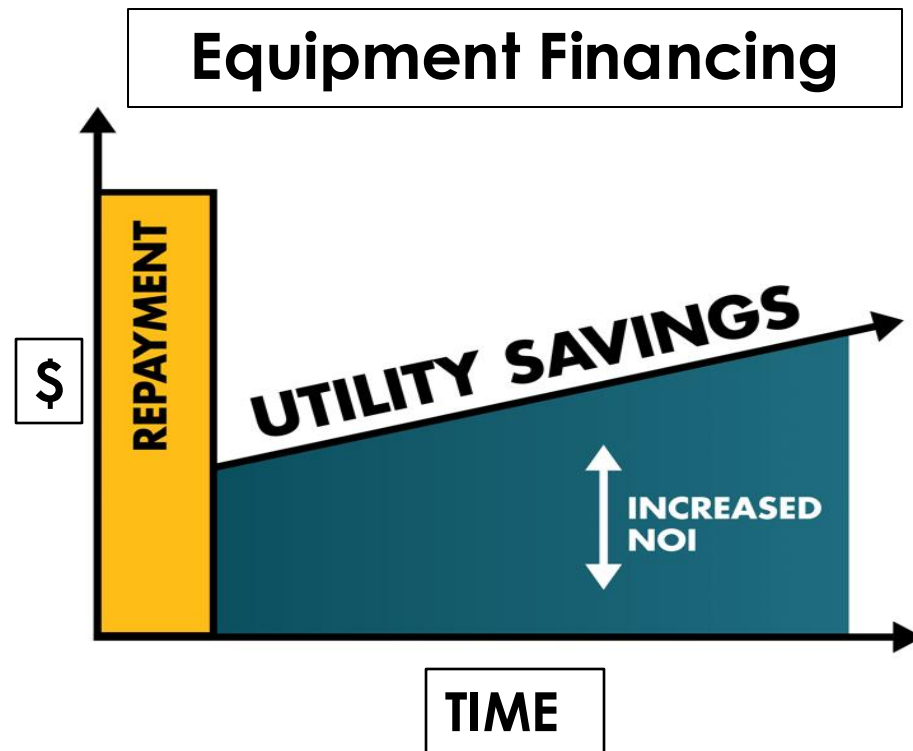
Water

- High efficiency water heating systems
- Water conservation systems
- Wastewater recovery and reuse systems
- Alternate, on-site sources of water (A/C condensate, rainwater, RO reject water, foundation drain water, etc.)
- On-site improvements to accommodate reclaimed water use
- Water management systems and controls (indoor and outdoor)
- High efficiency irrigation equipment

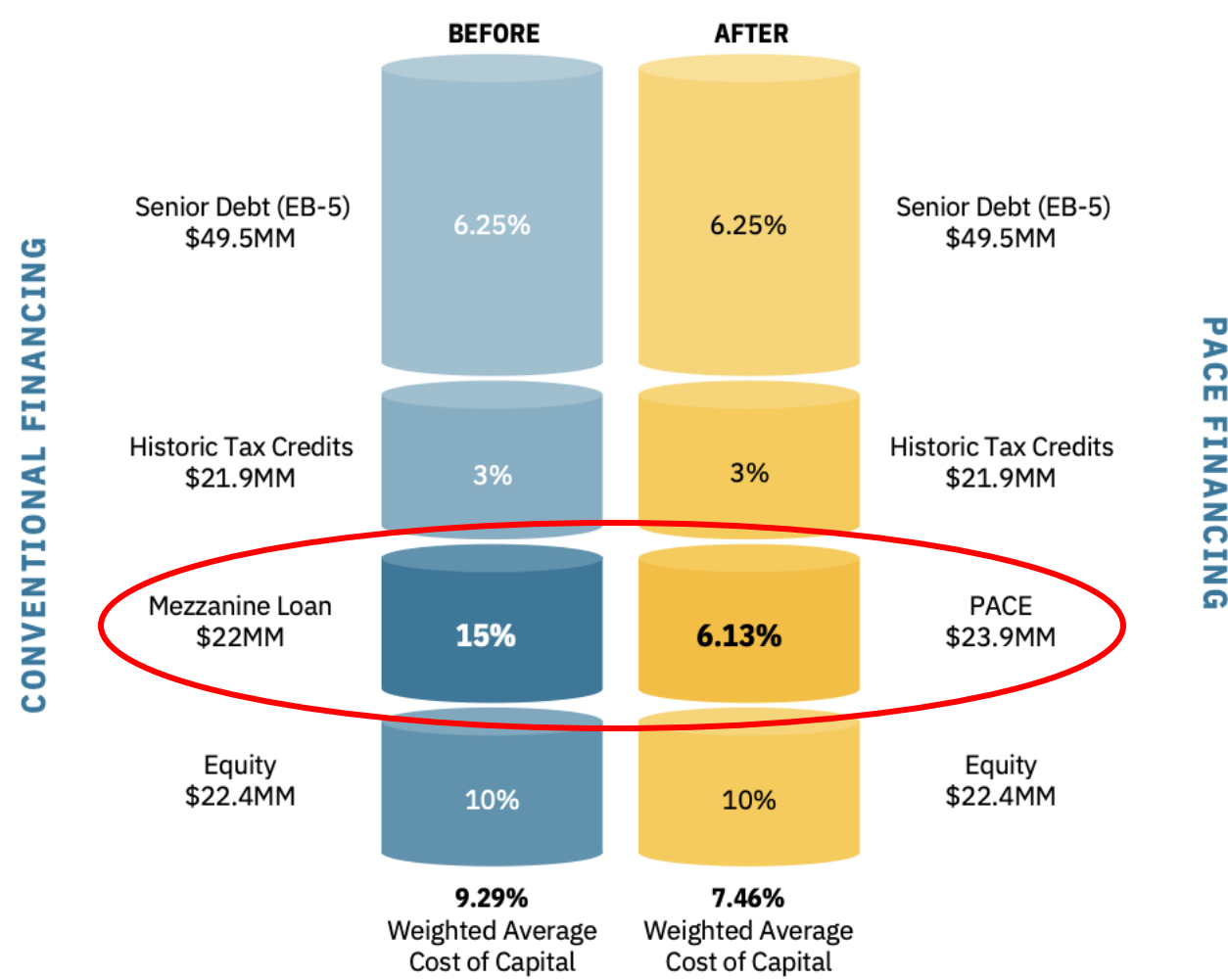
PROPERTY OWNER BENEFITS

“Pay for today’s upgrades with tomorrow’s savings”

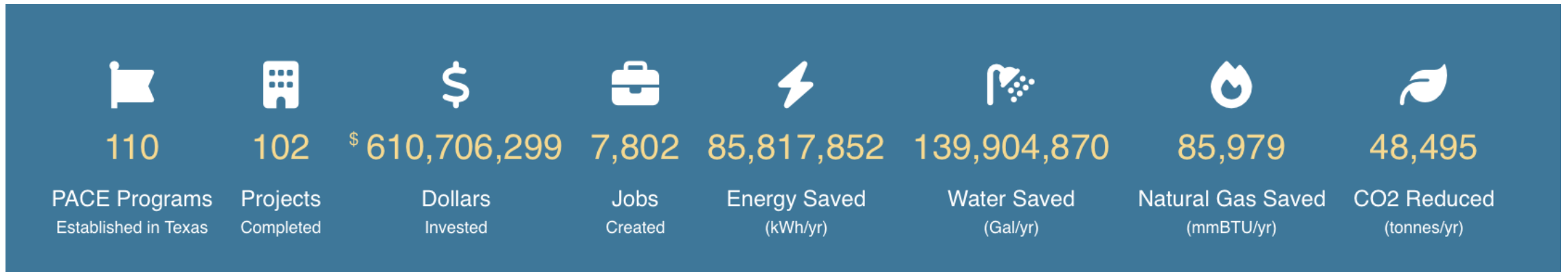
- Improves assets - budget neutral/cashflow positive



CAPITAL STACK COMPARISON








PACE PROJECT IMPACTS








www.texaspaceauthority.org/project-list/

PACE PROJECT LIST

Photo	Project Title & Type	PACE Program & Location	Capital Provider	Assessment & Project Measures
	Dollar Tree, Abilene, 2025 <i>Retail, Refinance</i> View Project Overview	Abilene, City of	First State Bank of the Florida Keys	\$318,763 HVAC, Roof/Wall Insulation, Window Replacements
	The Lumin Garage, 2025 <i>Parking Garage (Nonprofit), New Construction</i> View Project Overview	Brazos County	Bayview PACE	\$650,000 Electrical, Lighting
	The Lumin at Lake Walk, 2025 <i>Office, New Construction</i> View Project Overview	Brazos County	Bayview PACE	\$14,943,253 Building Envelope, Electrical, HVAC, Water Efficiency
	Little Pioneer School, 2025 <i>Mixed Use Office & Retail, Redevelopment</i> View Project Overview	Anderson County	Imperial Ridge Real Estate Capital	\$725,000 HVAC, Building Envelope (Windows, Roof, and Wall Upgrades), Lighting (Interior and Exterior Lighting Upgrades), Water Efficiency (Plumbing - Low Flow Fixtures), Renewables/Distributed Generation (Solar PV)
	Shady Grove Baptist Church, 2025 <i>Nonprofit - Religious</i> View Project Overview	Greenville, City of	Imperial Ridge Real Estate Capital	\$322,765 Renewables/Distributed Generation (Solar PV System)

PACE PROJECTS – Multifamily

	Central Plaza Downtown Living, 2020	Bell County	Temple	\$1,025,000	Petros PACE Finance Titling Trust	Multifamily	LED, Envelope, Roof, Mechanical, Domestic Water Heating
	Pearl Point (Tide on 35 Apartments), Phase I, 2020	Aransas County	Rockport	\$4,000,000	Stonehill PACE	Multifamily	LED, Envelope, Water Conservation Measures
	Pearl Point (Tide on 35 Apartments), Phase II, 2021	Aransas County	Rockport	\$7,660,808	Stonehill PACE	Multifamily	LED, Envelope, Water Conservation Measures
	Bishop Canopy, 2022	Dallas County	Dallas	\$1,595,864	Nuveen Green Capital	Multifamily	Envelope, Electrical/Lighting, HVAC, Water Conservation
	Wilcox Lofts, 2023	Smith County	Tyler	\$1,412,500	Nuveen Green Capital	Multifamily	Envelope, HVAC, Lighting, Plumbing and Water Conservation

PACE PROJECTS – Medical



Clarksville General Hospital, 2023

Clarksville, City of

Clarksville

\$5,500,000

TransPecos Bank

Healthcare

Lighting, HVAC, Electrical, Building Envelope



Beaumont Behavioral Health, 2022

Jefferson County

Beaumont

\$3,965,700

Imperial Ridge Real Estate Capital

Medical

Envelope, lighting, HVAC, Water Conservation



Tyler Regional Hospital, 2022

Smith County

Tyler











\$8,500,000

Counterpointe SRE

Medical

HVAC, Interior Infrastructure, Exterior Infrastructure, Central Sterile

PACE PROJECTS - Hospitality

	Barfield Hotel, 2018	Amarillo, City of	Amarillo	\$7,347,580	Twain Community Partners II LLC	Hospitality	HVAC, LED, Envelope, Plumbing, Water Conservation Measures
	Plaza Hotel, 2019	El Paso County	El Paso	\$9,200,353	Nuveen Green Capital	Hospitality	HVAC, LED, Envelope, Elevators, Plumbing
	Kimpton Harper Hotel, 2019	Tarrant County	Fort Worth	\$5,811,875	Twain Community Partners II LLC	Hospitality	Lighting, HVAC, Domestic Water Heating
	Hilton Garden Inn, 2019	Tarrant County	Grapevine	\$6,655,000	Twain Community Partners II LLC	Hospitality	HVAC, LED, Envelope, Plumbing
	Sinclair Hotel, 2020	Tarrant County	Fort Worth	\$8,219,116	Twain Community Partners II LLC	Hospitality	HVAC, LED, Envelope, Plumbing
	Alta Frontera, 2022	Jeff Davis	Fort Davis	\$3,407,183	Nuveen Green Capital	Hospitality	Envelope, Lighting, HVAC, Plumbing and Water Conservation
	Intercontinental Hotel, 2022	San Antonio, City of	San Antonio	\$28,000,000	Nuveen Green Capital	Hospitality	Envelope, HVAC, Lighting, Plumbing & Water Conservation
	Monarch Hotel, 2023	San Antonio, City of	San Antonio	\$48,475,000	Nuveen Green Capital	Hospitality	Envelope, HVAC, Lighting, Water Conservation
	JW Marriott II, 2023	Dallas, City of	Dallas	\$13,909,789	PACE Equity LLC	Hospitality	HVAC, Electrical, Building Envelope
	Hotel Herringbone, 2024	McLennan County	Waco	\$3,271,340	PACE Equity LLC	Hospitality	Envelope, Electrical, HVAC, Water Efficiency

PACE PROJECTS - Recreation

	Downtown Cowtown at the Isis Theatre, 2019	<u>Tarrant County</u>	Fort Worth	\$2,383,000	<u>UMB Bank</u>	Recreation (Nonprofit)	Space Heating & Cooling, Pumps, Heat Rejection, Fans- Interior, LED, Plumbing, Water Conservation Measures
	Buddy Holly Hall, 2022	<u>Lubbock, City of</u>	Lubbock	\$20,864,230	<u>Twain Financial Partners</u>	Recreation (Nonprofit)	HVAC, Lighting, Building Envelope, Plumbing
	Racing & Altitude Trampoline Park, 2020	<u>Galveston County</u>	Texas City	\$1,060,000	<u>Nuveen Green Capital</u>	Recreation	HVAC, LED, Envelope
	Red Oak Ali's Cinema, 2022	<u>Red Oak, City of</u>	Red Oak	\$6,413,023	<u>Nuveen Green Capital</u>	Recreation	Envelope, Electrical/Lighting, HVAC, water conservation

PACE PROJECTS – Manufacturing



Republic Elite (Trajus), 2024
Industrial

[2025 Award Winner](#)
[View Project Overview](#)
Case Study: [English](#)

[Harrison County](#)
(Marshall)

[White Oak Global](#)
[Advisors LLC](#)

\$1,500,000
Other (Equipment, lighting and HVAC)



**R. J. Liebe Athletic
Lettering Company,
2017**

[Navarro](#)
[County](#)

Corsicana \$324,560

[Nuveen](#)
[Green Capital](#)

Industrial HVAC, LED

PACE PROJECTS - Religious



**Congregation
Beth Israel,
2016**

Travis
County

Austin

\$446,361

Petros PACE
Finance

Religious
(Nonprofit)

Chillers, Boilers,
Window Film, BAS
Controls



**New Birth
Baptist Church,
2021**

Tarrant
County

Fort Worth

\$152,130

Nuveen Green
Capital

Religious
(Nonprofit)

Solar PV



**First UU Church,
2022**

Houston,
City of

Houston

\$488,120

Nuveen Green
Capital

Religious
(Nonprofit)

Envelope, Lighting,
HVAC, Solar

PACE PROJECTS - Retail



Barton Creek Mall, 2016 [Travis County](#) Austin \$1,239,878 [Petros PACE Finance](#) Retail HVAC, LED, Water Conservation Measures



Lakeline Mall, 2016 [Williamson County](#) Cedar Park \$765,394 [Petros PACE Finance](#) Retail HVAC, LED, Water Conservation Measures



Round Rock Outlets, 2016 [Williamson County](#) Round Rock \$1,002,588 [Petros PACE Finance](#) Retail HVAC, Water Conservation Measures



Houston Premium Outlets, 2017 [Houston, City of](#) Cypress \$2,185,038 [Petros PACE Finance](#) Retail HVAC, LED, Smart Glass, Awnings, Plumbing, Water Conservation Measures



San Marcos Premium Outlets, 2017 [Hays County](#) San Marcos \$1,884,449 [Petros PACE Finance](#) Retail HVAC, LED, Plumbing, Water Conservation Measures



Elgin General Store, 2018 [Bastrop County](#) Elgin \$120,000 [Frontier Bank of Texas](#) Retail Solar PV



Mall of the Mainland, 2020 [Galveston County](#) Texas City \$3,840,000 [Nuveen Green Capital](#) Retail HVAC, LED, Envelope, Plumbing



World Gym, 2021 [Galveston County](#) Texas City \$3,075,000 [Greenworks Lending LLC by Nuveen](#) Retail HVAC, LED, Envelope, Plumbing, Water Conservation Measures



Vickery Blvd., 2023 [Tarrant County](#) Fort Worth \$280,000.00 [Imperial Ridge Real Estate Capital](#) Retail Building Envelope, Solar PV



The Welman Project - Remodel, 2025 [Tarrant County](#) Fort Worth \$231,000 [Imperial Ridge Real Estate Capital](#) Retail Lighting, Building Envelope, Renewables/Distributed Generation, HVAC, Water Efficiency

PACE PROJECTS – Senior Living



**Stonecreek at
Copperfield, 2020**

Houston,
City of

Houston

\$2,800,000

Counterpointe
SRE

Multifamily
(Senior)

HVAC, Lighting,
Envelope, Domestic
Water Heating



**Grand Living at the
Grove, 2022**

Travis
County

Austin

\$12,000,000

PACE Loan
Group

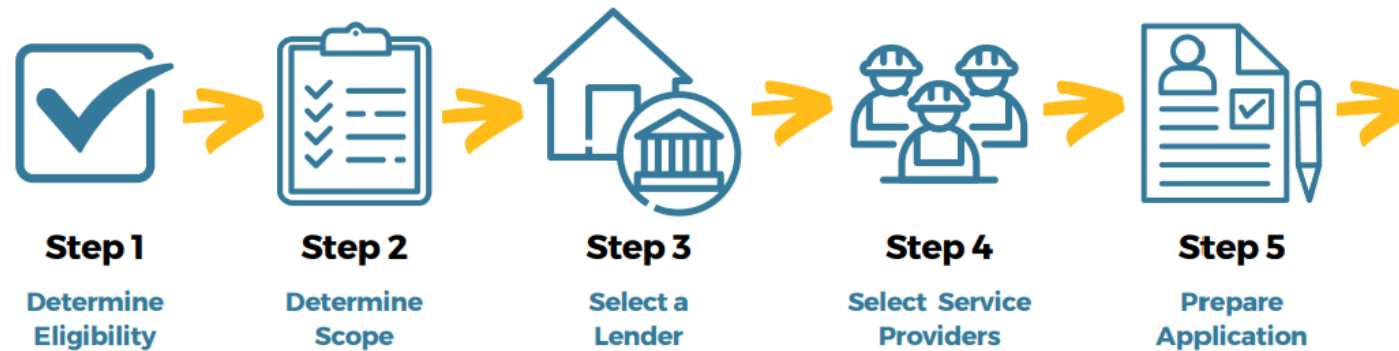
Multifamily
(Senior)

Envelope, Windows,
HVAC, Water
Conservation,
Domestic Hot Water,
Lighting, Controls

TPA's PROJECT DEVELOPMENT PROCESS

www.texaspaceauthority.org/quick-start-guide

Phase 1 Pre-Application Feasibility



Phase 2 Post-Application Execution



PACE UNDERWRITING CRITERIA

Savings to Investment Ratio (SIR)

- SIR ≥ 1 required
 - Utility/Operating Savings >50% --- Financial Savings < 50%
 - Verified by Independent Third Party (Texas Licensed PE)

Loan to Value (LTV)

- PACE financing can be up to 35% of CAD-assessed property value
 - Variance for market value/as stabilized basis

Loan Term

- \leq to weighted useful life of PACE-financed measures

Mortgage Holder Consent

- Senior lender must consent to PACE assessment (non-accelerating)

PACE is a WIN-WIN-WIN (WIN-WIN)

- ✓ **Property Owners** – lower utility bills, resilience, energy/water efficiency, property value increase
- ✓ **Contractors** – project financing solution, more local hiring, best practices, keeping up with technology advancements
- ✓ **Lenders** – new loan product, steady & stable process, fully collateralized, Tax Assessment lien position, improved asset value
- ✓ **State of Texas** – water resource conservation, reduced peak demand, enhanced grid reliability, distributed generation as resilient power source, improved air quality
- ✓ **Communities** – increased economic development and jobs, improved building infrastructure, more appealing building stock and plants

HOW TO GET INVOLVED

<https://www.texaspaceauthority.org/service-provider-directory/>



Texas PACE Capital Provider Interest Form

Purpose:

Texas PACE Authority (TPA) is implementing Commercial Property Assessed Clean Energy (C-PACE) programs across the state to assist non-residential property owners in making capital investments in qualifying energy efficiency, renewable energy and water efficiency improvements in commercial (nonprofit, hospitality, healthcare), industrial (manufacturing, agricultural), and multifamily (5 or more units) properties. Qualifying property owners receive long term financing for up to 100% of the cost of eligible improvements with repayment of the financing through a voluntary assessment on the property.

The Texas PACE program uses an "Open Market" financing structure whereby property owners have the flexibility to select their preferred private capital provider for each individual project. This open market structure is governed under the "PACE in a Box" guidelines developed by program stakeholders. No state funds are made available for funding C-PACE projects. No exclusivity or preferred status will be given to capital providers; the property owners retain the right to choose the type and provider of financing that works best for them.

Qualified capital providers may choose to be listed on the TPA website at www.texaspaceauthority.org/capital-provider-list. TPA reserves the right to remove capital providers from the list if they are found to have submitted false information on the capital provider interest form or are in violation of best practices of the Texas PACE program.

Capital Provider Submission:

To be listed on the Texas PACE Authority website, please respond to the following items:

1. Qualification under "PACE in a Box" guidelines:

Check all that are appropriate about your institution (at least one required):

- ☐ Federally insured depository institution such as a bank, savings bank, savings and loan association and federal or state credit union;
- ☐ Insurance company authorized to conduct business in one or more states;
- ☐ Registered investment company, registered business development company, or a Small Business Administration small business investment company;
- ☐ Publicly Traded Entity;
- ☐ A Private entity that:
 - Has a minimum net worth of \$5 million;
 - Has at least three years' experience in business or industrial lending or commercial real estate lending (including multifamily lending), or has a lending officer that has at least three years' experience in business or industrial lending or commercial real estate lending;
 - Can provide independent certification as to availability of funds; and
 - Has the ability to carry out, either directly or through a servicer, the bookkeeping and customer service work necessary to manage the assessment accounts.

1

Find a Lender:

Texas PACE Authority does not endorse any particular PACE Lender. This nonexclusive list of PACE Lenders that meet the Texas PACE in a Box recommendations is provided for your convenience.

Search:

Company Name	Participation	Contact Information	Financing Minimum	Financing Max	Geographic Coverage	Project Types
PACE Equity		Ethan Elser ethan@pace-equity.com 414-446-3645 www.pace-equity.com	\$75,000	+	All of Texas	All Qualified Projects
Ten10 Capital		Josh Allen joshallentexas@gmail.com 806-239-5313 www.ten10capital.com	\$100,000	\$5,000,000	All of Texas	All Qualified Projects
Imperial Ridge Real Estate Capital		Mark Boyer mboyer@imperialridgecap.com 303-390-1655 Ext. 701 www.imperialridgecap.com	\$200,000	\$20,000,000	All of Texas	All Qualified Projects
Bayview PACE, a division of Bayview Commercial Mortgage Finance		Joe Zanzuri josephzanzuri@bayview.com 305-215-5926 www.bayviewpace.com	\$500,000	\$100,000,000	All of Texas	All Qualified Projects
White Oak Global Advisors, LLC		Jeffrey Habicht jhabicht@whiteoaksf.com (415) 644-4142 whiteoaksf.com/	\$500,000	\$150,000,000	All of Texas	All Qualified Projects



RESOURCES

- **Texas PACE Authority:** www.texaspaceauthority.com
- TX-PACE Program Guide and Technical Standards
www.texaspaceauthority.org/Documents/Program%20Guide.pdf?dl=0
- Case Studies
www.texaspaceauthority.org/resources/case-studies-marketing/
- Service Provider Directory
<https://www.texaspaceauthority.org/service-provider-directory/>
- Events and Training
www.texaspaceauthority.org/event-directory

QUESTIONS?

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