



September 2024

Hampton Manor Taylor

A Key Contributor to Wayne County's \$100 Million PACE Financing Milestone!

Hampton Manor Taylor, located in Wayne County, is a newly constructed assisted living and memory care community that spans 60,684 square feet on a 6.14-acre site. The facility features 65 assisted living beds and 17 memory care beds, designed to emphasize comfort and energy efficiency.

PACE was used to finance Hampton Manor Taylor's high-performance building envelope, advanced windows, state-of-the-art HVAC systems, efficient plumbing, and modern lighting solutions. This innovative approach enhances the building's sustainability and aligns with contemporary standards for eco-friendly living spaces.

Hampton Manor Taylor plays a pivotal role in achieving a significant milestone for Wayne County's PACE program, which has now surpassed \$100 million in PACE financing for energy-efficient projects. This landmark achievement reflects Wayne County's successful utilization of the PACE program to mobilize private capital for the development of superior, eco-friendly buildings.

✓ Project Quick Stats

PACE District: Wayne County

Property Owner: Taylor Investors Land Holding

PACE Contractor: G-Energy

PACE lender: Bayview PACE

Amount Financed: \$4,331,750

Total Savings: \$3,166,025

Energy Conservation Measures:

- HVAC
- LED Lighting
- Windows
- Building Envelope
- Plumbing

Project Term: 25 years

Impact: The PACE project at Hampton Manor Taylor is expected to save 3,678,725 kWh of electricity, 4,659 metric tons of CO₂, and 17,082,625 gallons of water over the course of the project!

Lean & Green Michigan

Lean & Green Michigan™ helps commercial, industrial and multi-family property owners take advantage of PACE to finance energy projects, eliminate waste and save money through long-term financing solutions that make energy projects profitable. Lean & Green Michigan™ is a public-private partnership that works with local governments, contractors, property owners, and lenders to invigorate Michigan's PACE statute with a market-based approach to energy finance and economic development.

Project Partners

PACE Financing

Commercial building owners spend \$200 billion per year on utilities, yet 30% of this is waste. The energy projects that could make these properties efficient often require significant up-front capital and take years to achieve profitability. Commercial loans typically have a tenor of 3-5 years, making the annual repayment greater than the energy savings. PACE changes all this by allowing property owners to finance energy efficiency and renewable energy projects via a property tax special assessment.

Wayne County's elected leaders created a countywide PACE district in December 2013 by joining the statewide Lean & Green Michigan PACE program. Since the County will enforce the PACE assessment just like any other property tax obligation, lenders feel secure in providing fixed-interest loans with terms of up to 25 years. The result is 100% up front financing to facilitate energy-saving projects. In addition, these projects create good jobs, and communities upgrade their building stock, increasing the local tax base over time.

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