



Texas PACE Authority  
2017 Annual Report to  
**Fort Bend County**

June 26, 2018

Charlene Heydinger      Marina Badoian-Kriticos  
[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 Fort Bend County

# Service Areas



## COUNTIES

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

- Fort Bend County established program in November 2015; program live May 2016
- Texas PACE Authority selected to administer the program at no cost to the County
- 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

# Advancing TX-PACE

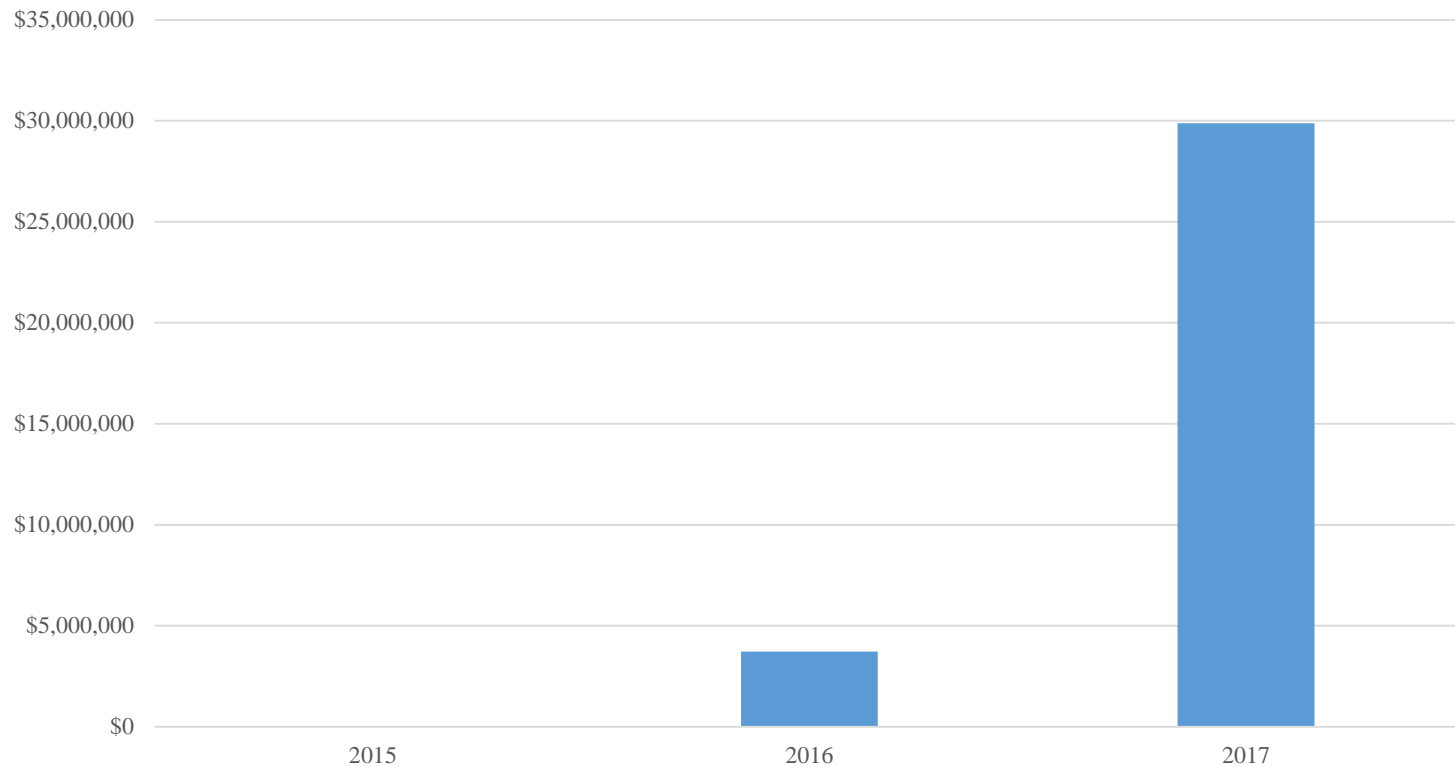
## In 2017

- 30 Statewide Outreach presentations and conferences
- 49 Local Engagement presentations
- 98 Local engagement meetings
- 4 webinars
- 10 Service provider training workshops
- Feedback and Improvement process
- TX-PACE Energy & Emissions Tracker

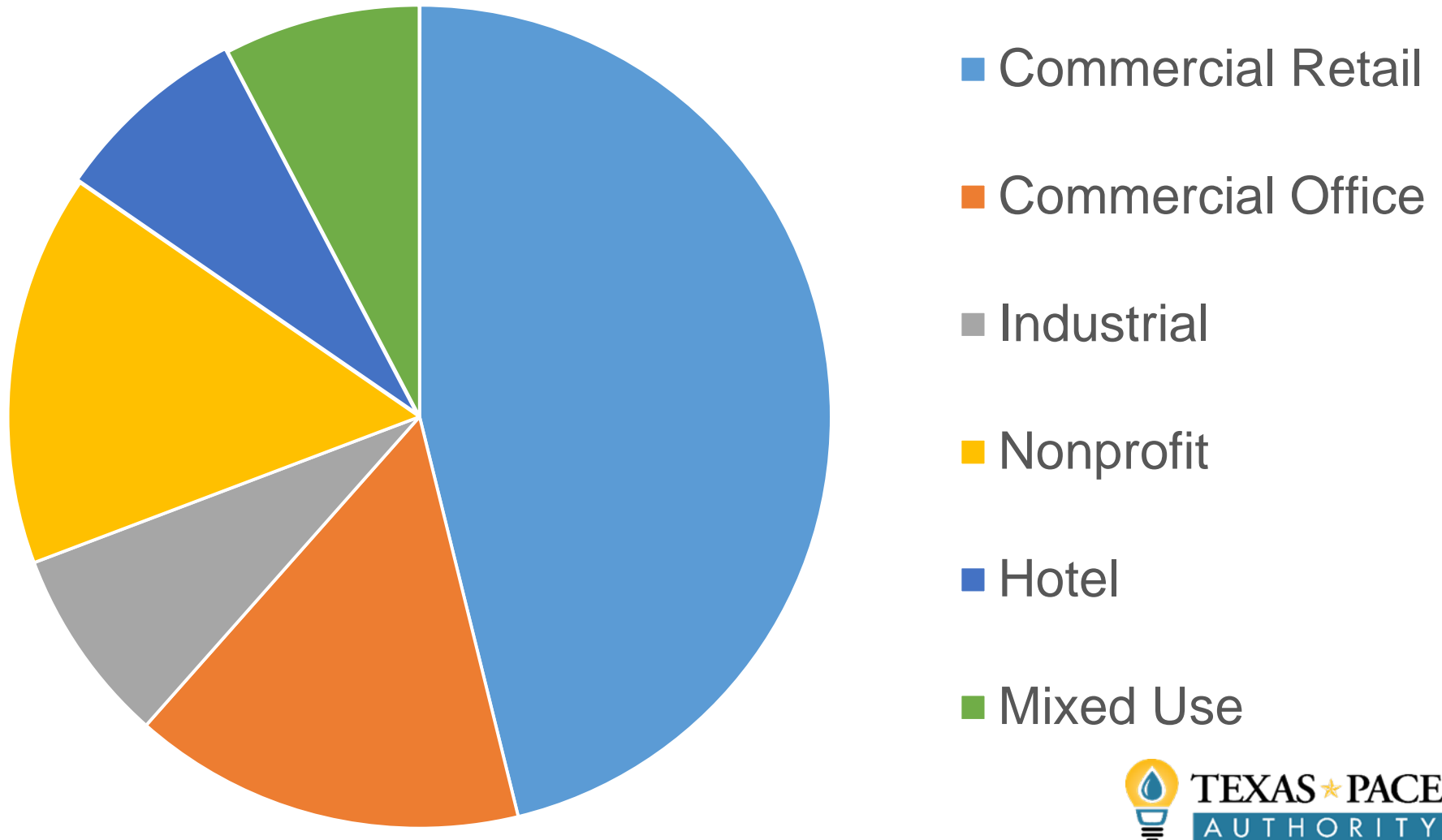
# Investment in Texas: 700% increase

Statewide Year to year (2016-2017)

## Annual PACE Financing in Texas



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



# 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

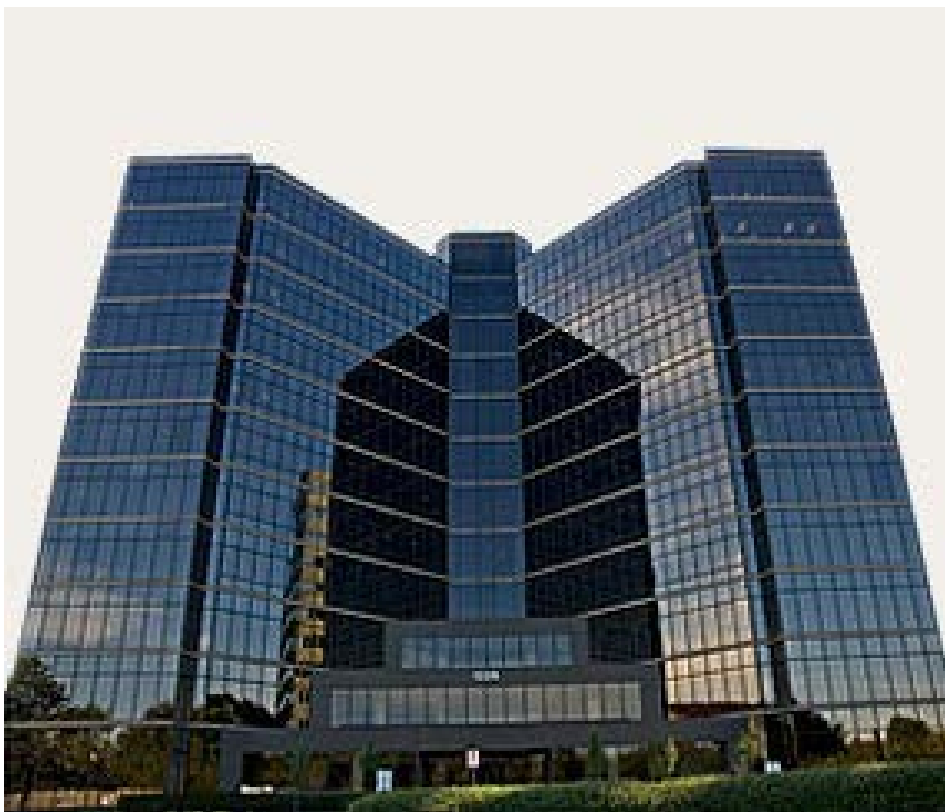
*Term: 20 years*

*Annual Savings:*

38% energy reduction

## Measures:

- 2 Chillers
- Building Automation
- LED Fixture Upgrade



# Butler Brothers Building

## Dallas

### Measures:

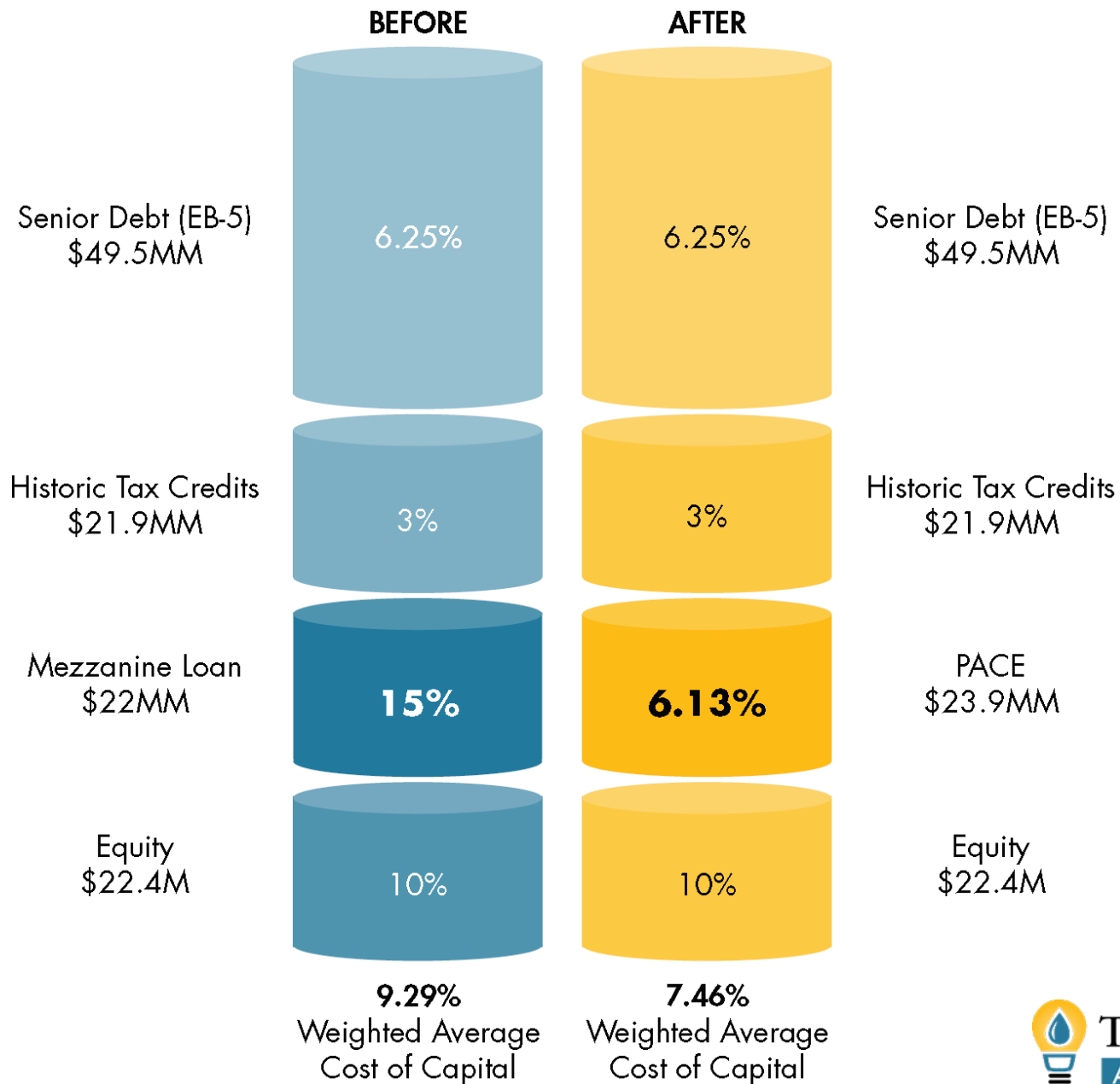
- HVAC
- Lighting
- Insulation
- Roofing
- Glazing
- Plumbing
- Irrigation
- Exterior Waterproofing/Plaster



*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



# Local Government Collaboration

City of Houston—Public Works & Engineering  
Code Enforcement **Green Building Resource Center**



Property Owners Local Governments Service Providers Capital Providers

*Presents an Education Seminar in partnership with the Texas Chapter of the US Green Building Council*

## PACE: Liftoff in Houston

While PACE is not yet an everyday term, it is gaining traction in Houston Assessed Clean Energy. Texas PACE enables property owners to finance saving, water conservation, and distributed generation improvements without outlay. PACE enables property owners to lower their operating costs, increase income and the quality of the asset as the idea is what you save in utility payments. A voluntary land-secured assessment that is paid off over 20 years or more, the City enabled PACE as a way to incentivize sustainable upgrades to commercial, industrial and multifamily properties. The panel will discuss the first few successes in Houston.

### Speakers.....

**Marina Badoian-Kriticos**, Regional PM  
Texas PACE Authority  
**Tim Crockett**, President  
Houston PACE  
**Rachel Davis**, Business Development  
Petros PACE Finance  
**Seth Esami**, Vice President  
Stellar International Commercial Real Estate



Visit The Green at  
[www.code.gov](http://www.code.gov)

facebook.com/codegov

### When.....

Wednesday, February 28, 2018:

6:00 p.m. – 8:00 p.m.

Free and open to the public

PLEASE RSVP: [Steve.stelzer@houstontx.gov](mailto:Steve.stelzer@houstontx.gov) or  
phone 832-394-9050

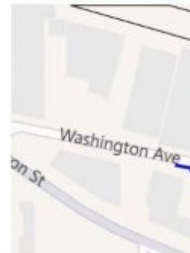
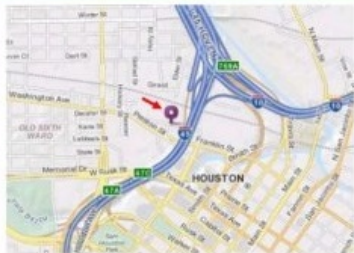


### Location Details

City of Houston  
Houston Permitting Center  
1002 Washington Avenue  
Houston, TX 77002

### Parking Details

Free parking in lot just east  
west of the building, meter  
Washington & Elder.  
Bus Stop: Preston @ Elder



# TEXAS PACE AUTHORITY

JULY 24 | 8:30 - 10:00 A.M.  
FORT BEND COUNTRY CLUB  
2627 FM 762 RICHMOND, TX

Attendance is free - Registration is required

Breakfast  
Sponsored  
by:



**RICHMOND**  
DEVELOPMENT CORPORATION OF RICHMOND



Join us for breakfast and an interactive conversation about a program that is gaining traction across Texas. A panel of subject matter experts will share what Texas Property Assessed Clean Energy (TX-PACE) is and will discuss examples of how it is lowering operating costs and financing energy efficiency, water conservation, distributed generation, and resiliency upgrades to existing buildings across the state.

TX-PACE was enabled by Fort Bend County as a way to incentivize sustainability and resiliency upgrades for commercial, industrial, non-profit, agricultural, and multi-family buildings. This program accelerates upgrade investments, new heating and cooling systems, lighting improvements, solar panels, water pumps, insulation and more, in existing buildings by providing long-term, 100% financing, empowering owners to use their available capital on revenue-generating items including employees, technology and products.

### Panelists:



Marina Badoian-Kriticos  
Regional Program Advisor,  
Texas PACE Authority



Tim Crockett  
President, Houston PACE



Rachel Davis  
Business Development,  
Petros PACE Finance



Seth Esami,  
Vice President,  
Stellar International  
Commercial Real Estate



PACE  
TY  
/ ENT

OCT  
17

El Paso County TX-  
PACE Reception -  
October 17

by Texas PACE Authority

Free

Sales Ended

DETAILS

### DATE AND TIME

Tue, October 17, 2017  
4:30 PM - 6:00 PM MDT  
[Add to Calendar](#)

### LOCATION

Hotel Indigo  
Conference Room, 5th Floor  
325 N Kansas St.  
El Paso, TX 79901  
[View Map](#)

by Petros



# TEXAS PACE AUTHORITY

# Fort Bend PACE Program 2017 Annual Report



TEXAS ★ PACE  
AUTHORITY

TEXAS' OPEN-MARKET  
PACE PROGRAM ADMINISTRATOR

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