



North Central Texas  
Council of Governments



Dallas-Fort Worth  
CLEAN CITIES

# Electric Vehicle Charging Ports Presentation: North Texas Electric Vehicle Infrastructure Call for Projects

Joslyn Billings  
Air Quality Planner

North Central Texas Economic Development  
District Board Meeting

August 4, 2025

# NCTCOG Charging and Fueling Infrastructure (CFI) Community Award

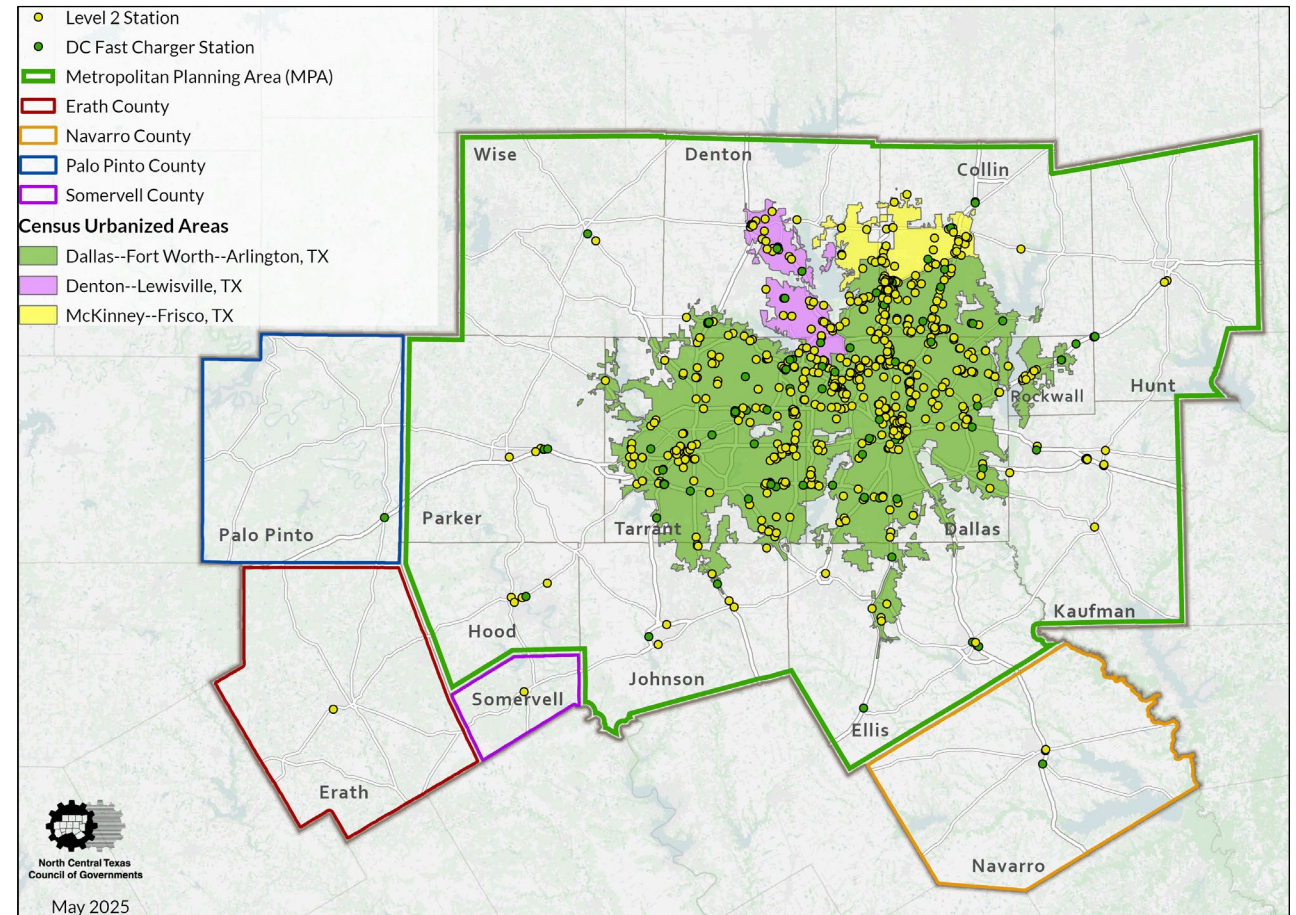
Awarded \$15 million from the Federal Highway Administration (FHWA) to build EV charging stations on **public property** to provide up to 100 new charging ports regionwide

Focus on filling gaps and achieving equal access across the region

Procured a "Deployment Dream Team" to streamline implementation

Set Asides for Navarro, Erath, Palo Pinto, and Somervell counties

Funds for Erath, Palo Pinto, and Somervell pending Federal Highway Administration obligation





# North Texas Electric Vehicle Infrastructure Call for Projects – Eligible Projects

**Level 2 and/or Direct Current Fast Charging stations on public sector property in the 16-county NCTCOG region**

- Must meet National Electric Vehicle Infrastructure (NEVI) Standards under [23 CFR 680](#)
  - Be “always” accessible to the public
  - Meet minimum power ratings
  - Charge at least 4 vehicles simultaneously
  - NCTCOG will procure vendor to ensure compliance
- Must commit to maintain operations for 5 years
- No limit on number of locations that can be submitted



## Level 2 Station

*Image Courtesy of Dallas Area Rapid Transit*



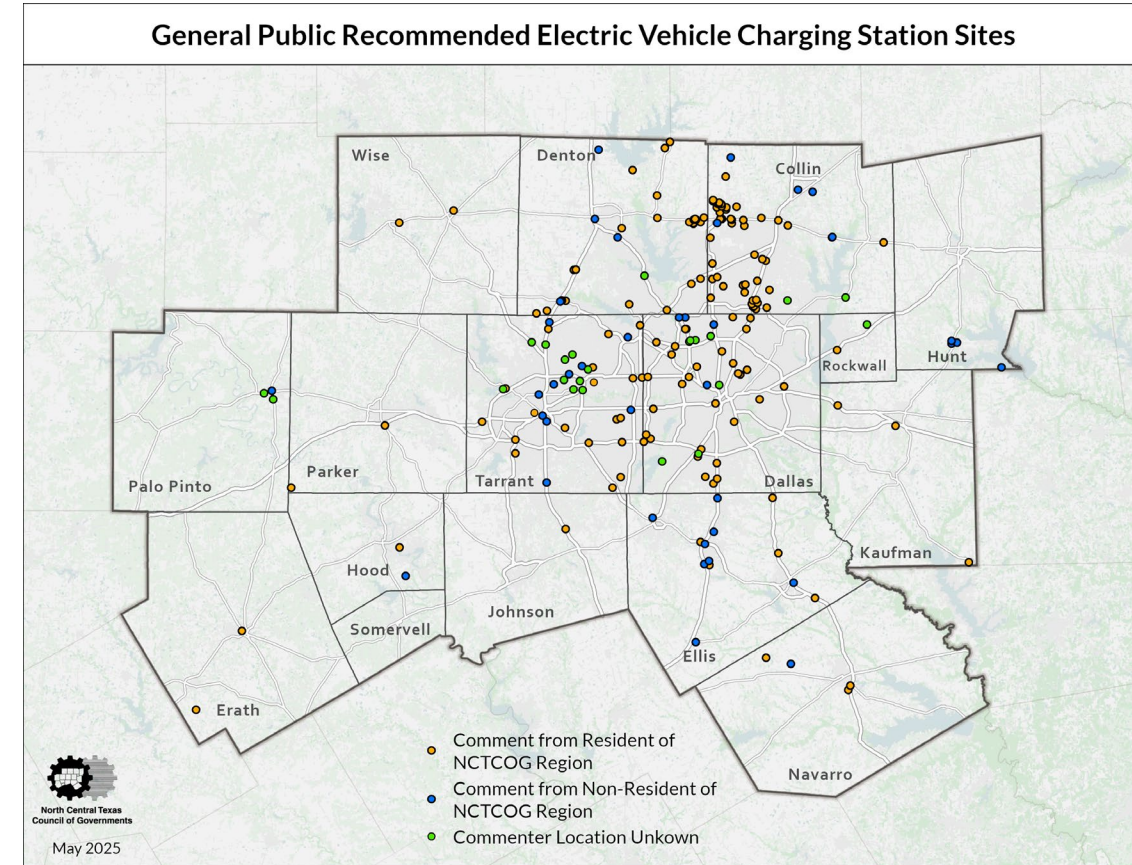
## DCFC Station

*Image Courtesy of Texas Department of Transportation*

# North Texas Electric Vehicle Infrastructure Call for Projects – Eligible Applicants

**Public agencies, including local governments, transit agencies, school districts, and public universities and colleges**

- Examples: Sports complexes, local attractions/tourist areas, downtown areas, transit stations, parks, city halls, community centers, libraries, multi-use service centers, public schools
- Focus areas: Non-single family, multi-modal hubs and shared-use fleets/services, fleet vehicles that operate in communities, rural areas
- Funding: Federal share up to 80% of the initial deployment capital costs and 20% of O&M; Non-federal share to be contributed by EV charging station vendor(s)



# Deployment Dream Team Assistance

Professional services available at no cost to public sector applicants

Contact [EVDreamTeam@kimley-horn.com](mailto:EVDreamTeam@kimley-horn.com)

## Application Support

- Provide one-on-one assistance
- Educate applicants on EV charger site selection and CFP
- Conduct desktop review and fatal flaw analysis
  - Utility regulations and nearby power infrastructure
  - Site layouts and nearby floodplains
- Develop test fits and conduct site visits for potential project locations
- Develop conceptual site plans for final sites considered for CFP application

## Support after Selection/Award by NCTCOG

- Provide one-on-one assistance
- Educate applicants on project approval processes
- Coordinate permitting processes
- Coordinate progress between all involved parties





# Call for Projects Workshops and Next Steps

## Call for Projects Workshops

- City of Lancaster
  - Tuesday, August 12, 2025
  - 2:00-3:30pm
  - In-person
- NCTCOG Offices in Arlington
  - Thursday, August 21, 2025
  - 1:30-3:00pm
  - Hybrid, recording will be posted online
- 2-3 Additional In-Person Workshops in process; contact us if interested in hosting
- City of Plano
  - Wednesday, August 13, 2025
  - Time TBD
  - In-person
- City of Mesquite
  - Thursday, August 14, 2025
  - 10:00 - 11:30am
  - In-person

## Program Details at [nctcog.org/EVcharginggrant](https://nctcog.org/EVcharginggrant)

- Workshop information
- CFP Guidelines and Application
- Public outreach toolkit

**The Call for Projects will close on Friday, October 31, 2025**



# Anticipated Call for Projects Schedule

Milestone	Date
Call for Projects Opened	July 25, 2025
<b>Call for Projects Application Workshops</b> Lancaster (in-person) Plano (in-person) Mesquite (in-person) NCTCOG Offices (hybrid) Visit <a href="https://nctcog.org/EVcharginggrant">nctcog.org/EVcharginggrant</a> for updates and to register	<b>August 12, 2025</b> <b>August 13, 2024</b> <b>August 14, 2025</b> <b>August 21, 2025</b>
Call for Projects Deadline (14 weeks)	October 31, 2025
STTC Information – Award Recommendations	December 5, 2025
RTC Information – Award Recommendations	December 11, 2025
Executive Board Information – Award Recommendations	December 18, 2025
STTC Action – Award Recommendations	January 23, 2026
RTC Action – Award Recommendations	February 12, 2026
Executive Board Action – Award Recommendations	February 26, 2026

# Contact Us



Lori Clark  
Senior Program Manager  
& DFWCC Director  
[lclark@nctcog.org](mailto:lclark@nctcog.org)



Jared Wright  
Senior Air Quality Planner  
[jwright@nctcog.org](mailto:jwright@nctcog.org)



Joslyn Billings  
Air Quality Planner  
[jbillings@nctcog.org](mailto:jbillings@nctcog.org)



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[dfwcleancities.org](http://dfwcleancities.org)

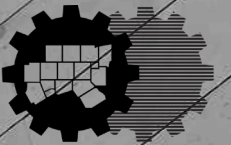


[cleancities@nctcog.org](mailto:cleancities@nctcog.org)



AUGUST 4, 2025

**NCTCOG  
COMMERCIAL  
PROPERTY  
ASSESSED CLEAN  
ENERGY (C-PACE)  
PROGRAM**



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# AGENDA

- Background on C-PACE
- PACE Adoption is NCT
- Regional PACE Examples
- Regional C-PACE Program Update

# WHAT IS C-PACE?

- The Property Assessed Clean Energy (PACE) Program was established by the Texas Legislature in 2013, [S.B. 385](#), under [Chapter 399](#) of the Local Government Energy Code.
  - Allows local governments to work with property owners and private sector lenders to **finance energy efficiency and water-conservation related projects**
  - Provides low-cost, long-term loans to owners of commercial, industrial, and multi-family property (five or more dwelling units)
  - Property owners may be eligible for up to **100% financing for eligible improvements**, based on voluntary assessment



# TYPES OF QUALIFIED IMPROVEMENT PROJECTS

- HVAC upgrades
- High efficiency chillers, boilers, and furnaces
- High efficiency water heating systems
- Energy management systems and controls
- Renewable energy systems
- Mechanical system modernization
- High efficiency lighting upgrades
- Building enclosure/envelope improvements
- Combustion and burner upgrades
- Fuel switching
- Heat recovery and steam traps
- Switching from water cooled systems to air or geothermal cooled systems
- High efficiency irrigation equipment
- Water conservation systems
- Wastewater recovery and reuse systems
- Systems to capture and use alternate, on-site sources of water (A/C condensate, rainwater, Reverse Osmosis reject water, foundation drain water, etc.)
- On-site improvements to accommodate the use of municipally reclaimed water
- Water management systems and controls (indoor and outdoor)

# HOW PACE FUNDING WORKS

- Once a project is approved by a PACE administrator, the selected lender provides upfront financing which the owner pays back over time via an assessment on the property
- Properties are placed under an assessment at the time the owner receives financing for upgrades
- Once the project is complete, the property pays down the loan via voluntary tax assessment, allowing for affordable long-term financing of up to 20 years
- PACE financing is considered a debt of property, so debt owed stays with the property rather than the owner

# HOW C-PACE FUNDING WORKS

## A Building Owner:



## If the owner, building and project all meet PACE requirements:

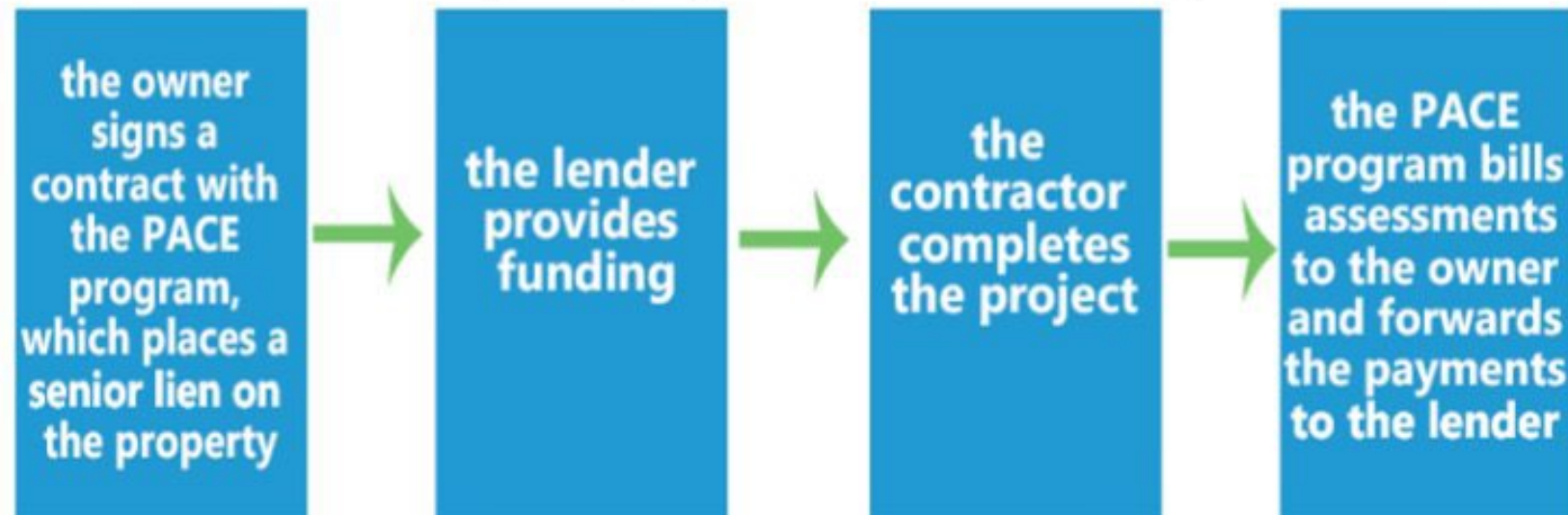


Image credit: <https://www.keepingpaceintexas.org/home/pace-overview/>



# WHY DOES NCTCOG SUPPORT PACE?

Improvements financed with PACE loans allow commercial and industrial properties to improve their energy efficiency and conserve water, resulting in benefits such as:

- Economic benefits and economic development opportunities that spur investment in communities;
- Improved regional air quality through reduced need for electricity generation;
- Enhanced value and efficiency of existing buildings; and more.



# **ECONOMIC DEVELOPMENT DISTRICTS & C-PACE**

- Economic Development Districts can help promote C-PACE as part of a strategy for business recruitment and retention.
- C-PACE improvements can increase property values, attract businesses and serve to create jobs.
- The financing mechanism reduces operating costs and helps achieve sustainability goals, enhancing its appeal to property owners and business partners.

# ECONOMIC DEVELOPMENT DISTRICTS & C-PACE

Key benefits include:

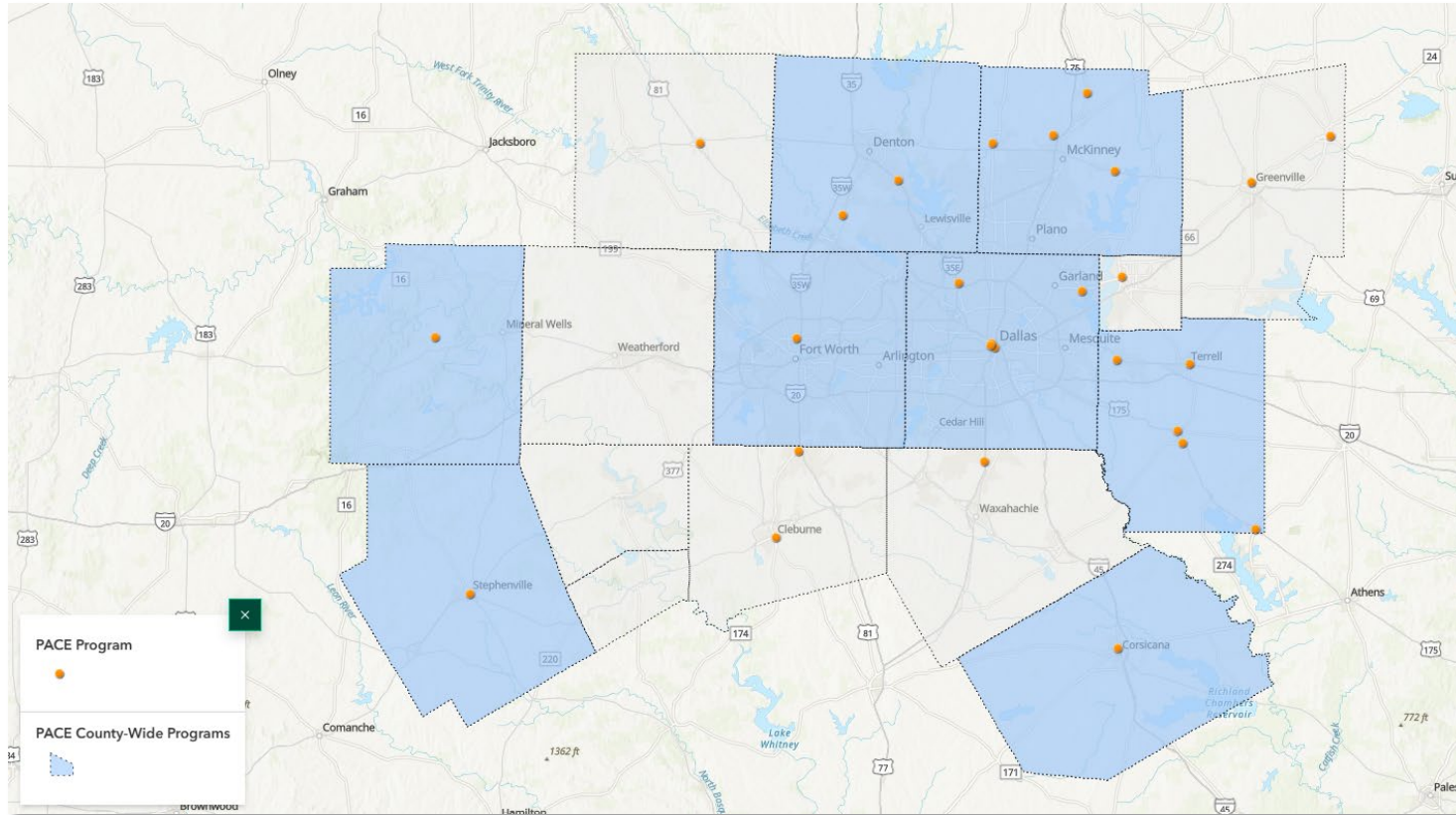
- Support of sustainability goals
- Attracting private investment
- Mechanism to mitigate energy/water usage and costs in growing communities
- Encourages modernization of aging infrastructure and resiliency
- Job growth for local communities
- Increased property values and strengthened tax roll



# PACE ADOPTION IN NORTH CENTRAL TEXAS

*Cities and counties who have adopted the PACE program in the North Central Texas region.*

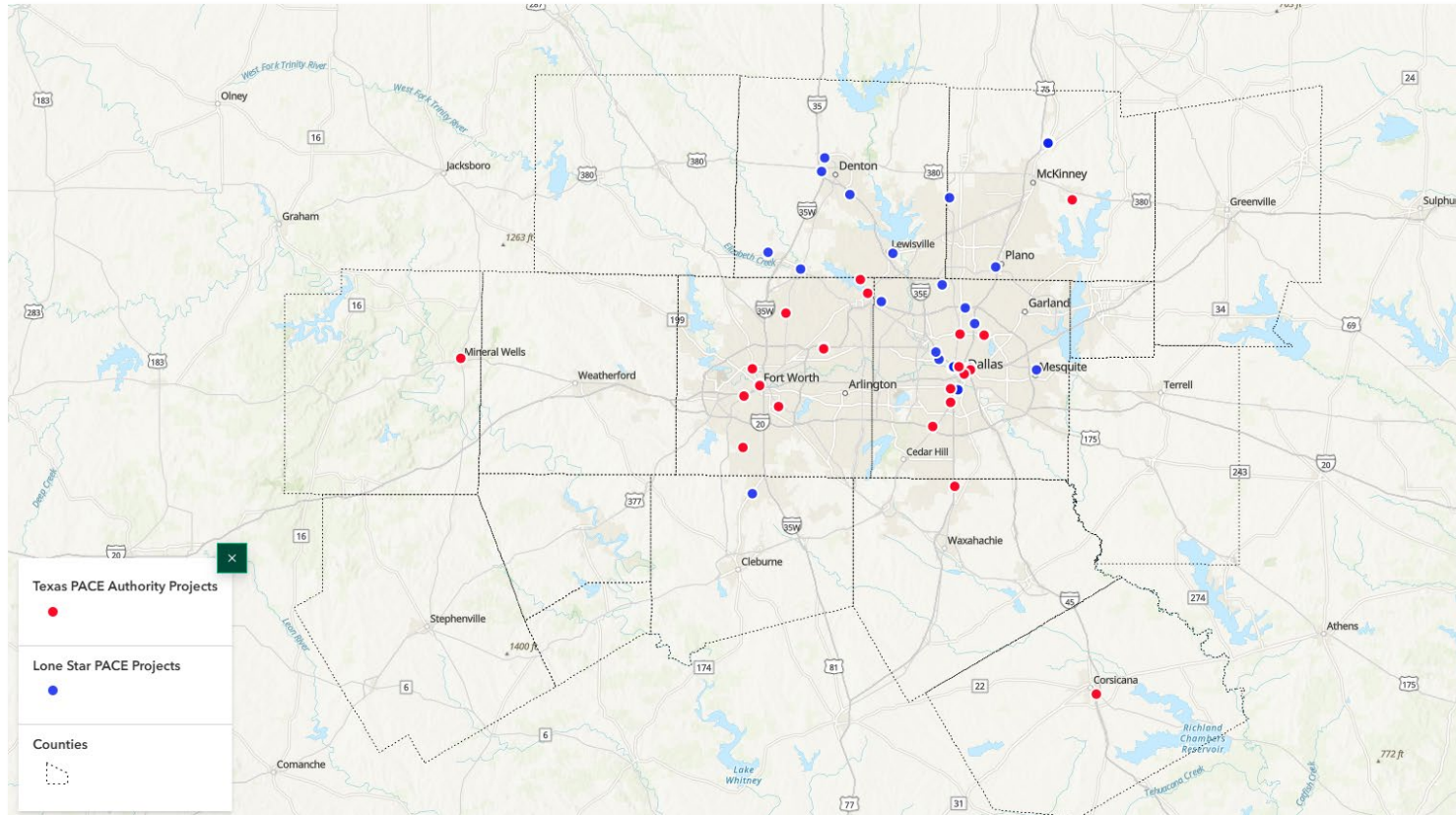
- 8 Counties
- 17 Cities



*Data Sources: Texas Pace Authority and Lone Star PACE.*

# PACE ADOPTION IN NORTH CENTRAL TEXAS

Explore projects throughout the region developed through existing PACE programs on the PACE Adoption in North Central Texas [story map](#).



Data Sources: Texas Pace Authority and Lone Star PACE.

# EXAMPLE PROJECTS ACROSS THE REGION

Project: Melissa Gateway Village

PACE Municipality: Collin County

PACE Administrator: Lone Star PACE

Date of Assessment: June 20, 2023

Amount Funded: \$6.5 mil.

Building: 58,000 sq/ft

Project Measures: HVAC, Lighting, Building Envelope, Elevator, Plumbing, Irrigation

Impact: 167,378 kWh/yr (12% reduction) and 1,167 kgal/yr (76% reduction)



Image Credit: Melissa Gateway Village



# EXAMPLE PROJECTS ACROSS THE REGION

**Project:** Meadow Park Tower

**PACE Municipality:** Dallas County

**PACE Administrator:** Lone Star PACE

**Date of Assessment:** Sept. 20, 2024

**Amount Funded:** \$3.5 mil.

**Building:** 263,000 sq/ft, built in 1986

**Project Measures:** Building Envelope, Indoor/Outdoor Lighting, Indoor Electrical, HVAC, Plumbing

**Impact:** 1,021,416 kWh/yr (25% reduction), 203 kgal/yr (28% reduction), 1,199 mmBTU (42%), stabilized occupancy rate at 90%



Image Credit: Bradford Commercial Real Estate Services

# EXAMPLE PROJECTS ACROSS THE REGION

Project: R.J. Liebe Athletic Lettering Company

PACE Municipality: Navarro County

PACE Administrator: Texas PACE Authority

Amount Funded: \$ 324,559

Building: 36,000 sq/ft, built in 1978

Project Measures: High efficiency HVAC, LED Lighting

Impact: ~187,177 kWh annual electric savings, ~60-80 jobs creation



Image Credit: TX PACE Authority

# EXAMPLE PROJECTS ACROSS THE REGION

Project: Crazy Water Hotel

PACE Municipality: Palo Pinto County

PACE Administrator: Texas PACE Authority

Amount Funded: \$4.5 mil.

Project Measures: Envelope Sealing, LED Lighting

& Electrical, Low Flow Fixtures, HVAC Replacement, Elevator Replacement,  
Asbestos Removal



Image Credit: Visit Mineral Wells

# **NCTCOG REGIONAL C-PACE PROGRAM**

- Without a regional program, to apply for C-PACE financing, a property owner with eligible projects would need the project to fall within one of the 8 counties or 17 cities in the region that had already adopted PACE.
- The NCTCOG Regional C-PACE Program will fill the gaps across the region to allow any city or county to be covered under the Program and help relieve the administrative burden of adopting a PACE program.



# NEXT STEPS

- On May 22, 2025, the NCTCOG Executive Board approved contracts to support expansion of C-PACE throughout 16-County NCTCOG region.
- NCTCOG Procurement Committee selected two PACE Vendors to provide PACE Administration services:
  - Lone Star PACE
  - Texas PACE Authority
- Program is under development...more details to come soon!

# NCTCOG PROGRAM CONTACTS

SUSAN ALVAREZ, PE

DIRECTOR

ENVIRONMENT & DEVELOPMENT

817-704-2549

[SALVAREZ@NCTCOG.ORG](mailto:SALVAREZ@NCTCOG.ORG)

CASSIDY CAMPBELL

PROGRAM MANAGER

ENVIRONMENT & DEVELOPMENT

817-608-2368

[CCAMPBELL@NCTCOG.ORG](mailto:CCAMPBELL@NCTCOG.ORG)

CRYSTA GUZMAN

SENIOR PLANNER

ENVIRONMENT & DEVELOPMENT

817-695-9107

[CGUZMAN@NCTCOG.ORG](mailto:CGUZMAN@NCTCOG.ORG)

CORINNE BUCKLEY

E&D PLANNER II

ENVIRONMENT & DEVELOPMENT

817-704-2510

[CBUCKLEY@NCTCOG.ORG](mailto:CBUCKLEY@NCTCOG.ORG)

LORI CLARK

SENIOR PROGRAM MANAGER

TRANSPORTATION

817-695-9232

[LCLARK@NCTCOG.ORG](mailto:LCLARK@NCTCOG.ORG)





**THANK YOU**