

PENNSYLVANIA GREEN ENERGY LOAN FUND

Financing Building Energy Improvements Across Pennsylvania

Introduction

The Pennsylvania Green Energy Loan Fund (“**GELF**”) provides financing for energy efficiency retrofits and the installation of energy conservation measures and high-performance energy systems in buildings throughout Pennsylvania. GELF is managed by The Reinvestment Fund (“**TRF**”) and is supported by the Pennsylvania Department of Environmental Protection (“**PaDEP**”) and the U.S. Department of Energy.

The objective of GELF is to reduce energy consumption in buildings, promote energy efficiency and conservation, create and retain jobs, stimulate economic development and leverage private investment in clean energy.

More information about GELF can be found at the GELF website:

www.PaGreenEnergyLoanFund.com.

GELF Loan Terms

Borrowers eligible for a GELF loan include for-profit businesses, nonprofit organizations, local governments, multifamily residential and industrial companies. Homeowner are not eligible for a GELF loan.

The type of financing provided includes construction loans, term loans and lease financing.

Loans will range between approximately \$100,000 and \$2,500,000.

The term of the loans will be consistent with the life of the improvements financed, up to 15 years.

The interest rate will be set on a case-by-case basis and will depend on several factors, but will generally be in the 4-5% range.

Loans will be secured by the assets being financed or such other collateral including personal and corporate guarantees as may be required by TRF.

Eligible Energy Projects

GELF will provide financing for four categories of energy projects:

- Projects involving limited energy retrofit measures or the replacement of equipment in an existing, occupied building.
- Projects involving extensive energy retrofit measures in an existing, occupied building.
- Projects involving the gut rehab of an existing building that is either currently unoccupied or will be renovated for a different usage.
- Projects involving the new construction of a building or a building addition.

GELF loan recipients must provide energy analysis that shows their projects are estimated to reduce energy consumption by 25%. Information about the process for calculating estimated savings are described in Part 5 of the *GELF Program Guidelines and Application Instructions* document that can be found on the GELF website. TRF can provide some technical support to help applicants with the energy analysis needed to show their projects will satisfy GELF’s 25% energy savings goal.





The GELF Loan Application Process

The first step in the GELF loan application process is to visit the GELF website and review the information there, including the *GELF Program Guidelines and Application Instructions* document, to learn what GELF is and what it requires.

The second step is to complete and submit a *GELF Initial Financings Request Form*. This two-page form, which is available on the GELF website, will provide TRF with key information about the project and the applicant. After reviewing the form, TRF will contact the applicant to discuss the project and the possible loan. If TRF finds a good fit, the applicant will be asked to submit the full *GELF Building Energy Loan Application Form*.

The third step in the process is the submission of the full *GELF Building Energy Loan Application Form*. This form and can also be found on the GELF website. Along with the completed form, applicants will need to provide various project and financial exhibits as listed on the form.

GELF is accepting loan applications on a rolling basis. Applicants are urged to submit an application package sooner rather than later. TRF does not expect a GELF applicant to wait until every aspect of a project has been decided before submitting an application.

Once a GELF application has been received, the fourth step of the process – the underwriting of the loan – begins. The due diligence review of an application has two main tracks – financial and energy. TRF will work with the applicant to collect the information and documents needed to fully evaluate the financial strength of the applicant and the proposed project and to ensure the project meets the 25% energy savings goal.

Once the loan underwriting has been successfully concluded, TRF will issue a commitment letter followed by the GELF loan documents. Once the loan documents have been executed, the GELF loan recipient will be able to draw down the GELF funding.

Federal and State Requirements

Because GELF is funded by federal dollars that came to TRF through PaDEP, a number of federal and state laws and regulations apply to GELF loans. These requirements are described in Part 6 of the *GELF Program Guidelines and Application Instructions* document that can be found on the GELF website. TRF will be glad to answer questions regarding these program provisions.

Additional Information and Questions

Additional information and the key GELF documents can be found on the GELF website:

www.PaGreenEnergyLoanFund.com

All questions and requests for information should be submitted via email to:

PaGELF@trfund.com

TRF will respond to all questions.



TRF *The Reinvestment Fund (www.trfund.com) builds wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development. TRF is a national leader in the financing of neighborhood revitalization. What began in 1985 as a small community development organization working in Greater Philadelphia, has evolved into a progressive, results-oriented, socially responsible community investment group that today works across the Mid-Atlantic region. Combining expert knowledge with innovation and determination, TRF delivers capital where it's needed the most – where it can best transform lives and rebuild neighborhoods.*