



URBAN INGENUITY



DISTRICT PROPERTY OWNERS SAVE WITH DC PACE



Property Assessed Clean Energy (PACE) is a financing tool in Washington DC that allows property owners to repay the cost of energy efficiency, water and renewable energy improvements over time through a special assessment placed on the property.

DC PACE can cover 100% of project costs with no out-of-pocket payments and offers up to 20 year fixed rate financing at affordable terms for commercial, multi-family, or institutional buildings in the District of Columbia. Both large and small energy projects can qualify.

DC PACE INVESTS IN COMMERCIAL REAL ESTATE

If you own or manage commercial property in the District, DC PACE can help you invest in energy, water, and infrastructure improvements for your building. All commercial buildings are eligible, including office, multi-family, industrial, institutional and retail properties. Non-profit-owners who do not currently pay real estate taxes can still participate.

DC PACE financing can be used to invest in a variety of energy-saving measures and upgrades to building systems, including mechanical equipment such as boilers, chillers, and HVAC systems, as well as solar panels, lighting, windows, building controls, cogeneration, geothermal, water conservation measures and waste water systems, and many more.

DC PACE FINANCING OFFERS

- Up to 100% up-front financing with no out of pocket payments
- Building improvements that pay for themselves through utility savings
- Enhanced asset values from improved cash flows and better operations
- A potentially off-balance-sheet alternative to traditional debt

ABOUT URBAN INGENUITY

The DC PACE program is independently administered by Urban Ingenuity, working on behalf of the District Government's Department of Energy & Environment. We help structure, underwrite, and finance energy upgrades, guiding building owners, managers and project developers through the financing process. Contact us today to get started. (www.urbanIngenuity.com)

See how buildings in the District are benefitting from

DC PACE financing →

To learn more about DC PACE, please visit dcpace.com





DC PACE offers a complete financing solution to improve the comfort, cash flow, operations, and competitiveness of your property.

Fix your building without the upfront cost

DC PACE can finance 100% of project costs including energy audits, engineering, design, and other soft costs with no out of pocket payments required.

Earn immediate returns on investment

When energy savings exceed the cost of PACE assessment payments, owners realize stronger cash flows immediately and improved asset value over time.

Access competitive financing terms

DC PACE works with property owners to structure a financing package that meets your needs, with low rates and terms extending up to 20 years to reduce annual payments.

Increase your confidence in energy savings

A third party engineer validates projected savings for all DC PACE projects, and a measurement and verification (M&V) plan ensures results over time.

Reduce total project costs with other incentives

PACE is compatible with tax incentives, rebates from the DC Sustainable Energy Utility (DC SEU), Renewable Energy Credits, and utility incentives. We finance what's left.

Align the costs and benefits of upgrades

Because PACE is tied to the property and not the owner's credit, assessments transfer with the property at sale. PACE can also help overcome split incentives under many lease structures.



6300 Georgia Avenue NW

A local franchise owner used PACE to finance a 37kW solar array and a partial roof repair for his BP gas station facility. This upgrade will cut the property owner's electricity bill by more than 40 percent. The Washington Post reported that the owner "will pay no upfront costs for the \$157,000 project, and after he repays his loans for the panels over 20 years, he expects to save \$56,000."

901 Rhode Island Avenue NW

DC PACE provided \$700,000 in financing for the renovation of the Phyllis Wheatley YWCA, a community institution that has provided critical housing and supporting services to women for over 100 years. A 31kW solar array and efficient energy and water systems will save the YWCA \$6,000 on operating expenses each year. This project marks the first time that the U.S. Department of Housing and Urban Development (HUD) has approved the use of PACE for a HUD-assisted mixed finance public housing property.



400 M Street SE



An affordable multi-family housing property located in Southeast DC used a \$340,000 PACE assessment to invest in a 37kW solar array, lighting and controls, and water fixtures. This project reduced the building's energy usage by 20 percent, resulting in over \$40,000 in annual benefits, and close to \$10,000 in additional positive cash flow each year.

