

# Catalyst Term Loan

## FINANCING FOR NEW CONSTRUCTION OR RENOVATION



### Catalyst Term Loan At a Glance

The Catalyst Term Loan supports energy improvement projects for low- and moderate-income multifamily properties and community based non-profit organizations.

The loans, which are not secured by a mortgage for most properties, provide financing for new construction or upgrades to existing buildings, including:

- > Energy efficiency or renewable energy improvements,
- > Health and safety remediation, and
- > Performance monitoring and verification.

Loans are repaid from energy cost savings, and projected energy savings on these loans will be verified by a qualified third-party service provider approved by IPC.

#### Terms & Rates\*

Number of Years	7	10	15	20
Maximum Rate	5.79%	5.99%	6.49%	6.99%

\* A 3.00% upfront origination fee may be rolled into the loan.

#### Who is eligible?

- ❖ Income eligible for-profit and non-profit owned multifamily properties, housing authorities, condominiums, and cooperatives
- ❖ Non-profit owned buildings
- ❖ Project sponsors who would, in turn, make a loan to an LLC or partnership
- ❖ Housing properties must serve low-to-moderate income (LMI) residents (defined as 60% of households having incomes no higher than 80% of area median income (AMI))

#### What are some eligible improvements?

- ❖ Heating and cooling systems
- ❖ Hot water systems
- ❖ Building envelope
- ❖ Water efficiency
- ❖ Renewable energy systems (solar PV, etc.)
- ❖ Conversion from oil or electric to gas
- ❖ Remediation of lead, mold, radon or asbestos
- ❖ Replacement of outdated electrical wiring or leaky roofs