

Connecticut Green Bank Navigator Loan with a HUD/FHA Repayment

FHA-insured programs offer permanent financing for general renovation of energy efficiency measures on your market-rate, affordable housing or assisted living facility. The long-term, fixed rate financing funds the implementation of energy efficiency measures as well as assessments and designs. This is a mechanism to convert the CT Green Bank Navigator loan, all other project debt and funding for all recommended repairs into permanent financing.

HUD/FHA permanent financing allows for substantially reduced Mortgage Insurance Premiums of 0.25% for “Green Certified” Properties that meet the requirements of a Green Building Certification.

Navigator Loan

Unsecured loan that covers the costs of professional services needed to define and fund energy improvements. Funds can also be used to identify remediation of energy related health and safety issues.

Owners select providers and manage their work.

Owners cover 25% of project costs, Navigator Energy Loan funds the rest.

Loan interest rate is 0.0% for affordable properties and 2.99% for market rate properties per annum.

No closing costs or fees.

Loan repayment is 24 months or upon securing project financing.

Forgiveness of loan may be possible under conditions that prevent financing and/or implementation of upgrades recommended.

Eligible Energy Costs

Energy benchmarking, opportunity assessments, audits

Green charrettes and green physical needs assessments

Assessments of energy-related health and safety issues

Design, engineering and bidding work

Costs to secure project financing for energy upgrades

Other reasonable expenses to get your energy project funded

FHA-Insured Financing

Reduced initial and annual Mortgage Insurance Premium (MIP) from as high as 1.0% to 0.25% for the life of the loan for green certified properties.

Up to 90% loan-to-value (LTV) ratios

Debt service coverage (DSC) as low as 1.11

Longer loan terms – up to 35 to 40 years

Fixed interest rates for entire mortgage

Construction financing that converts to a permanent loan without performance requirements

Non-recourse provisions

Assumable debt

Repairs up to \$40,000 per unit with refinance/acquisition transactions