

# TEXAS PROPERTY ASSESSED CLEAN ENERGY (TX-PACE) PROGRAM

ALAMO AREA COUNCIL OF GOVERNMENTS

The AACOG TX-PACE program provides an additional tool for Alamo Area property owners to finance eligible retrofit projects.



## WHAT IS TX-PACE?

An innovative **financing tool** that incentivizes property owners to upgrade facility infrastructure with little or no capital outlay. Owners of eligible commercial, industrial, agricultural, nonprofit, and multifamily properties can utilize TX-PACE to lower their operating costs and the savings pay for eligible permanent water conservation, energy efficiency, resiliency, and distributed generation projects.

## HOW DOES TX-PACE WORK?

Owners gain access to private, affordable, long-term financing that is not available through traditional funding avenues, so property owners see an immediate increase to net operating income. The energy and water savings are structured to exceed the cost of the assessment, resulting in projects that are cash flow positive.

Property owners choose a private sector capital provider, select their own projects, and voluntarily request the local government place a senior lien on the property for the total cost of the project. TX-PACE is not a personal or business loan: it is a voluntary land-secured assessment that is typically paid off over 10-20. The energy and/or water savings are structured to exceed the cost of the assessment, resulting in projects that are cash flow positive.

*To learn more about AACOG's PACE program or submit an application, please contact Elizabeth Cook at [ecook@aacog.com](mailto:ecook@aacog.com) or (210) 313-5480*





## WHAT ARE THE BENEFITS OF TX-PACE?

### Property Owner Benefits:

100% financing • Automatic transfer upon sale • **Long-Term Financing** • Lower energy and water costs • No personal guarantees • Competitive rates and terms • Owner retains all tax incentives • Increase property value • Preserve capital for core business • Healthier and more comfortable facilities • Reduce environmental impacts

### Contractor Benefits:

Increase local hiring • Accelerate project timelines • New market penetration • Best practices • Technology advancement improvements

### Capital Provider Benefits:

Steady and stable process • Fully collateralized • Tax assessment lien position • Improve asset value • Mortgage-holder consent • Enhance customer finance position

For more information:

[www.aacog.com/pace](http://www.aacog.com/pace)

[www.texaspaceauthority.org](http://www.texaspaceauthority.org)

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