



Multifamily Clean Energy Financing

Financing programs are available for energy efficiency, renewable energy, and related health and safety measures.

Program	Terms	Contact
PRE-DEVELOPMENT FINANCING		
CONNECTICUT GREEN BANK Pre-Development Energy Loan Simple pre-development loan that finances analysis and design of energy improvements for multifamily properties.	Loan Limit	None
	Term	Max. 24 months or upon financing and installation
	Security	Unsecured
	Interest Rate	Properties serving low- and moderate-income residents* – 1.99% Market Rate projects – 3.99% <i>* At least 60% of units must serve tenants at 80% of area median income or below</i>
	Fees	None
CTGreenbank.com ctgreenbank.com/programs/multifamily/navigator CTGB: John D'Agostino (860) 257-2333 multifamily@ctgreenbank.com		
PROJECT FINANCING: UNSECURED		
CAPITAL FOR CHANGE Low-Income Multifamily Energy (LIME) Loan Finances the implementation of energy efficiency improvements, solar and other renewable systems, and health & safety measures.	Loan Limit	None
	Term	Up to 20 years, fully amortizing
	Security	Unsecured; UCC-1 Filing
	Interest Rate	300 basis points over C4C's blended cost of funds (currently ~6.00% - 6.99%) <i>* In order to qualify for LIME financing, at least 60% of units must serve tenants at 80% of area median income or below</i>
	Fees	2% origination fee plus closing fees (can be amortized into loan)
CapitalForChange.org ctgreenbank.com/multifamily/lime Capital for Change: Brian Sullivan (860) 214-6927 bsullivan@capitalforchange.org		
CONNECTICUT GREEN BANK Catalyst Financing Gap and health and safety remediation financing to help spur implementation of energy improvements.	Loan Limit	None
	Term	Up to 15 years
	Security	Subordinate, secured or unsecured (contingent on project financials)
	Interest Rate	Project dependent. Contact the Green Bank Multifamily Program for more information. <i>* In order to qualify for Catalyst financing, at least 60% of units must serve tenants at 80% of area median income or below</i>
	Fees	None
CTGreenbank.com ctgreenbank.com/multifamily/catalyst CTGB: John D'Agostino (860) 257-2333 multifamily@ctgreenbank.com		
ENERGIZE CONNECTICUT Health and Safety Revolving Loan Fund Finances repairs necessary to address health, safety, and/or code issues requiring resolution or remediation prior to implementing energy improvements.	Loan Limit	\$10,000 to \$300,000 (waivers for larger loans are possible)
	Term	Up to 20 years (plus construction period)
	Security	Generally, loans less than \$50,000 will be unsecured. Security on loans greater than \$50,000 will be determined in the Green Bank's sole discretion
	Interest Rate	2.99%* <i>* In order to qualify, at least 60% of the units must serve tenants at 80% of Area Median Income (AMI) or below.</i>
	Fees	0.5% (can be amortized into loan)
CTGreenbank.com ctgreenbank.com/programs/multifamily/energizect-health-safety-loan/ CTGB: John D'Agostino (860) 257-2333 multifamily@ctgreenbank.com		

Program	Terms	Contact
PROJECT FINANCING: UNSECURED (Continued)		
EVERSOURCE ONLY Municipal Loan for Public Housing Authorities Funds implementation of utility incented energy efficiency measures for Eversource customers.	Loan Limit	\$500 - \$500,000
	Term	Up to 4 years
	Security	Unsecured. On-bill financing available
	Interest Rate	0% financing for Public Housing Authorities
	Fees	None
		EnergizeCT.com EnergizeCT.com/your-home/solutions-list/multifamily Eversource: Gentiana Darragjati (860) 665-4757 gentiana.darragjati@eversource.com
EVERSOURCE UNITED ILLUMINATING (UI) Multifamily Commercial Loan Funds implementation of utility incented energy efficiency improvements	Loan Limit	\$2,000 – \$1,000,000
	Term	Up to 5 years
	Security	Unsecured.
	Interest Rate	2.99% up to \$100,000 for comprehensive* projects. (*Projects implementing more than one measure from a different energy end use, i.e. lighting, heating, cooling) 4.99% up to \$100,000 for projects not meeting the comprehensive criteria listed above Market rate interest rates on amounts above \$100,000
	Fees	Loans less than \$50k: None Loans from \$50k - \$75k: \$495 Loans greater than \$75k: \$995
		EnergizeCT.com EnergizeCT.com/your-home/solutions-list/multifamily Eversource Contact: Gentiana Darragjati (860) 665-4757 gentiana.darragjati@eversource.com UI Contact: John Sigona (203) 499-2925 john.sigona@uinet.com
PROJECT FINANCING: SECURED		
CONNECTICUT GREEN BANK C-PACE Finances implementation of energy efficiency improvements, construction of high performance new builds and major renovations, and solar and other renewable systems that cost effectively lower operating costs.	Loan Limit	No maximum. Loan minimums of \$150,000.
	Term	5-25 years
	Security	Secured by a property tax assessment with loan repayment on property tax bill
	Interest Rate	Depends on term. Contact us for details.
	Fees	3-7.5% of loan amount, depending on amount financed (can be amortized into loan)
		C-PACE.com C-PACE: John D'Agostino (860) 257-2333 multifamily@ctgreenbank.com
SOLAR-PV FINANCING		
CONNECTICUT GREEN BANK Solar Power Purchase Agreement Through a solar Power Purchase Agreement (PPA), owners can go solar and lock in lower electricity costs over the long term with no upfront costs. Makes solar viable for non-profits and housing authorities, who otherwise would be unable to take advantage of solar tax credits.	Loan Limit	None
	Term	Up to 20 years
	Security	Filing, C-PACE secured if possible.
	Interest Rate	No interest rate. A PPA is a service contract. The price per kWh under the PPA can be fixed or escalating
	Fees	None
		CTGreenbank.com ctgreenbank.com/programs/multifamily/solarppa/ CTGB: John D'Agostino (860) 257-2333 multifamily@ctgreenbank.com

