

Navigator

Pre-Development Loan

FINANCING TO DESIGN GREEN & RESILIENT BUILDINGS



The Navigator Loan finances the pre-development work necessary to achieve green, high-performing, resilient buildings. Navigator provides funding to assess, design, and scope energy and resiliency upgrades to affordable and market-rate multifamily, nonprofit, and municipal properties, whether existing or new. With a progressive interest rate structure, this flexible loan incents the design of high-performance buildings and affordable housing.

Terms & Rates*

Rate: As low as 5.50% based on property affordability and green building design goals

Fees: 2% closing fee, which may be financed into the loan

Term: Due in 24 months or on project refinance date, whichever is earlier

The Navigator process is easy:

1. Submit basic property and financial information to confirm eligibility.
2. Submit a full application, including the project scope and budget.
3. Receive a loan offer, close loan, and fund your pre-development work.

Navigator at a Glance

Who is eligible?

- ❖ Affordable and market-rate residential properties with five or more units
- ❖ Co-ops, condominiums, rental properties, and affordable housing, including mixed use
- ❖ Buildings owned by nonprofits and municipalities, including community centers and houses of worship

What are eligible uses?

- ❖ All-in pre-development costs are eligible for projects targeting high-performance building standards, including legal, environmental, and permit fees.
- ❖ Energy related pre-development costs only, are eligible for projects seeking to assess, design, and plan their approach:
 - Energy benchmarking, opportunity assessments, and audits
 - Green/integrated physical needs assessments
 - Green charettes
 - Assessments of energy-related health and safety and resiliency issues
 - Design, engineering, and bidding work
 - Costs to secure project financing for the improvements
 - Other reasonable expenses needed to get your energy project designed and funded

*Terms & rates subject to change

To learn more and apply, visit www.inclusiveprosperitycapital.org/navigator

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