



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.

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

INCREASE PROPERTY VALUE

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

IMPROVE CASH FLOW

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

EXTEND CAPITAL BUDGETS

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

LOWER CAPITAL COSTS

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

ENHANCE SUSTAINABILITY

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

UPGRADES:



HVAC SYSTEM,
 35KW PV SYSTEM,
 ROOF IMPROVEMENTS,
 LIGHTING, WATER
 CONSERVATION

PACE FINANCING:
\$1,400,000



ANNUAL NET
 SAVINGS:
\$9,800



5 Steps



Eligible Properties

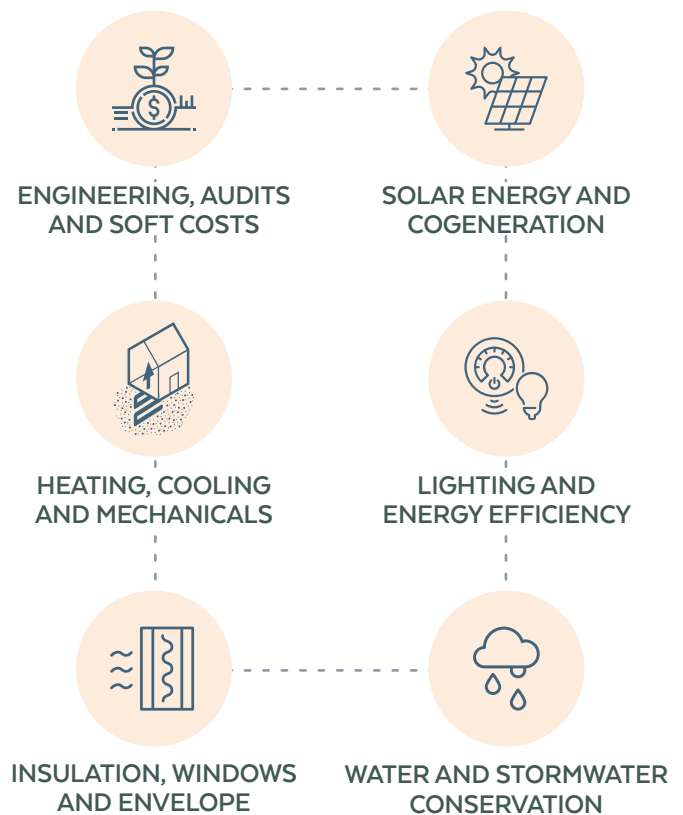
IN THE DISTRICT OF COLUMBIA:

- Office
- Institutional
- Multifamily
- Industrial
- NonprofitDC

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



To learn more about DC PACE, please visit dcbank.com/pace or contact us at: 202-301-8300 or dcpace@dcbank.com

DC PACE PROGRAM ADMINISTRATOR: DC GREEN BANK

DC Green Bank is a special entity authorized by the DC government. Our mission is to provide access to capital, growing the clean economy to develop a more equitable, resilient, and sustainable DC. We finance four core areas – solar power, cleaner and greener buildings, transportation electrification, and building resilience against local impacts of climate change. We have flexible and innovative financial products available and are looking to work with community groups, businesses, private financial institutions, developers, contractors, condo and homeowners' associations, coops, commercial real estate, foundations, government entities, and all other groups ready to help us to make a clean, green, and inclusive future real in the District.



dcbank.com