The Navigator Pre-Development Energy Loan from Connecticut Green Bank is a simple, unsecured pre-development loan that funds analysis and design of energy improvements for multifamily properties using owner-selected and managed professional service providers.

**Program benefits**
- Supports well-designed energy projects that save on utility bills and enhance your building’s attractiveness to tenants
- Property owners select and manage their own service professional(s)
- Owners cover 25% of project costs. Connecticut Green Bank funds 75% of costs.

**Who is eligible**
- Multifamily properties, 5+ units (market rate and affordable)

**Eligible 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 needed to get your energy project designed and funded
How the program works

1. Apply
   • Complete an application at ctgreenbank.com/multifamily.
   • Provide a project description.
   • Submit a project budget that includes your 25% contribution to pre-development costs.
   • Submit the names and qualifications of the contractors you plan to hire.
   • Provide property financials: current year operating budget, previous two years’ financial statements, previous two years’ tax returns, most recent mortgage statement and certificate of insurance.

2. Close on loan
   • We will review your proposal and, if approved, provide a loan agreement for your review.
   • Sign your loan agreement.

3. Fund
   • You may submit for loan disbursements on a monthly basis by supplying copies of invoices or other documentation for review and approval. We will advance 75% of approved costs.
   • Alternately, we will advance 100% of the approved costs after proof of owner funding the first 25% of costs.
   • Connecticut Green Bank reserves the right to require proof of payment to contractors.

Once the project is designed, Connecticut Green Bank can either directly finance or help you arrange finance options to implement your project.

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