

CUT COSTS • SAVE ENERGY • BUILD VALUE

CASE STUDY:

Elsie Whitlow Stokes
Public Charter School
Washington DC



The project used DC PACE financing paired with incentives from the DC Sustainable Energy Utility to pay for the full costs of needed energy and infrastructure improvements to a building serving 350 pre-school and elementary school students. Energy, water and operations savings exceed annual DC PACE payments, increasing cash flows to the school.

UPGRADES: HVAC system, 35kW PV system, roof improvements, lighting, water conservation

PACE FINANCING: \$1,400,000

ANNUAL NET SAVINGS: \$9,800

GREEN FINANCE FOR BUILDING IMPROVEMENTS

District of Columbia Property Assessed Clean Energy (DC PACE) is Washington DC's only dedicated green building finance program. DC PACE can fund 100% of project costs for energy efficiency, renewable energy, and water conservation improvements to buildings within the nation's capital. DC PACE is repaid through the property tax bill.

DC PACE BENEFITS

REDUCE UTILITY BILLS

- Cut electricity, gas, water, and stormwater and sewer fees
- Realize savings immediately
- Hedge against rising prices

IMPROVE CASH FLOW

- 100% financing with no money paid out-of-pocket
- Increase net operating income immediately from Day 1
- Reduce O&M costs

LOWER CAPITAL COSTS

- Reduce expensive mezzanine debt & equity payments
- Fixed rates at longer terms (up to 20 years or more)
- Compatible with most tax incentives and rebates

INCREASE PROPERTY VALUE

- Improve tenant comfort
- Command higher lease rates
- Potential off-balance sheet investment

EXTEND CAPITAL BUDGETS

- Address deferred maintenance
- Fund new mechanical capital equipment and envelope improvements
- Solve gaps in project funding

ENHANCE SUSTAINABILITY

- Increase Energy Star score and LEED rating points
- Reduce building carbon footprint & create green jobs
- Pay for clean energy improvements like solar



5 STEPS



Check Eligibility
at [DCPACE.com](https://www.dcpace.com)



Define Project



Complete
Application



Approve
Financing & Fund
Project



Improve Building

ELIGIBLE PROPERTIES

IN THE DISTRICT OF COLUMBIA:

- Office
- Institutional
- Multifamily
- Industrial
- Nonprofit

How DC PACE Works

- DC PACE is a special assessment on your tax bill, *not* a mortgage.
- DC PACE assessments transfer with property title at sale.
- DC PACE is a credit enhancement, simplifying underwriting.
- DC PACE overcomes split incentives for owners & tenants.
- DC PACE is compatible with all DC SEU rebates.

ELIGIBLE PROJECTS



ENGINEERING, AUDITS AND
SOFT COSTS



SOLAR ENERGY AND
COGENERATION



HEATING, COOLING AND
MECHANICALS



LIGHTING AND ENERGY
EFFICIENCY



INSULATION, WINDOWS AND
ENVELOPE



WATER AND STORMWATER
CONSERVATION



URBAN INGENUITY

To learn more about
DC PACE, visit [DCPACE.com](https://www.dcpace.com)
or contact us at:
202-796-8925 or
info@urbaningenuity.com

DC PACE Program Administrator: Urban Ingenuity

DC PACE is independently administered by Urban Ingenuity, a District of Columbia clean energy financing company working on behalf of the District Government's Department of Energy & Environment. Urban Ingenuity works on behalf of building owners to structure, underwrite, and fund energy and green building upgrades. Urban Ingenuity has successfully funded millions of dollars of property improvements with DC PACE, and is working nationally to bring clean energy investment to underserved communities.