

Loans Improving Multifamily Efficiency (LIME)

LIME financing can help your multifamily property make energy improvements a reality. The Connecticut Green Bank has partnered with Capital For Change to provide multifamily energy financing for owners seeking to upgrade the energy performance, economics, and health and safety of their properties. Loans are generally able to be repaid based on new cash flow created from the estimated energy, operations, and maintenance cost savings for the project.

Market-rate and affordable multifamily properties with 5 or more units are eligible for this financing.



Qualified uses

- Energy efficiency and renewable energy improvements.
- Up to 25% of loan proceeds may be used for non-energy efficiency improvements (structural, health/safety, etc.), provided there are sufficient energy savings.
- All fees and soft costs may be rolled into the loan. This includes items such as verification of proper installation, legal fees, and life-of-loan performance monitoring for each unit.

Project financing terms

Security options	A UCC-1 on installed equipment required Personal or corporate guarantees Assignment of co-op or condo fees Assignment of renewable energy credits Subordinate mortgages
Rate	6.00 - 6.99% (as of February 2020)
Loan term	5 - 20 years
Criteria	1.30x or greater project energy savings coverage ratio 1.10x or greater energy savings ratio for solar-only projects
Origination fee	2.00%

Financial requirements/restrictions

Evidence of cash on hand sufficient to make 6 months' interest payments must be provided by the borrower. If a subordinate mortgage is available, the project will be underwritten using a traditional mortgage underwriting approach, with a minimum debt service ratio of 1.20X after incorporating LIME debt payments and projected savings into the pro forma.

For more information, contact John D'Agostino at multifamily@ctgreenbank.com / 860.257.2333



The Connecticut Green Bank offers LIME in partnership with Capital for Change.

Connect with us and get started today. CTGreenBank.com/multifamily

The Connecticut Green Bank is the nation's first green bank. Our mission is to confront climate change and provide all of society a healthier and more prosperous future by increasing and accelerating the flow of private capital into markets that energize the green economy.

