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## Green Retrofit Financing

### Refinance/Rehabilitation Loans

Green Retrofit Financing offers financial incentives and free energy audits for the refinance and rehabilitation of multi-family projects when owners invest in property improvements which save energy and water. Green Retrofit Financing is one three new products in MHP's new Green and Healthy Housing Programs.

#### Green Financing Benefits:

- 15 basis point reduction in the permanent loan interest rate.
- MHP will underwrite up to 75% of the projected owner savings and up to 25% of projected tenant savings.
- Additional loan proceeds up to 5% above that which could be obtained without incorporating new energy and water savings investments into your property.
- 100% reimbursement of an ASHRAE Level II energy and water audit engaged by MHP or its partners, up to \$15,000.
- Free energy performance benchmarking services through WegoWise or BrightPower for the first two operating years after the closing of the loan.

#### Required Property Improvements:

Borrower must commit to property improvements that are projected to reduce the property's annual energy and/or water usage by at least 30%, of which at least half (15%) must be attributable to projected savings in energy consumption. Cost of improvements will be escrowed at closing and must be completed within 12 months.

#### Loan type:

MHP permanent first mortgage financing using any of MHP's capital sources including bank financing, Fannie Mae, or FHA Risk Sharing. MHP underwrites and services all loans regardless of capital source.

#### Eligible Property Type:

Properties undergoing refinancing/rehabilitation where the owner plans to make energy and water usage improvements to the property. Minimum project size is five units, and the property must meet MHP's minimum affordability requirements (at least 20% of the units affordable to households at 50% of Area Median Income (AMI), 40% of the units affordable to households at 60% AMI, or 25% of the units affordable to households at 80% AMI provided that the maximum rents are at least 10 percent below comparable market rents).