

# Federal Finance Facilities Available for Energy Efficiency Upgrades and Clean Energy Deployment

A Guide for State, Local & Tribal Leaders and their Partners



**August 28, 2013**

**Contents**

- 1 Foreword..... 5
- 2 Acknowledgements..... 6
- 3 Federal Finance Facilities At-A-Glance ..... 7
  - 3.1 Matrix of Federal Finance Facilities by Type and Agency ..... 7
- 4 Profiles of Federal Finance Facilities Available for Clean Energy ..... 8
  - 4.1 Facilities Serving Multiple Market Segments ..... 8
    - 4.1.1 The Rural Utilities Service – Electric Loan Program (USDA)..... 8
    - 4.1.2 The Rural Utilities Service – Electric Grant Program (USDA)..... 10
    - 4.1.3 Qualified Energy Conservation Bonds (Treasury) ..... 11
    - 4.1.4 New Markets Tax Credits (Treasury) ..... 13
  - 4.2 Single Family Housing..... 15
    - 4.2.1 Rehabilitation Mortgage Assistance – Section 203(k) Loans (HUD) ..... 15
    - 4.2.2 Energy Efficient Mortgage Program (HUD) ..... 17
    - 4.2.3 PowerSaver Home Improvement Loans Pilot Program (HUD) ..... 19
    - 4.2.4 Section 108 Loan Guarantee Program (HUD)..... 20
  - 4.3 Multi-Family Housing..... 23
    - 4.3.1 Refinancing of Existing Multifamily Housing (HUD) ..... 23
    - 4.3.2 Supplemental Multifamily Loans (HUD) ..... 25
    - 4.3.3 FHA Risk Sharing (HUD) ..... 26
    - 4.3.4 Public Housing Capital Fund (HUD)..... 28
    - 4.3.5 Public Housing Energy Performance Contracts (HUD) ..... 30

4.3.6	Multi-Family Housing Energy Efficiency Initiative (USDA) .....	31
4.4	Commercial Buildings & Facilities.....	34
4.4.1	7(a) Loan Program (SBA).....	34
4.4.2	504 Loan Program (SBA).....	36
4.4.3	Rural Development Loan & Grant Assistance – Several Programs (USDA).....	38
4.4.4	Rural Development Biorefinery Assistance Program (USDA) .....	42
4.4.5	Rural Development Advanced Biofuel Payment Program (USDA).....	43
4.4.6	Rural Energy for America Program (USDA) .....	44
4.5	Public Buildings & Facilities .....	46
4.5.1	Energy Savings Performance Contracts for Federal Buildings (DOE) .....	46
4.6	Infrastructure Projects .....	47
4.6.1	Drinking Water State Revolving Fund (EPA) .....	47
4.6.2	Clean Water State Revolving Fund (EPA) .....	49
4.6.3	Transportation Infrastructure Finance and Innovation Act Program (DOT).....	51
4.7	Finance Facilities for Manufacturing and Supply Chain Companies .....	53
4.7.1	7(a) Loan Program (SBA).....	53
4.7.2	504 Loan Program (SBA).....	53
4.7.3	Small Business Investment Company (SBA).....	53
4.7.4	Small Business Lending Fund (Treasury).....	55
5	Additional Contact Information for Local Implementation Partners.....	56
5.1	USDA.....	56
5.2	Environmental Protection Agency .....	56
5.3	Housing and Urban Development.....	57

5.4	Small Business Administration .....	58
5.5	Treasury.....	58

# 1 Foreword

Every year, thousands of state and local partners leverage federal finance facilities to support projects and companies that create jobs, spur private investment and invigorate local communities. This guide provides a snapshot of the federal finance facilities available for energy efficiency upgrades and clean energy deployment. In some cases, these facilities are specifically designed to support a particular kind of project. In most cases, however, energy efficiency and clean energy are among many qualifying purposes, and thus parties interested in financing energy upgrades for homes, schools, or commercial buildings, for example, may not easily find these resources in their search for capital. With this guide, we seek to make such searches more successful, and increase the utilization of these facilities for the purpose of building a robust, clean energy economy.

Business owners, homeowners, investors, and policymakers can all use this guide as a “Yellow Pages” for federal financing. The guide is organized by market segment, and also includes a table that presents each finance facility by type of instrument along with the federal agency that administers the program. For every facility listed, the guide identifies a single point of contact who can answer questions and provide additional direction.

This guide does *not* include various tax credits and state-specific incentives for investment in building upgrades and renewable energy projects. For these resources, the U.S. Department of Energy sponsors an online guide, the [Database for State Incentives for Renewable Energy and Energy Efficiency](#) (DSIRE), which covers multiple agencies and specific programs in all 50 states.

This first edition guide is a product of a cooperative interagency effort among seven federal agencies. There are many ways in which it can be expanded and improved, so we welcome feedback and suggestions for future editions. Comments can be sent to the Energy Finance Working Group at [EFWG@Hq.Doe.Gov](mailto:EFWG@Hq.Doe.Gov). Whether you are an investor, a business owner, or a state, local or tribal official, your views will help us to communicate to others the full potential of existing federal finance facilities available for energy efficiency and clean energy.

The federal finance facilities highlighted in this guide can accelerate our clean energy investments in ways that create jobs, improve community resilience, and advance our nation’s position in a competitive global economy. Thank you for your interest and feedback.

John MacWilliams  
Senior Advisor to the Secretary  
U.S. Department of Energy

## 2 Acknowledgements

This guide to federal finance facilities is directly informed by the outstanding work of both the Council of Development Finance Agencies (CDFA) and the California Financial Opportunities Roundtable (CalFOR). CDFA developed an online [Federal Financing Clearinghouse](#) for members, and CalFOR, which drew on support from dozens of stakeholder partners—as well as the U.S. Department of Agriculture’s Rural Development Administration—produced the popular online guide, [Access to Capital](#). The respective efforts of CDFA and CalFOR provide clarity on existing finance capacity across a broad set of purposes, and set the standard for this initiative, which is focused specifically on clean energy.

This guide also benefited significantly from the precedent set by the United States Government development finance institution, the Overseas Private Investment Corporation (OPIC) and the United States Government credit agency Export-Import Bank (EXIM). Every year, OPIC and EXIM support billions of dollars in deals for deployment of clean energy technologies made in America. Information about their facilities is available in an online guide for exporters at [www.export.gov/reec](http://www.export.gov/reec).

The interagency effort that produced this guide would not have been possible without the leadership and guidance of Annie Donovan, formerly of the White House Office of Social Innovation and Civic Participation, and Dr. Holmes Hummel of the U.S. Department of Energy (DOE). The coordinating lead author was Colin Bishopp of DOE. Significant contributions were made by experts across the federal government, particularly: Gary Bojes, Nivin Elgohary, Todd Campbell, Bill Smith and Doug O’Brien at the U.S. Department of Agriculture; Ian Adams, Ken Alston, Luke Bassett, Matthew Botta, Mike Carr, David Feldman, Devin Hampton, Christopher Lohmann, Alex Macina, Rima Ouied, Chani Vines, Noah Shaw, Pilar Thomas, Michelle Wyman and David Yeh at DOE; George Ames, Charles Job, Kelly Tucker and Kiri Anderer at the U.S. Environmental Protection Agency; Mona Jabbour at the Export-Import Bank; Crystal Bergemann, Michael Freedberg, David Lipsetz, Trisha Miller and Shelley Poticha at the U.S. Department of Housing and Urban Development; Ben Rohrbaugh and Garrett Wright at the U.S. Department of Homeland Security; Sarah Carta at the Overseas Private Investment Corporation; Erin Andrew and Patrick Kelley at the U.S. Small Business Administration; Beth Osborne at the U.S. Department of Transportation; and Rosa Martinez and Zoran Stojanovich at the U.S. Department of Treasury. This guide also benefited from input and feedback from the White House Office of Management and Budget and the White House National Economic Council.

### 3 Federal Finance Facilities At-A-Glance

#### 3.1 Matrix of Federal Finance Facilities by Type and Agency

Financing Type	USDA	DOE	EPA	HUD	SBA	DOT	Treasury
<b>Loan Guarantee</b>							
The Rural Utilities Service - Electric Loan Program	X						
Rural Development Loan Assistance (Several Programs)	X						
Rural Development Biorefinery Assistance Program	X						
7(a) Loan Program					X		
504 Loan Program					X		
Transportation Infrastructure Finance and Innovation Act Program						X	
<b>Other Credit Enhancement</b>							
Rural Development Loan Assistance (Several Programs)	X						
Rural Development Repowering Assistance Program	X						
FHA Risk Sharing				X			
Transportation Infrastructure Finance and Innovation Act Program						X	
<b>Market Rate Debt</b>							
Rural Development Loan Assistance (Several Programs)	X						
Small Business Lending Fund							X
Rehabilitation Mortgage Assistance - Section 203(k) Loans				X			
Energy Efficient Mortgage Program				X			
PowerSaver Home Improvement Loans Pilot Program				X			
Section 108 Loan Guarantee Program				X			
Refinancing of Existing Multifamily Housing				X			
Supplemental Multifamily Loans				X			
Small Business Investment Company				X			
<b>Below Market Debt</b>							
The Rural Utilities Service - Electric Loan Program	X						
Clean Water State Revolving Fund			X				
Drinking Water State Revolving Fund			X				
Transportation Infrastructure Finance and Innovation Act Program						X	
Qualified Energy Conservation Bonds							X
<b>Performance Contracting</b>							
Energy Savings Performance Contracts for Federal Buildings		X					
Public Housing Energy Performance Contracts				X			
<b>Tax Credit</b>							
New Markets Tax Credits							X
<b>Grant</b>							
The Rural Utilities Service - Electric Grant Program	X						
Rural Development Grant Assistance (Several Programs)	X						
Public Housing Capital Fund				X			
<b>Payment</b>							
Rural Development Advanced Biofuel Payment Program	X						

## 4 Profiles of Federal Finance Facilities Available for Clean Energy

### 4.1 Facilities Serving Multiple Market Segments

#### 4.1.1 The Rural Utilities Service – Electric Loan Program (USDA)

**Description:**

The Electric Loan Program provides leadership and capital to upgrade, expand, maintain, and replace America's vast rural electric infrastructure. Under the authority of the Rural Electrification Act of 1936, the Electric Programs make direct loans and loan guarantees to electric utilities to serve customers in rural areas. Through the Electric Programs, the Federal government is the majority noteholder for approximately 700 electric systems borrowers in 46 states, serving more than 40 million customers.

The Electric Program offers the following sources of financing assistance: FFB Guaranteed Loans, Hardship Loans, Treasury Rate Loans and Municipal Rate Loans. The primary differences between the programs are the qualifying criteria and the interest rate for each type of financing. Current interest rates for these loan programs may be found on the Rates page:

[http://www.rurdev.usda.gov/UEP\\_Rates.html](http://www.rurdev.usda.gov/UEP_Rates.html).

**Eligible Activities and Investments:**

Loans are made to corporations, states, territories and subdivisions and agencies such as municipalities, people's utility districts, and cooperative, nonprofit, limited-dividend, or mutual associations that provide retail electric service needs to rural areas or supply the power needs of distribution borrowers in rural areas.

The loans and loan guarantees finance the construction of electric distribution, transmission, and generation facilities, including system improvements and replacement required to furnish and improve electric service in rural areas. In addition, these finance instruments can be used for demand side management, energy conservation programs, and on-grid and off-grid renewable energy systems.

The Rural Utilities Service – Electric Loan Program published the Energy Efficiency and Conservation Loan Program proposed rule on July 26, 2012. The proposed rule would expand the types of projects that can be supported by rural cooperatives that draw on the Rural Utility Service lending facility. As proposed, the rule would allow RUS to finance:

- All energy efficiency measures on a consumer premises;
- Distributed generation for on or off grid renewable energy systems;



- Demand side management investments;
- Energy audits;
- Consumer education and outreach programs;
- Power factor correction equipment on the consumer side of the meter;
- Re-lamping to more energy efficient lighting;
- Other energy efficiency program investments approved by RUS residential and commercial energy audits; and,
- Community awareness and outreach programs.

**For More Information:**

More information can be found online at:

[http://www.rurdev.usda.gov/UEP\\_Homepage.html](http://www.rurdev.usda.gov/UEP_Homepage.html)

Jon Claffey

USDA Rural Development – Electric Loan Program

U.S. Department of Agriculture

Phone: (202) 720-1900

Email: [Jon.Claffey@wdc.usda.gov](mailto:Jon.Claffey@wdc.usda.gov)

## 4.1.2 The Rural Utilities Service – Electric Grant Program (USDA)

### **Description:**

The High Energy Cost Grant program provides grants to purchase, construct, install, repair, replace, or improve energy generation, transmission, or distribution facilities in communities with extremely high energy costs that are at least 275 percent higher than the national average. On-grid and off-grid renewable energy projects, and energy efficiency, and energy conservation projects are eligible.

### **Eligible Activities and Investments:**

Grants are made to States, political subdivisions of States, for-profit and non-profit businesses, cooperatives, associations, organizations, and other entities organized under the laws of States, Indian tribes, tribal entities, and individuals. The governments and entities located in any U.S. Territory/possession or other area authorized by law to receive the services and programs of the Rural Utilities Service or the Rural Electrification Act of 1936, as amended, are also eligible.

Projects must serve rural communities in which the annual average residential expenditure for home energy is at least 275 percent of the national average. Grant funds may be used to acquire, construct, extend, upgrade, or otherwise improve energy generation, transmission, or distribution facilities serving eligible communities. All energy generation, transmission, and distribution facilities and equipment, used to provide electricity, natural gas, home heating fuels, and other energy service to eligible communities are eligible. Projects providing or improving energy services to eligible communities through on-grid and off-grid renewable energy projects, energy efficiency, and energy conservation projects are eligible. A grant project is eligible if it improves, or maintains energy services, or reduces the costs of providing energy services to eligible communities. Grant funds may not be used to pay utility bills or to purchase fuels.

Grants may cover up to the full costs of any eligible projects subject to the statutory condition that no more than 4 percent of grant funds may be used for the planning and administrative expenses of the grantee.

### **For More Information:**

More information can be found online at:

[http://www.rurdev.usda.gov/UEP\\_Homepage.html](http://www.rurdev.usda.gov/UEP_Homepage.html)

Jon Claffey

USDA Rural Development – Electric Loan Program

U.S. Department of Agriculture

Phone: (202) 720-1900

Email: Jon.Claffey@wdc.usda.gov

### 4.1.3 Qualified Energy Conservation Bonds (Treasury)

**Description:**

A Qualified Energy Conservation Bond (QECCB) is a bond that enables qualified state, tribal and local government issuers to borrow money at attractive rates to fund energy conservation projects. A QECCB is among the lowest-cost public financing tools because the U.S. Department of Treasury provides a tax benefit to offset the issuer's borrowing costs.

The government entities that have received QECCBs allocated by the federal government have some options for structuring the offerings. The most common is a direct payment bond, which means bond issuers may receive payments from U.S. Treasury of a portion of their interest payments. Like Build America Bonds, QECCBs are taxable bonds. This means that investors must pay federal taxes on QECCB interest they receive.

The U.S. Congress authorized \$3.2 billion of QECCB issuance capacity to be allocated to states, local governments and tribal governments based upon population. Although all of the QECCBs have been allocated, most of these bonds remain available to state, local, and tribal entities that have not yet issued them to fund specific projects or programs.

**Eligible Activities and Investments:**

QECCB proceeds can be used to fund certain expenditures on a variety of projects including:

- Reducing energy consumption in publicly owned buildings by at least 20%;
- Implementing green community programs (including loans, grants, or other repayment mechanisms) such as efficient street lighting replacements and loan programs for residential energy efficiency improvements;
- Developing rural capacity, specifically involving the production of electricity from renewable energy resources;
- Supporting energy-related research facilities and grants;
- Implementing mass commuting and related facilities that reduce energy consumption and pollution;
- Designing/running demonstration projects to promote the commercialization of energy-related technologies and processes; and,
- Implementing public education campaigns to promote energy efficiency.

The Treasury Department published Notice 2012-44 and 2012-28 IRB 45 in 2012 to clarify certain eligible activities: <http://www.irs.gov/pub/irs-drop/n-12-44.pdf>.

**For More Information:**

More information can be found online at:

<http://financing.lbl.gov/reports/qecb-guidance.pdf>

Zoran Stojanovich

U.S. Department of Treasury

Phone: (202) 622-3980

Email: [Zoran.Stojanovich@irscounsel.treas.gov](mailto:Zoran.Stojanovich@irscounsel.treas.gov)

#### 4.1.4 New Markets Tax Credits (Treasury)

**Description:**

The New Market Tax Credit (NMTC) Program helps small and medium-sized businesses in low-income communities access financing that is flexible and affordable. The tax credits attract capital investments in Community Development Entities (CDEs), which are certified intermediaries that can then invest in projects. Financing from CDEs can apply to a wide range of projects, including housing developments, renewable energy installations, and facilities that provide community services.

The NMTCs are distributed in a competitive process to CDEs that propose specific types of projects for financing. CDEs that receive NMTCs use their authority to offer tax credits to investors in exchange for equity in the CDE. The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.

With these capital investments, CDEs can make loans and investments to businesses operating in distressed areas that have better rates and terms and more flexible features than the market. Terms can include lower interest rates, flexible provisions such as subordinated debt, lower origination fees, higher loan-to-values, lower debt coverage and longer maturity.

The CDFI Fund facilitates access to the New Markets Tax Credit by posting online a Qualified Equity Investment report that lists CDEs with unused allocations, including the name and contact information for the person at each CDE.

**Eligible Activities and Investments:**

NMTCs can be used for a wide range of projects, including projects that have environmentally sustainable outcomes in low-income communities. For example, NMTCs may be awarded for the construction or retrofit of buildings that meet LEED certification standards (green buildings); and/or directly support the production or distribution of renewable energy resources (e.g., biomass, hydro, geothermal, solar, wind, etc.)

Entities certified as Community Development Entities (CDEs) that received NMTC in CY2012 are listed in the NMTC Program Allocatees States Served page here: [http://www.cdfifund.gov/impact\\_we\\_make/nmtc\\_state\\_reports.asp](http://www.cdfifund.gov/impact_we_make/nmtc_state_reports.asp). Click on the state where the project is located and that will take you to a list of CDEs that serve that state. Each CDE name provides a link to that CDI's organizational profile.

While some CDEs make equity investments in qualifying projects across the country, most focus on specific communities. In addition to the many low-income census tracts in metropolitan areas, there are nearly 6,500 census tracts in *non-metropolitan* areas in which New Market Tax Credits can be used. By law, the CDFI Program must allocate NMTCs proportionally to non-metropolitan areas. The CDFI Program provides mapping software to explore specific census tracts for which investments can qualify for New Market Tax Credits. Similar information is available in a spreadsheet:

[http://cdfifund.gov/what\\_we\\_do/acs/update-census-data.asp](http://cdfifund.gov/what_we_do/acs/update-census-data.asp)

**For More Information:**

More information can be found online on the New Markets Tax Credit page:

[http://cdfifund.gov/what\\_we\\_do/programs\\_id.asp?programID=5](http://cdfifund.gov/what_we_do/programs_id.asp?programID=5).

Rosa Martinez, Associate Program Manager  
U.S. Department of Treasury  
Phone: (202) 653-0311  
Email: MartinezR@cdfi.treas.gov

## 4.2 Single Family Housing

### 4.2.1 Rehabilitation Mortgage Assistance – Section 203(k) Loans (HUD)

**Description:**

The section 203(k) mortgage product enables homebuyers and homeowners to finance both the purchase of a house and the cost of its rehabilitation through a single mortgage or to finance (or refinance) the rehabilitation of their existing home.

In order to qualify for a section 203(k) mortgage, the property being financed must be at least a year old. A portion of the loan proceeds is used to pay the seller, or, in the case of a refinance, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released as rehabilitation is completed. The cost of the rehabilitation must be at least \$5,000, but the total loan value must still fall within the FHA mortgage limit for the area. The maximum loan value is determined by either (1) the value of the property before rehabilitation plus the cost of rehabilitation, or (2) 110 percent of the appraised value of the property after rehabilitation, whichever is less.

**Eligible Activities and Investments:**

The extent of the rehabilitation covered by Section 203(k) insurance may range from relatively minor (though exceeding \$5000 in cost) to virtual reconstruction: a home that has been demolished or will be razed as part of rehabilitation is eligible, for example, provided that the existing foundation system remains in place. Section 203(k) insured loans can finance the rehabilitation of the residential portion of a property that also has non-residential uses; they can also cover the conversion of a property of any size to a one- to four- unit structure.

HUD requires that properties with 203(k) loans, including streamlined (k) loans, meet certain basic energy efficiency and structural standards, such as:

1. Improving the thermal efficiency of the dwelling
  - a. Weather-strip all doors and windows to reduce infiltration of air when existing weather-stripping is inadequate or nonexistent;
  - b. Caulk or seal all openings, cracks or joints in the building envelope to reduce air infiltration;
  - c. Insulate all openings in exterior walls where the cavity has been exposed as a result of the rehabilitation. Insulate ceiling areas where necessary;
  - d. Adequately ventilate attic and crawl space areas.

## 2. Replacement Systems

- a. Heating, ventilating, and air conditioning system supply and return pipes and ducts must be insulated whenever they run through unconditioned spaces;
- b. Heating systems, burners, and air conditioning systems must be sized to be no greater than 15 percent oversized for the critical design, heating or cooling, except to satisfy the manufacturer's next closest nominal size.

The types of improvements borrowers may make using 203(k) financing include:

- Making and facilitating energy conservation improvements such as:
  - Renewable energy systems (e.g., solar, wind, geothermal, biomass),
  - Whole house wrapping and insulation,
  - Sealing ducts,
  - Energy efficient HVAC and/or appliances;
- Structural alterations and reconstruction;
- Modernization and improvements to the home's function;
- Elimination of health and safety hazards;
- Changes that improve appearance and eliminate obsolescence;
- Reconditioning or replacing plumbing; installing a well and/or septic system;
- Adding or replacing roofing, gutters, and downspouts;
- Adding or replacing floors and/or floor treatments;
- Major landscape work and site improvements; and,
- Enhancing accessibility for a disabled person.

### **For More Information:**

A brochure, *Rehab a Home with HUD's 203(k)*, is available online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/203k/203kabou](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/203kabou).

A set of questions and answers about 203(k) loans is also available at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/203k/faqs203k](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/faqs203k).

Patricia McBarron, Credit Policy Specialist  
U.S. Department of Housing and Urban Development  
Phone: (202) 402-5389  
Email: Patricia.A.McBarron@hud.gov



## 4.2.2 Energy Efficient Mortgage Program (HUD)

### **Description:**

FHA's Energy Efficient Mortgage program (EEM) helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of improvements that will make their home more energy efficient. The program can be used with a new or existing home, as part of a borrower's home purchase or mortgage refinance transaction.

The desired energy efficiency improvements are bundled into an "energy package," and must be cost-effective. A cost-effective energy package is one in which the cost of the improvements, including maintenance and repair, is less than the value of the energy saved over the estimated useful life of those improvements. Worded differently, the financed energy package is cost effective if it pays for itself with the energy savings.

The borrower must obtain a Home Energy Rating System (HERS) assessment or audit. The HERS assessment must be conducted by a qualified auditor (or rater) who has been trained to evaluate homes using the HERS audit tool. A report of the audit finding must be provided to both the borrower and lender. The eligible energy measures for the EEM mortgage must be identified through the energy assessment and reflected on the assessment report. The HERS tool used for the assessment will estimate energy savings, and provide a cost-benefit analysis for each of the suggested improvements. Improvements are eligible when they are confirmed to meet the cost-effective test.

Because the financed energy package is cost-effective, borrowers do not need to income qualify for the portion of mortgage that finances the energy package. The mortgage is underwritten as if the energy package did not exist, i.e., by using standard FHA underwriting standards, qualifying income ratios, and maximum mortgage/minimum cash investment requirements without regard to the energy package.

### **Eligible Activities and Investments:**

All persons who meet the income requirements for FHA's standard Section 203(b) insurance and can make the monthly mortgage payments are eligible to apply.

The cost of the energy improvements and estimate of the energy savings must be determined by a home energy rating system (HERS) or an energy consultant. The cost of an energy inspection report and related fees may be included in the mortgage. Cooperative units are not eligible.

EEM can also be used with FHA's Section 203(h) program for mortgages made to victims of presidentially declared disasters. The mortgage must comply with both

Section 203(h) requirements, as well as those for EEM. However, the program is limited to one unit detached houses.

EEM can be used to make energy efficient improvements in one to four unit existing and new homes. The improvements can be included in a borrower's mortgage only if their total cost is less than the total dollar value of the energy that will be saved during their useful life.

Other eligibility requirements may be found in the Homeowner's Guide, available online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/eem/eemhog96](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/eem/eemhog96).

**For More Information:**

Visit the FHA Resource Center at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/fharesourcectr](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/fharesourcectr).

Patricia McBarron, Credit Policy Specialist  
U.S. Department of Housing and Urban Development  
Phone: (202) 402-5389  
Email: Patricia.A.McBarron@hud.gov

### 4.2.3 PowerSaver Home Improvement Loans Pilot Program (HUD)

**Description:**

FHA PowerSaver is a mortgage insurance pilot program from the Federal Housing Administration (FHA) that enables homeowners to make cost effective, energy saving improvements to their homes. PowerSaver enables homeowners to borrow up to \$25,000 for terms as long as 20 years to make energy improvements of their choice, based on a list of proven measures developed by FHA and the U.S. Department of Energy (DOE). Examples of eligible improvements include insulation, duct sealing, energy efficient doors and windows, energy efficient HVAC systems and water heaters, solar panels and geothermal systems. FHA encourages consumers to utilize an energy audit to determine the most cost effective improvements for their home.

PowerSaver uses Title I insurance for loans secured by a lien in first or second place, and also insures loans without a lien provided that the loan amount is less than \$7,500.

PowerSaver may be of particular use for homeowners with equity in their home who want to make cost-saving improvements that may also improve the home's value. PowerSaver also may appeal to homeowners who have paid off their mortgage, plan to stay in their home and want to realize the benefits of lower energy bills.

PowerSaver loans will be backed by the FHA – with significant “skin in the game” from private lenders. Federal mortgage insurance will cover up to 90 percent of the loan amount in the event of default. Lenders will retain the remaining risk on each loan, incentivizing responsible underwriting and lending standards. FHA will provide streamlined insurance claims payment procedures on PowerSaver loans. In addition, lenders may be eligible for incentive grant payments from FHA to enhance benefits to borrowers, such as lower interest rates.

**Eligible Activities and Investments:**

PowerSaver loans are only available to homeowners who make energy improvements to their home. Borrowers must have credit scores of at least 660 and their total debt to income ratios cannot exceed 45 percent. The combined loan-to-value ratio for all loans on a home, including the PowerSaver loan, cannot exceed 100 percent.

Patricia McBarron, Credit Policy Specialist  
U.S. Department of Housing and Urban Development  
Phone: (202) 402-5389  
Email: Patricia.A.McBarron@hud.gov

#### 4.2.4 Section 108 Loan Guarantee Program (HUD)

**Description:**

The Section 108 Loan Guarantee Program is a source of financing allotted for the economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low- to moderate-income persons, or to aid in the prevention of slums.

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. This makes it one of the most potent and important public investment tools that HUD offers to local governments. It allows them to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods.

Section 108 loans are not risk-free, however; local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security.

*Security:* The principal security for the loan guarantee is a pledge by the applicant public entity or State of its current and future CDBG funds. Additional security will also be required to assure repayment of guaranteed obligations. The additional security requirements will be determined on a case-by-case basis, but could include assets financed by the guaranteed loan.

*Repayment:* The maximum repayment period for a Section 108 loan is twenty years. HUD has the ability to structure the principal amortization to match the needs of the project and borrower. Each annual principal amount will have a separate interest rate associated with it.

*Financing Source:* Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD.

*Interest Rates:* Interest rates on interim borrowing are priced at the 3 month London Interbank Offered Rate (LIBOR) plus 20 basis points (0.2%). Permanent financing is pegged to yields on U.S. Treasury obligations of similar maturity to the principal amount. A small additional basis point spread, depending on maturity, will be added to the Treasury yield to determine the actual rate.

*Default:* To date, there has been no default under Section 108 resulting in a repayment by HUD. In the event of default requiring a payment, HUD would continue to make payments on the loan in accordance with its terms. The source

of payments by HUD pursuant to its guarantee would almost always be pledged CDBG funds. However, HUD does have borrowing authority with the U.S. Treasury if the pledged funds are insufficient.

### **Eligible Activities and Investments:**

#### Eligible Users

- Metropolitan cities and urban counties (i.e., CDBG entitlement recipients);
- Non-entitlement communities that are assisted in the submission of applications by States that administer the CDBG program;
- States;
- Non-entitlement communities eligible to receive CDBG funds under the HUD-Administered Small Cities CDBG program; and
- Insular Areas (American Samoa; Guam; Northern Mariana Islands; and the Virgin Islands).

For purposes of determining eligibility, CDBG rules and requirements apply. As with the CDBG program, all projects and activities must principally benefit low- and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet a community's urgent needs.

#### Eligible Activities

- Economic development activities eligible under CDBG;
- Acquisition of real property;
- Rehabilitation of publicly owned real property;
- Housing rehabilitation eligible under CDBG;
- Construction, reconstruction, or installation of public facilities (including street, sidewalk, and other site improvements);
- Related relocation, clearance, and site improvements;
- Payment of interest on the guaranteed loan and issuance costs of public offerings;
- Debt service reserves;
- Public works and site improvements in colonias; and
- In limited circumstances, housing construction as community economic development.

**For More Information:**

More information can be found online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs/108](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108)

Cory Schwartz, Financial Management Analyst  
U.S. Department of Housing and Urban Development  
Phone: (202) 402-4105  
Email: Benjamin.C.Schwartz@hud.gov

## 4.3 Multi-Family Housing

### 4.3.1 Refinancing of Existing Multifamily Housing (HUD)

**Description:**

Section 207/223(f) insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing. These projects may have been financed originally with conventional or FHA insured mortgages. Properties requiring substantial rehabilitation are not eligible for mortgage insurance under this program. HUD permits the completion of non-critical repairs after endorsement for mortgage insurance.

Section 223(f) insures lenders against loss on mortgage defaults. The program allows for long-term mortgages (up to 35 years) that can be financed with Government National Mortgage Association (GNMA) Mortgage-Backed Securities. This eligibility for purchase in the secondary mortgage market improves the availability of loan funds and permits more favorable interest rates.

**Eligible Activities and Investments:**

The property must contain at least 5 residential units with complete kitchens and baths and have been completed or substantially rehabilitated for at least 3 years prior to the date of the application for mortgage insurance. The program allows for non-critical repairs that must be completed within 12 months of loan closing. Projects requiring substantial rehabilitation are not acceptable under this section and may not involve the replacement of more than one major system. The remaining economic life of the project must be long enough to permit a ten-year mortgage. The mortgage term cannot exceed 35 years or 75 percent of the estimated life of the physical improvements, whichever is less. Davis Bacon prevailing wage requirements do not apply to this program.

For Market Rate transactions, (no Section 8 or Low Income Housing Tax Credits, LIHTC), the maximum mortgage limitation for a purchase or refinance transaction is the lesser of:

(1) 83.3 percent of HUD appraised value; (2) 83.3 percent of the acquisition cost; (3) Section 207 statutory per unit limits, adjusted by the local Field Office high cost percentage for the locality; or (4) a mortgage amount supported by 83.3 percent of net income.

For properties with 90% or greater rental assistance, the maximum mortgage limitation for a purchase or refinance transaction is the lesser of:

(1) 87 percent of HUD appraised value; (2) 87 percent of the acquisition cost; (3) Section 207 statutory per unit limits, adjusted by the local Field Office

high cost percentage for the locality; or (4) a mortgage amount supported by 87 percent of net income.

For affordable<sup>1</sup> properties, the maximum mortgage limitation for a purchase or refinance transaction is the lesser of:

(1) 85 percent of HUD appraised value; (2) 85 percent of the acquisition cost; (3) Section 207 statutory per unit limits, adjusted by the local Field Office high cost percentage for the locality; or (4) a mortgage amount supported by 85 percent of net income.

Owners or prospective purchasers of eligible multifamily properties may apply for insured mortgages through HUD-approved lenders.

All persons are eligible to occupy such projects subject to normal occupancy restrictions.

**For More Information:**

More information can be found online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/progdesc/purchrefi223f](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/progdesc/purchrefi223f)

Daniel Sullivan, Deputy Director  
Multifamily Development  
U.S. Department of Housing and Urban Development  
Phone: (202) 708-1142  
Email: Daniel.J.Sullivan@hud.gov

---

<sup>1</sup> Affordable projects are defined as a) projects that have a recorded regulatory agreement in effect for at least 15 years, (b) projects that meet at least the minimum Low Income Housing Tax Credit (LIHTC) restriction of 20% of units at 50% of the Area Median Income (AMI), or 40% of the units at 60% of the AMI, with economic rents (that paid by the tenant) no greater than rents on those of LIHTC and (c) mixed income projects if the minimum low income unit rent and occupancy restrictions and regulatory agreement meet the above criteria.



### 4.3.2 Supplemental Multifamily Loans (HUD)

**Description:**

Federal mortgage loan insurance to finance improvements, equipment, and additions to multifamily rental housing and healthcare facilities. HUD insures loans made by lenders to pay for improvements or additions to apartment projects, nursing homes, hospitals, or group-practice facilities that already carry HUD-insured or HUD-held mortgages. Projects may also obtain FHA insurance on loans to finance energy conservation improvements to conventionally financed projects, preserve, expand, or improve housing opportunities, or to provide fire and safety equipment or. Major movable equipment for nursing homes, group practice facilities, or hospitals also may be covered by a mortgage under this program.

**Eligible Activities and Investments:**

Insured mortgages may finance either: (1) finance energy conservation improvements. The proceeds of a loan involving an insured nursing home, hospital, or assisted living facility may also be used to purchase equipment to be used in the operation of the facility; (2) additions and improvements of multifamily housing projects, nursing homes, hospitals, and assisted living facilities already subject to HUD/FHA insured mortgages or mortgages held by HUD. The maximum insurable loan is 90 percent of the value of the addition or improvement, or an amount which, when added to the outstanding balance of the existing insured mortgage, does not exceed the amount insurable under the program pursuant to the mortgage covering such project of facility that is insured. Where the project is covered by a mortgage held by HUD the principal amount of the loan shall be in an amount acceptable to the Secretary. Contractors must comply with prevailing wage requirements under the Davis-Bacon Act.

Note: 241(a) loans for apartments previously required appropriated credit subsidy. Starting in FY13, 241(a) loans no longer require credit subsidy and are now grouped under the risk category of their primary FHA mortgage.

**For More Information:**

More information can be found online at:

<http://www.hud.gov/offices/hsg/mfh/progdsc/supplement241a.cfm> .

Daniel Sullivan, Deputy Director  
Multifamily Development  
U.S. Department of Housing and Urban Development  
Phone: (202) 708-1142  
Email: Daniel.J.Sullivan@hud.gov

### 4.3.3 FHA Risk Sharing (HUD)

**Description:**

Section 542(c) enables the U.S. Department of Housing and Urban Development (HUD) and State and local housing finance agencies (HFAs) to provide new risk-sharing arrangements to help those agencies provide more insurance and credit for multifamily loans. A related program is the Qualified Participating Entities (QPE) Risk Sharing Program: Section 542(b).

The Program provides new insurance authority independent of the National Housing Act. Section 542(c) provides credit enhancement for mortgages of multifamily housing projects whose loans are underwritten, processed, serviced, and disposed of by HFAs. HUD and HFAs share in the risk of the mortgage. The program was originally designed as a pilot to assess the feasibility of risk-sharing partnerships between HUD and qualified State and local HFAs in providing affordable housing. In 2001, Public Law 106-377, known as the Fiscal year 2001 Appropriations Act, converted the pilot program to a permanent multifamily insurance program. The unit allocation and credit subsidy obligation requirements of the demonstration program are no longer in effect.

**Eligible Activities and Investments:**

Participating qualified State and local Housing Finance Agencies may originate and underwrite affordable housing loans including new construction, substantial rehabilitation, refinancing, and housing for the elderly. The program provides full FHA mortgage insurance to enhance HFA bonds to investment grade. HFAs may elect to share from 10 to 90 percent of the loss on a loan with HUD. The HFA reimburses HUD in the event of a claim pursuant to terms of the risk sharing agreement.

An HFA must be approved by HUD to participate in this program. To be eligible the HFA must: (1) carry the designation of "top tier" or its equivalent as evaluated by Standard & Poor's or another nationally recognized rating agency; or (2) receive an overall rating of "A" for the HFA for its general obligation bonds from a nationally recognized rating agency; and (3) otherwise demonstrate its capacity as a sound, well-managed agency that is experienced in financing multifamily housing; and (4) have at least 5 years experience in multifamily underwriting; and (5) be a HUD-approved multifamily mortgagee in good standing. Eligible mortgagors include investors, builders, developers, public entities, and private Non-profit corporations or associations may apply to a qualified HFA. Individuals, families, and property owners may be eligible for affordable housing.

**For More Information:**

More information can be found online at:

<http://www.hud.gov/offices/hsg/mfh/progdsc/riskshare542c.cfm>

Daniel Sullivan, Deputy Director  
Multifamily Development  
U.S. Department of Housing and Urban Development  
Phone: (202) 708-1142  
Email: Daniel.J.Sullivan@hud.gov

#### 4.3.4 Public Housing Capital Fund (HUD)

**Description:**

The Capital Fund is available by formula distribution for capital and management activities, including development, financing, and modernization of public housing projects, which includes:

- Improvement of energy and water-use efficiency by installing or changing fixtures and fittings;
- Integrated utility management and capital planning to maximize energy conservation and efficiency.
- Redesign, reconstruction, and reconfiguration of public housing sites and buildings (including accessibility improvements) and development of mixed-finance projects;
- Vacancy reduction;
- Addressing deferred maintenance needs and the replacement of obsolete utility systems and dwelling equipment;
- Planned code compliance, management improvements, including the establishment and initial operation of computer centers in and around public housing through a Neighborhood Networks initiative, for the purpose of enhancing self-sufficiency, employability, and economic self-reliance of public housing residents by providing them with on-site computer access and training resources;
- Demolition and replacement;
- Resident relocation;
- Capital expenditures to facilitate programs to improve the empowerment and economic self-sufficiency of public housing residents, and improve resident participation;
- Capital expenditures to improve safety and security of residents; and,
- Homeownership activities, including programs under Section 32.

Based on Section 9, not more than 20 percent of a public housing agency's (PHA) capital funds may be used for operating expenses if the PHA's plan provides for such use. However, non-troubled PHAs that own or operate fewer than 250 units have full flexibility in how they use capital and operating funds for eligible activities under Sections 9(d)(i) and 9(e)(i).

PHAs may request HUD approval to borrow funds from the private market to make improvements to and/or develop additional public housing, by pledging a portion of their future annual Capital Fund grants to make debt service payments.

**Eligible Activities and Investments:**

Public Housing Authorities.

**For More Information:**

More information can be found online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/capfund](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund)

Bruce Rieder, Housing Capital Improvement Specialist  
Capital Programs Division, Office of Public Housing Investments  
U.S. Department of Housing and Urban Development  
Phone: (202) 402-6330  
Email: Bruce.D.Rieder@hud.gov

### 4.3.5 Public Housing Energy Performance Contracts (HUD)

**Description:**

Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. Normally offered by Energy Service Companies (ESCOs), this innovative financing technique allows building users to achieve energy savings without up-front capital expenses. The costs of the energy improvements are generally paid for with eligible third-party financing and paid back out of the energy savings. Other advantages include the ability to use a single contractor to do necessary energy audits and retrofit and to guarantee the energy savings from a selected series of conservation measures.

**Eligible Activities and Investments:**

Public Housing Authorities.

**For More Information:**

More information can be found online at:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/phecc/epformance](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/phecc/epformance).

Alan Spera, Energy Management Specialist  
U.S. Department of Housing and Urban Development  
Phone: (617) 994-8432  
Email: Alan.Spera@hud.gov

### 4.3.6 Multi-Family Housing Energy Efficiency Initiative (USDA)

**Description:**

The Multi-Family Housing Energy Efficiency Initiative enables Section 515 Rural Rental Housing Program for New Construction, Section 514 Farm Labor Housing Loans and Section 516 Farm Labor Housing Grants for Off-Farm Housing, Section 522 Housing Preservation Grants, and Sections 514, 515 and 516 Multi-Family Housing Revitalization Demonstration Program applicants to help the environment and increase their eligibility for funding by incorporating energy efficiency practices into project designs, construction, and operations.

The goal of the Multi-Family Housing Energy Efficiency Initiative is to promote development projects that require a reduced quantity of energy to operate, use energy sources that do not produce greenhouse gases and that have little or no net emission of greenhouse gases, and are economically viable. Points are available to applicants who seek third-party energy efficiency certifications, use energy efficient building materials and design strategies, generate energy on site, and make a commitment to energy efficient post-construction operation and maintenance.

**Eligible Activities and Investments:**

The three areas of focus for the Energy Efficiency Initiative are energy conservation, energy generation and green property management.

Note: Please see the most current Notice of Funds Availability (NOFA) for a detailed review of application and project requirements.

*Energy Conservation:* For energy conservation, the Multi-Family Housing Energy Efficiency Initiative awards points for both new construction and rehabilitation projects to participate in energy efficiency programs and standards certifications. Though each of the programs listed below is different, some share common features which may make it easier to obtain multiple certifications. Points are awarded for each certification obtained, although not all certifications are accepted by all USDA-RD programs. Participation in qualified local and regional programs and certifications may also earn points.

It is important to note that certain programs have multiple levels of certification and that additional points are awarded for reaching higher levels. The following are the current available certification programs for energy conservation:

- The Environmental Protection Agency's Energy Star for Homes program;
- The Enterprise Community Partners' Green Communities program;
- The United States Green Building Council's LEED for Homes program; and,

- The National Association of Home Builders National Green Building Standard™

Note: Please see the individual USDA-RD program NOFAs for details on which certifications are permissible for your project.

*Energy Generation:* In addition to participating in standards certifications and energy efficiency programs, the Multi-Family Housing Energy Efficiency Initiative encourages developers to generate energy on-site by utilizing technology to lessen their properties' need for outside energy sources. Doing so will earn additional NOFA points and increase a project's viability regarding USDA-RD program funding. Energy generation can be accomplished using technologies including, but not limited to: wind turbines, micro-turbines, micro-hydro power, photovolactics (capable of producing a voltage when exposed to radiant energy, especially light), solar hot water systems, biomass/biofuel systems that do not use fossil fuels in production, and geo-exchange systems. Developers must use industry recognized simulation software when estimating energy consumption and generation for preliminary building designs. They must also then submit a report of findings based on the simulations with their USDA-RD program applications.

USDA-RD recognizes that zero-net energy consumption is a challenge to developers and builders alike and not all applicants will reach this goal. Projects will receive points for partial energy generation of 10% or more. Points received may increase with higher percentages of energy generation, where generation is considered to be the total amount of energy needed on-site to make the building a zero-net energy consumer of energy. In other words, the building requires no more energy than it produces.

*Green Property Management:* USDA-RD believes it is important to focus on energy efficiency even after construction is complete. Responsible post-construction operation and maintenance is a duty for every environmentally sound property. For this reason, all applications will receive additional points if the designated property management company or individuals that will assume operations and maintenance obligations have a Credential for Green Property Management. Credentialing can be obtained from any of the following organizations:

- National Apartment Association (NAA);
- National Affordable Housing Management Association;
- The Institute for Real Estate Management; and,
- US Green Building Council's Leadership in Energy and Environmental Design for Operations and Maintenance (LEED OM).



The Credential for Green Property Management can be obtained from other organizations with certifiable credentialing programs. To be considered, all credentials must be illustrated in the application in the resumes/bios of the property management team.

**For More Information:**

More information can be found online at:  
<http://www.rurdev.usda.gov/eehome.html>.

Meghan Walsh, Architect  
USDA Rural Housing Service  
Phone: (202) 205-0903  
Email: [Meghan.Walsh@wdc.usda.gov](mailto:Meghan.Walsh@wdc.usda.gov)

## 4.4 Commercial Buildings & Facilities

### 4.4.1 7(a) Loan Program (SBA)

**Description:**

SBA's 7(a) loan guaranty program is named after Section 7(a) of the Small Business Act of 1953, which authorizes SBA to provide business loans to American small businesses. Proceeds from 7(a) loans may generally be used to establish a new business or to assist in the operation, acquisition, or expansion of an existing business. Specific uses include the acquisition of land (by purchase or lease); site improvements; the purchase, conversion, expansion, or renovation of one or more existing buildings; the construction of one or more new buildings; the acquisition or installation of fixed assets; to purchase inventory, supplies, and raw materials; to finance working capital; and to refinance certain outstanding debts.

**Eligible Activities and Investments:**

SBA generally does not specify what businesses are eligible. Rather, the agency outlines what businesses are not eligible. However, there are some universally applicable requirements. To be eligible for assistance, businesses must:

- Operate for profit;
- Be small, as defined by SBA;
- Be engaged in, or propose to do business in, the United States or its possessions;
- Have reasonable invested equity;
- Use alternative financial resources, including personal assets, before seeking financial assistance;
- Be able to demonstrate a need for the loan proceeds;
- Use the funds for a sound business purpose; and,
- Not be delinquent on any existing debt obligations to the U.S. government.

If you are awarded a 7(a) loan, you can use the loan proceeds to help finance a large variety of business purposes. However, there are a few restrictions. For example, proceeds can't be used to buy an asset to hold for its potential increased value or to reimburse an owner for the money they previously put into their business.

Basic uses for 7(a) loan proceeds include:

- To provide long-term working capital to use to pay operational expenses, accounts payable and/or to purchase inventory;

- Short-term working capital needs, including seasonal financing, contract performance, construction financing and exporting;
- Revolving funds based on the value of existing inventory and receivables, under special conditions;
- To purchase equipment, machinery, furniture, fixtures, supplies or materials;
- To purchase real estate, including land and buildings;
- To construct a new building or renovate an existing building;
- To establish a new business or assist in the acquisition, operation or expansion of an existing business; and,
- To refinance existing business debt, under certain conditions.

SBA loans cannot be used for these purposes:

- To refinance existing debt where the lender is in a position to sustain a loss and SBA would take over that loss through refinancing;
- To affect a partial change of business ownership or a change that will not benefit the business;
- To permit the reimbursement of funds owed to any owner, including any equity injection or injection of capital to continue the business until the SBA-backed loan is disbursed;
- To repay delinquent state or federal withholding taxes or other funds that should be held in trust or escrow; or,
- For a purpose that is not considered to be a sound business purpose as determined by SBA.

If you are unsure whether or not your anticipated use of funds is allowed, check with your SBA-approved lender (See Appendix).

**For More Information:**

More information can be found online at:

<http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/7a-loan-program>.

Patrick Kelley, Deputy Associate Administrator  
 Office of Capital Access  
 Phone: 800-827-5722  
 Email: Patrick.Kelley@sba.gov

#### 4.4.2 504 Loan Program (SBA)

**Description:**

The CDC/504 Loan Program provides financing for major fixed assets such as equipment or real estate. It can be used to finance construction of new facilities or to modernize, renovate, or convert existing facilities. Energy efficiency upgrades to buildings or manufacturing facilities are eligible projects.

**Eligible Activities and Investments:**

To be considered for a Certified Development Company (CDC)/504 loan applicants must meet certain eligibility requirements. Applicants must:

- Operate as a for-profit company;
- Do business (or propose to) in the United States or its possessions;
- Have a tangible net worth less than \$15 million and an average net income less than \$5.0 million after taxes for the preceding two years;
- not engage in speculation or investment in rental real estate;
- Be an eligible type of business (see <http://www.sba.gov/content/sba-financial-assistance-eligibility> for eligibility descriptions);
- use proceeds for an approved purpose (see <http://www.sba.gov/content/sba-financial-assistance-eligibility> for approved purposes);
- Not have funds available from other sources (SBA does not extend financial assistance to businesses when the financial strength of the individual owners or the company itself is sufficient to provide all or part of the financing);
- Be able to repay the loan on time from the projected operating cash flow of the business;
- Meet character requirements, based upon responses to a "Statement of Personal History" from the principals of each applicant firm, which is meant to gather information concerning historical willingness and ability to pay debts and to abide by the laws of their community;
- Have relevant management expertise; and,
- Present a feasible business plan.

A 504 loan can be used for:

- The construction of new facilities or modernizing, renovating or converting existing facilities;
- The purchase of long-term machinery and equipment;
- The purchase of land, including existing buildings; or,

- The purchase of improvements, including grading, street improvements, utilities, parking lots and landscaping.

A 504 loan cannot be used for:

- Working capital or inventory;
- Consolidating, repaying or refinancing debt; or,
- Speculation or investment in rental real estate.

**For More Information:**

More information can be found online at:

<http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/real-estate-and-eq>.

Patrick Kelley, Deputy Associate Administrator  
Office of Capital Access  
Phone: 800-827-5722  
Email: Patrick.Kelley@sba.gov

### 4.4.3 Rural Development Loan & Grant Assistance – Several Programs (USDA)

Program assistance is provided in many ways, including direct or guaranteed loans, grants and technical assistance.

#### **Business Loan Assistance**

##### **Business and Industry Loan Guarantee (B&I) Program**

###### **Description:**

The purpose of the B&I Guaranteed Loan Program is to improve, develop, or finance business, industry, and employment and improve the economic and environmental climate in rural communities. This purpose is achieved by bolstering the existing private credit structure through the guarantee of quality loans which will provide lasting community benefits. It is not intended that the guarantee authority will be used for marginal or substandard loans or for relief of lenders having such loans.

Loan purposes must be consistent with the general purpose contained in the regulation. They include but are not limited to the following: business and industrial acquisitions when the loan will keep the business from closing, prevent the loss of employment opportunities, or provide expanded job opportunities; business conversion, enlargement, repair, modernization, or development; purchase and development of land, easements, rights-of-way, buildings, or facilities; purchase of equipment, leasehold improvements, machinery, supplies, or inventory.

The range of amounts awarded for eligible activities: up to \$10 million.

B&I loan guarantees may be combined with Rural Energy for America Program loan guarantee (see below). SBA loan guarantees 7(a) and 504 may also be combined with B&I and REAP loan guarantees.

###### **For More Information:**

[http://www.rurdev.usda.gov/BCP\\_gar.html](http://www.rurdev.usda.gov/BCP_gar.html)

See Appendix for Rural Development Business Programs Directors List

## **Housing and Community Facilities Loan Assistance**

### **Rural Housing Guaranteed Loan**

Applicants for Rural Housing Guaranteed Loans may have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories.

### **Rural Housing Direct Loan**

Section 502 Rural Housing Direct Loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

### **Rural Repair and Rehabilitation Loans**

The Very Low-Income Housing Repair program provides loans and grants to very low-income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards.

### **Rural Rental Housing**

The Rural Rental Housing program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

Individuals, partnerships, limited partnerships, for-profit corporations, nonprofit organizations, limited equity cooperatives, Native American tribes, and public agencies are eligible to apply. For-profit borrowers must agree to operate on a limited-profit basis (currently 8 percent on initial investment). Borrowers must be unable to obtain credit elsewhere that will allow them to charge rents affordable to low- and moderate-income tenants.

### **Community Facilities Loan Program**

Designated Community Programs can make and guarantee loans to develop essential community facilities in rural areas and towns of up to 20,000 in population. Loans and loan guarantees are available to public entities such as municipalities, counties, and special-purpose districts, as well as to non-profit corporations and tribal governments.

## Utilities Loan Assistance

### Electric Loan and Loan Guarantee Program

See above (Section 4.1.1) for more information on the Rural Utilities Service Electric Loan and Loan Guarantee Program.

### Water and Waste Disposal Direct Loans and Grants

#### **Description:**

The purpose of the Water and Waste Disposal Direct Loans and Grants Program is to develop water and waste disposal systems in rural areas and towns with a population not in excess of 10,000. The funds are available to public bodies, non-profit corporations and Indian tribes.

#### **Eligible Activities and Investments:**

To qualify, applicants must be unable to obtain the financing from other sources at rates and terms they can afford and/or their own resources. Funds can be used for construction, land acquisition, legal fees, engineering fees, capitalized interest, equipment, initial operation and maintenance costs, project contingencies, and any other cost that is determined by the Rural Development to be necessary for the completion of the project. Projects must be primarily for the benefit of rural users.

### Water and Waste Disposal Guaranteed Loans

#### **Description:**

The purpose of the Water and Waste Disposal Guaranteed Loan Program is to provide loan guarantees for the construction or improvement of water and waste disposal projects serving the financially needy communities in rural areas. This purpose is achieved through bolstering the existing private credit structure through the guarantee of quality loans which will provide lasting benefits. The water and waste disposal guarantee loans are to serve a population not in excess of 10,000 in rural areas.

#### **Eligible Activities and Investments:**

Guaranteed loans are made and serviced by lenders such as banks, savings and loan associations, mortgage companies and other eligible lenders under the Guarantee Loan Program. These funds are available to be used by public bodies, non-profit corporations and Indian tribes. To qualify, applicants must be unable to obtain the required credit without the loan guarantee from private, commercial or cooperative sources at reasonable rates and terms. Each borrower must have or will obtain the legal authority necessary to construct, operate and maintain the proposed facility and services. The facilities must be located in a rural area. All



facilities financed under this provision shall be for public purposes.  
Guaranteed loans may be made in combination with direct loans.

**For More Information:**

More information about Rural Development's Loan Assistance can be found online at: [http://www.rurdev.usda.gov/rd\\_loans.html](http://www.rurdev.usda.gov/rd_loans.html).

For Business Loan Assistance:

John Broussard, Director, Business and Industry Division  
USDA Rural Development  
Phone: (202) 690-4103  
Email: John.Broussard@wdc.usda.gov

For Housing and Community Facilities Loan Assistance:

Meghan Walsh, Architect  
USDA Rural Housing Service  
Phone: (202) 205-0903  
Email: Meghan.Walsh@wdc.usda.gov

For Utilities Loan Assistance:

Jon Claffey  
USDA Rural Development  
Phone: (202) 720-1900  
Email: Jon.Claffey@wdc.usda.gov

#### 4.4.4 Rural Development Biorefinery Assistance Program (USDA)

**Description:**

The Biorefinery Assistance Program was established to assist in the development of new and emerging technologies for the development of advanced biofuels. The program provides loan guarantees up to \$250 million for the development, construction, and retrofitting of commercial-scale biorefineries.

**Eligible Activities and Investments:**

Eligible projects must meet the following criteria:

- The project must be for the development and construction of commercial-scale biorefineries using eligible technology or retrofitting of existing facilities with eligible technology;
- The project must use an eligible feedstock for the production of advanced biofuels and biobased products (examples of eligible feedstocks include, but are not limited to, renewable biomass, and biosolids);
- The majority of the biorefinery production must be an advanced biofuel -- a project that creates an advanced biofuel that is converted to another form of energy for sale will still be considered an advanced biofuel;
- The project must provide cash funds of not less than 20 percent of eligible project costs; and,
- Refinancing, under certain circumstances, may be eligible.

**For More Information:**

[http://www.rurdev.usda.gov/BCP\\_Biorefinery.html](http://www.rurdev.usda.gov/BCP_Biorefinery.html).

William Smith, Director, Energy Division  
USDA Rural Development  
Phone: (202) 205-0903  
Email: William.Smith@wdc.usda.gov

#### 4.4.5 Rural Development Advanced Biofuel Payment Program (USDA)

**Description:**

The Advanced Biofuel Payment Program provides payments to producers to support and expand production of advanced biofuels refined from sources other than corn kernel starch. The program supports and helps to ensure the expanding production of advanced biofuels by providing payments to eligible advanced biofuel producers. Additional incentive payments may be made to certain producers who have increased their biofuel output over the previous year's production. Advanced biofuels are produced from renewable biomass crops such as cellulose, sugar and starch (other than ethanol derived from corn kernel starch), hemicelluloses, lignin, waste materials, biogas, butanol, diesel-equivalent fuel, sugarcane, and nonfood crops such as poplar trees or switchgrass.

Assistance payments are determined by the number of eligible participants and the amount of program funding to be distributed among a pool of advanced biofuel producers (eligible participants) for a given period of time.

**Eligible Activities and Investments:**

To be eligible for the Advanced Biofuel Payment Program, an applicant must produce and sell an advanced biofuel. Conditions need to be met for the producer and the biofuel. An Advanced Biofuel Producer is an individual, corporation, company, foundation, association, labor organization, firm, partnership, society, joint stock company, group of organizations, or non-profit entity that produces and sells an advanced biofuel. Advanced biofuel is a fuel derived from renewable biomass, other than corn kernel starch. An advanced biofuel product must meet each of the following conditions to qualify for this program: must meet the definition of advanced biofuel and be produced in the United States; must be a solid, liquid, or gas; must be a final product; and must be sold as an advanced biofuel through an arm's length transaction to a third party.

**For More Information:**

More information can be found online at:

[http://www.rurdev.usda.gov/BCP\\_Biofuels.html](http://www.rurdev.usda.gov/BCP_Biofuels.html).

You may also contact your State Rural Energy Coordinator:

[http://www.rurdev.usda.gov/BCP\\_Energy\\_CoordinatorList.html](http://www.rurdev.usda.gov/BCP_Energy_CoordinatorList.html).

William Smith, Director, Energy Division  
USDA Rural Development  
Phone: (202) 205-0903  
Email: William.Smith@wdc.usda.gov

#### 4.4.6 Rural Energy for America Program (USDA)

**Description:**

The Rural Energy for America Program (REAP) provides assistance to agricultural producers and rural small businesses to complete a variety of projects. Offering both loan guarantees and grants, the REAP program helps eligible applicants install renewable energy systems such as solar panels or anaerobic digesters, make energy efficiency improvements such as installing irrigation pumps or replacing ventilation systems, and conduct energy audits and feasibility studies. The REAP program is comprised of the following components: The Renewable Energy System and Energy Efficiency Improvement Guaranteed Loan and Grant Program provides financial assistance to agricultural producers and rural small businesses to purchase, install, and construct renewable energy systems; make energy efficiency improvements; and use renewable technologies that reduce energy consumption. The Energy Audit and Renewable Energy Development Assistance Grant Program provides grant assistance to entities that will assist agriculture producers and small rural businesses by conducting energy audits and providing information on renewable energy development assistance. The Feasibility Study Grant Program assists applicants that need to complete a feasibility study, which is required in applications for REAP and other federal programs.

**Eligible Activities and Investments:**

Guaranteed loan and grant eligibility is limited to rural small businesses and agricultural producers. An agricultural producer is an individual or entity directly engaged in the production of agricultural products (crops, livestock, forestry products, hydroponics, nursery, and aquaculture) whereby 50 percent or greater of their gross income is derived from the operations. A private entity is considered a small business in accordance with the Small Business Administration's Small Business Size Standards. The lender must be eligible for the program. Lenders include Federal and State-chartered banks, Farm Credit System banks, and savings and loan associations. Other lenders may be eligible if approved by USDA. For both loan guarantees and grants, projects must meet the following conditions:

- The loan/grant must go towards the purchase of a renewable energy system or to make energy efficiency improvements;
- The technology must be pre-commercial or commercially available, and replicable;
- The project must have technical merit, as specified in Rural Development Regulation 4280 subpart B;

- A rural small business must be located in a rural area, though an agriculture producer may be located in a rural or non-rural area;
- The applicant must be the owner of the project and control the revenues, expenses, operations, and maintenance of the project;
- Sites must be controlled by the agricultural producer or small business for the financing term of any associated Federal loans or loan guarantees; and,
- The project must have satisfactory sources of revenue, for the life of the project that will be used for the operation, management, maintenance, and debt service.

**For More Information:**

More information can be found online at:

[http://www.rurdev.usda.gov/BCP\\_Reap.html](http://www.rurdev.usda.gov/BCP_Reap.html).

You may also contact your State Rural Energy Coordinator:

[http://www.rurdev.usda.gov/BCP\\_Energy\\_CoordinatorList.html](http://www.rurdev.usda.gov/BCP_Energy_CoordinatorList.html).

William Smith, Director, Energy Division

USDA Rural Development

Phone: (202) 205-0903

Email: William.Smith@wdc.usda.gov

## 4.5 Public Buildings & Facilities

### 4.5.1 Energy Savings Performance Contracts for Federal Buildings (DOE)

**Description:**

Energy Savings Performance Contracts (ESPCs) are an innovative financing technique that use cost savings from reduced energy consumption to repay the cost of installing energy conservation measures. Normally offered by Energy Service Companies (ESCOs), this financing technique allows Federal buildings to achieve energy savings without requiring up-front capital expenses. The costs of the energy improvements are borne by the ESCO and paid back out of guaranteed energy savings. Other advantages include the ability to use a single contractor to do necessary energy audits and retrofit and to guarantee the energy savings from a selected series of conservation measures. ESPCs for Federal buildings can create local jobs and drive work for American manufacturers and their workforces.

**Eligible Activities and Investments:**

Installation of energy conservation measures on Federal buildings and Federal facilities.

**For More Information:**

More information about Energy Savings Performance Contracts for Federal buildings may be found online at:

<http://www1.eere.energy.gov/femp/about/about.html>.

Schuyler “Skye” Schell  
U.S. Department of Energy  
Phone: (202) 596-9015  
Email: Schuyler.Schell@ee.doe.gov

## 4.6 Infrastructure Projects

### 4.6.1 Drinking Water State Revolving Fund (EPA)

**Description:**

Drinking Water State Revolving Fund (DWSRF) programs support the most urgent drinking water-related public health needs from source to tap, focusing on projects that provide communities with the greatest public health improvement. The program also emphasizes providing funds to small and disadvantaged communities and to programs that encourage pollution prevention as a tool for ensuring safe drinking water.

Through the DWSRF program, each state and Puerto Rico maintain revolving loan funds to provide independent and permanent sources of low-cost financing for a wide range of public health protection projects. Funds to establish or capitalize the DWSRF programs are provided through federal government grants and state matching funds (equal to 20 percent of federal government grants). Today, all 50 states and Puerto Rico are operating successful DWSRF programs.

DWSRF programs operate much like environmental infrastructure banks that are capitalized with federal and state contributions. DWSRF monies are loaned to communities and loan repayments are recycled back into the program to fund additional public health protection projects. The revolving nature of these programs provides for an ongoing funding source that will last far into the future. Key features of the program include:

- **Low Interest Rates, Flexible Terms**—DWSRF programs subsidize projects to improve affordability for borrowers. Many borrowers receive loans with interest rates below market rates, some as low as 0%. In 2012, the DWSRF offered an average interest rate of 1.9% versus the market rate of 3.4%. DWSRF programs can fund 100 percent of the planning design, and construction cost and provide flexible repayment terms up to 30 years for disadvantaged communities.
- **Optional Set-Asides**—Unique to the DWSRF, states can set aside a portion of their capitalization grants (up to 31%) to support activities that are necessary to ensure the availability of safe and affordable drinking water. Activities can include assisting water systems that are applying for DWSRF loans, strengthening and sustaining state drinking water programs, improving source water protection, providing direct technical assistance to small water systems, and even conducting water and energy efficiency audits.
- **Transfer Authority**—A state may transfer an amount equal to thirty-three percent of the DWSRF capitalization grant between the CWSRF to the DWSRF programs.

- Additional Subsidy—In recent years, a portion of each state’s DWSRF federal capitalization grant has been provided in the form of principal forgiveness, grants, or negative interest loans.
- Green Project Reserve (GPR)—In recent years, to the extent eligible projects are available, a portion of each state’s federal capitalization grant has been provided to water efficiency, energy efficiency, green infrastructure, and other environmentally innovative projects. Currently, funding the GPR is discretionary for the DWSRF programs. Projects typically include energy efficiency upgrades and water loss reduction.

**Eligible Activities and Investments:**

Under the DWSRF, states have a wide range of options. States may choose from a variety of assistance options, including loans, refinancing, purchasing, or guaranteeing local debt and purchasing bond insurance. States can also set specific loan terms, including interest rates – from zero percent to market rate – and repayment periods – up to 30 years for disadvantaged communities.

States have the flexibility to target resources to their particular public health needs within three broad project priorities: public health protection; compliance with drinking water standards; and affordable access to drinking water. Each state prepares an Intended Use Plan (IUP) in its annual application for a capitalization grant. In the IUP, the state will list all the potential projects they plan to fund, and rank them in priority order through a scoring system that they develop based on the three broad program eligibilities. Bypass procedures are also put in place for those projects which are not ready to proceed to construction.

States have a goal of providing 20% of the fund to small systems. In 2012, 71% percent of all loans (34% percent of funding) were made to communities with populations less than 10,000. In addition, some states provide specialized assistance for communities that are disadvantaged or experience financial hardship. These states might offer lower or no-interest loans, principal forgiveness, or grants to provide greater subsidies for disadvantaged communities, as well as 30 year loan terms.

**For More Information:**

More information can be found online at:

[http://water.epa.gov/grants\\_funding/dwsrf/index.cfm](http://water.epa.gov/grants_funding/dwsrf/index.cfm).

Drinking Water State Revolving Fund Program Operations Manual:

[http://www.epa.gov/ogwdw/dwsrf/pdfs/manual\\_dwsrf\\_programoperationalmanual.pdf](http://www.epa.gov/ogwdw/dwsrf/pdfs/manual_dwsrf_programoperationalmanual.pdf).

Peter Shanaghan, DWSRF Team Lead  
U.S. Environmental Protection Agency  
Phone: (202) 564-3848  
Email: Shanaghan.Peter@epa.gov



## 4.6.2 Clean Water State Revolving Fund (EPA)

### **Description:**

Clean Water State Revolving Fund (CWSRF) programs support water quality protection projects for wastewater treatment, nonpoint source pollution control, and watershed and estuary management.

Through the CWSRF program, each state and Puerto Rico maintain revolving loan funds to provide independent and permanent sources of low-cost financing for a wide range of water quality infrastructure projects. Funds to establish or capitalize the CWSRF programs are provided through federal government grants and state matching funds (equal to 20 percent of federal government grants). Today, all 50 states and Puerto Rico are operating successful CWSRF programs.

CWSRF programs operate much like environmental infrastructure banks that are capitalized with federal and state contributions. CWSRF monies are loaned to communities and loan repayments are recycled back into the program to fund additional water quality protection projects. The revolving nature of these programs provides for an ongoing funding source that will last far into the future. Key features of the program include:

- **Low Interest Rates, Flexible Terms**—Nationally, interest rates for CWSRF loans average 2.1 percent, compared to market rates that average 3.9 percent. For a CWSRF program offering this rate, a CWSRF funded project would cost 15 percent less than projects funded at the market rate. CWSRFs can fund 100 percent of the project cost and provide flexible repayment terms up to 20 years.
- **Assistance to a Variety of Borrowers**—The CWSRF program has assisted a range of borrowers including municipalities, communities of all sizes, farmers, homeowners, conservation districts, and nonprofit organizations.
- **Partnerships with Other Funding Sources**—CWSRFs partner with banks, nonprofits, local governments, and other federal and state agencies to provide the best water quality financing source for their communities.
- **Additional Subsidy**—In recent years, a portion of each state's CWSRF federal capitalization grant has been provided in the form of principal forgiveness, grants, or negative interest loans.
- **Green Project Reserve**—In recent years, to the extent eligible projects are available, a portion of each state's federal capitalization grant has been provided to green infrastructure, energy efficiency, water efficiency, and other environmentally innovative projects.

### **Eligible Activities and Investments:**

Under the CWSRF, states have a wide range of options. States may choose from a variety of assistance options, including loans, refinancing, purchasing, or guaranteeing local debt and purchasing bond insurance. States can also set

specific loan terms, including interest rates—from zero percent to market rate—and repayment periods—up to 20 years. States have the flexibility to target resources to their particular environmental needs, including contaminated runoff from urban and agricultural areas, wetlands restoration, groundwater protection, brownfields remediation, estuary management, and wastewater treatment. The CWSRF program has three broad project eligibilities: publicly owned wastewater treatment works defined in Section 212 of the Clean Water Act (CWA), publicly or privately owned projects that implement nonpoint source management programs established under Section 319, and the development and implementation of an estuary conservation and management plan under Section 320 of the CWA. Under these broad eligibilities, states have a great deal of flexibility to fund a wide range of water quality projects.

States may also customize loan terms to meet the needs of small and disadvantaged communities. In 2012, 69 percent of all loans (24 percent of funding) were made to communities with populations less than 10,000. In addition, some states provide specialized assistance for communities that are disadvantaged or experiencing financial hardship. These states might offer lower or no-interest loans, principal forgiveness, or grants to provide greater subsidies for disadvantaged communities.

**For More Information:**

More information can be found online at: <http://www.epa.gov/cleanwatersrf>.

George Ames  
U.S. Environmental Protection Agency  
Phone: (202) 564-0661  
Email: Ames.George@epa.gov

### 4.6.3 Transportation Infrastructure Finance and Innovation Act Program (DOT)

#### **Description:**

The Transportation Infrastructure Finance and Innovation Act of 1998 (TIFIA), as amended, established a Federal credit program for eligible surface transportation projects of regional or national significance under which the U.S. Department of Transportation may provide three forms of credit assistance – secured (direct) loans, loan guarantees, and standby lines of credit. Credit assistance is based on a variety of factors including the project’s regional and national significance, the extent to which TIFIA participation will foster innovative public-private partnerships, and the project’s environmental benefits (see Chapter 5 of the TIFIA Program Guide for a complete list of evaluation criteria and their current weights at [http://www.fta.dot.gov/grants/12309\\_9711.html](http://www.fta.dot.gov/grants/12309_9711.html)).

The program's fundamental goal is to attract new investment capital to projects capable of generating revenues through user charges or dedicated funding sources and to complement existing funding sources by filling market gaps, thereby leveraging substantial private capital for critical improvements to the nation's surface transportation system.

DOT awards credit assistance to eligible applicants, which include state departments of transportation, transit operators, special authorities, local governments, and private entities.

The interest rate on a TIFIA loan is equal to the rate on U.S. Treasury securities of similar maturity on the day of loan closing. The line of credit interest rate is equal to the 30-year Treasury rate, and the rate on guaranteed loans is subject to negotiation between borrower and lender and approval by DOT.

#### **Eligible Activities and Investments:**

Eligible transit projects include the design and construction of stations, track, and transit-related infrastructure, purchase of transit vehicles, and any other type of project that is eligible for grant assistance under chapter 53 of Title 49 of the United States Code (U.S.C.). Additionally, intercity bus vehicles and facilities are eligible to receive TIFIA assistance.

To qualify for TIFIA assistance, a project must meet the following criteria:

- The project must cost at least \$50 million (intelligent transportation system projects have \$15 million minimum);
- Federal funding cannot exceed 33% of eligible costs or the amount of senior debt if the TIFIA loan does not have an investment grade rating;

- Senior debt obligations must receive an investment grade rating; and,
- The project must have a dedicated revenue source to pledge as repayment.

**For More Information:**

More information can be found online at:

[http://www.fta.dot.gov/grants/12309\\_9711.html](http://www.fta.dot.gov/grants/12309_9711.html) or by contacting the Federal Transit Administration's Office of Budget and Policy at (202) 366-4050.

Case studies can be found online at:

[http://www.fhwa.dot.gov/ipd/tifia/projects\\_project\\_profiles/project\\_profiles.htm](http://www.fhwa.dot.gov/ipd/tifia/projects_project_profiles/project_profiles.htm).

Duane Callender, Director  
U.S. Department of Transportation  
Phone: (202) 366-9644  
Email: Duane.Callender@dot.gov

## 4.7 Finance Facilities for Manufacturing and Supply Chain Companies

### 4.7.1 7(a) Loan Program (SBA)

SBA's 7(a) Loan Program is a powerful tool for manufacturing and supply chain companies.

See above (Section 4.4.1) for details.

### 4.7.2 504 Loan Program (SBA)

SBA's 504 Loan Program is also powerful tool for manufacturing and supply chain companies.

See above (Section 4.4.2) for details.

### 4.7.3 Small Business Investment Company (SBA)

**Description:**

The SBIC Program is one of many financial assistance programs available through the U.S. Small Business Administration. The structure of the program is unique in that SBICs are privately owned and managed investment funds, licensed and regulated by SBA, that use their own capital plus funds borrowed with an SBA guarantee to make equity and debt investments in qualifying small businesses. The U.S. Small Business Administration does not invest directly into small business through the SBIC Program.

There are over 300 licensed SBICs in operation today. SBICs pursue investments in a broad range of industries and geographies. Some SBICs invest in a particular field or industry in which their management has expertise, while others invest more generally.

The SBIC program currently offers its licensees access to debt capital with a 10-year maturity and semi-annual interest payments. The structure of this financing means that most SBICs focus primarily on providing small businesses with debt or debt with equity features. SBICs will typically focus on companies that are mature enough to make current interest payments on the investment so that, in turn, the SBIC can meet its interest obligations to the SBA.

**Eligible Activities and Investments:**

Only companies defined by SBA as “small” are eligible for SBIC financing. Generally, the SBIC Program defines a company as “small” when its net worth is \$18.0 million or less and its average after tax net income for the prior two years does not exceed \$6.0 million. All of the company’s subsidiaries, parent companies and affiliates are considered in determining the size standard and for certain industries alternative size standards may apply. Details regarding regulatory size limitations are included in the [Small Business Size Regulations](#).

SBICs may not invest in: other SBICs, finance and investment companies or finance-type leasing companies, unimproved real estate, companies with less than 51% of their assets and employees in the United States, passive or casual businesses (those not engaged in a regular and continuous business operation); companies which will use the proceeds to acquire farm land; or small concerns whose primary business activity is deemed contrary to the public interest.

**For more information:**

More information can be found online at:

- [http://www.sba.gov/sites/default/files/Program%20Overview%20-%20FY%202013\\_0.pdf](http://www.sba.gov/sites/default/files/Program%20Overview%20-%20FY%202013_0.pdf)
- <http://www.sba.gov/content/sbic-program-0>
- <http://www.sba.gov/content/all-sbic-licensees-state>

Patrick Kelley, Deputy Associate Administrator  
Office of Capital Access  
Phone: 800-827-5722  
Email: Patrick.Kelley@sba.gov

#### 4.7.4 Small Business Lending Fund (Treasury)

**Description:**

The Small Business Lending Fund (SBLF) encourages lending to small businesses by providing Tier 1 capital to qualified community banks with assets of less than \$10 billion. Through the SBLF, Main Street banks and small businesses can work together to help create jobs and promote economic growth in local communities across the nation.

**Eligible Activities and Investments:**

An insured depository institution is eligible if it has assets of less than \$10 billion and it meets the other requirements for participation. If the institution is controlled by a holding company, the combined assets of the holding company determine eligibility. Community development loan funds are also eligible. Banks that have total assets of \$1 billion or less may apply for SBLF funding that equals up to 5% of risk-weighted assets. Banks that have assets of more than \$1 billion, but less than \$10 billion may apply for SBLF funding that equals up to 3% of risk-weighted assets. The Small Business Lending Fund also provides an option for eligible community banks to refinance preferred stock issued to the Treasury through the Capital Purchase Program (CPP) or the Community Development Capital Initiative (CDCI) under certain conditions. An institution is not eligible if it is on the FDIC's problem bank list (or similar list) or has been removed from that list in the previous 90 days. Generally, this will include any bank with a composite CAMELS rating of 4 or 5.

**For more information:**

More information can be found online at:

- <http://www.treasury.gov/resource-center/sb-programs/Pages/Small-Business-Lending-Fund.aspx>
- [http://www.treasury.gov/resource-center/sb-programs/Documents/SBLF\\_Fact\\_Sheet\\_03-28-11.pdf](http://www.treasury.gov/resource-center/sb-programs/Documents/SBLF_Fact_Sheet_03-28-11.pdf)

See the Appendix for a link to SBLF's participating community banks.

Jason Tepperman, Director  
U.S. Department of Treasury  
Phone: (202) 622-1869  
Email: Jason.Tepperman@Treasury.Gov

## 5 Additional Contact Information for Local Implementation Partners

### 5.1 USDA

Rural Development Business Programs Directors List

[http://www.rurdev.usda.gov/BCP\\_BI\\_ProgramDirectorList.html](http://www.rurdev.usda.gov/BCP_BI_ProgramDirectorList.html)

Rural Development Business Programs Energy Branch – Energy Coordinators

[http://www.rurdev.usda.gov/BCP\\_Energy\\_CoordinatorList.html](http://www.rurdev.usda.gov/BCP_Energy_CoordinatorList.html)

Rural Development State Offices

<http://www.rurdev.usda.gov/stateofficeaddresses.html>

Rural Electric Co-ops (Qualified Lenders)

<http://www.nreca.coop/MEMBERS/MEMBERDIRECTORY/Pages/default.aspx>

#### Energy Matrix

USDA has many programs to assist farmers, rural residents, and the nation to respond to energy-related issues and opportunities. These range from basic scientific research to the development and commercialization of new technologies. From more efficient farming techniques, wind farms, and ethanol plants to biochemical and genomics research, USDA is deeply involved in and committed to the nation's quest for energy security.

The Energy Matrix is a Navigational Aide. USDA's energy related programs are large in scope, and extend among many USDA agencies and mission areas. The site is available to search for alternative and affordable energy solutions, funding for projects, available programs and program information, or research and development programs and initiatives. The Energy Matrix is USDA's one-stop-shopping matrix serving the public, private businesses and the government.

USDA's Energy Matrix can be found here:

<http://usda.gov/wps/portal/usda/usdahome?navid=ENERGY>

### 5.2 Environmental Protection Agency

Clean Water State Revolving Fund Regional and State Contacts

[http://water.epa.gov/grants\\_funding/cwsrf/contacts.cfm](http://water.epa.gov/grants_funding/cwsrf/contacts.cfm)



### 5.3 Housing and Urban Development

Local Offices

<http://portal.hud.gov/hudportal/HUD?src=/localoffices>

Regional Office Liaisons (See Map for Reference)

Tom Chase	I	(860) 240-9732	Thomas.R.Chase@hud.gov
Jacob Levine	II	(212) 542-7438	Jacob.N.Levine@hud.gov
Rebecca Maclean	III	(412) 644-4881	Rebecca.L.Maclean@hud.gov
Edgar Rodriguez-Mendez	IV	(787) 274-5841	Edgar.Rodriguez-Mendez@hud.gov
Dale Darrow and Brian Gillen	V	(312) 353-6236	Dale.A.Darrow@hud.gov Brian.Gillen@hud.gov
Leslie Ann Bradley and Jerlinda Banks	VI	(817) 978-9406 (Leslie) (817) 978-5619 (Jerlinda)	LeslieAnn.Bradley@hud.gov Jerlinda.D.Banks@hud.gov
Clifton Jones	VII	(913) 551-6926	Clifton.E.Jones@hud.gov
Guadalupe Herrera	VIII	(303) 839-2651	Guadalupe.M.herrera@hud.gov
Wayne Waite	IX	(775) 824-3707	Wayne.W.Waite@hud.gov
Christopher Hoffer	X	(206) 220-6674	Christopher.J.Hoffer@hud.gov



## 5.4 Small Business Administration

Qualified SBA Lenders

<http://www.sba.gov/category/lender-navigation/search-sba-lenders?select=proximity>

Small Business Investment Company Directory

<http://www.sba.gov/content/all-sbic-licensees-state>

## 5.5 Treasury

Small Business Lending Fund's Participating Community Banks

<http://www.treasury.gov/resource-center/sb-programs/Pages/sblf-map.aspx>

State Reports on CDFIs and New Markets Tax Credits Allocatees

[http://www.cdfifund.gov/impact\\_we\\_make/state\\_reports.asp](http://www.cdfifund.gov/impact_we_make/state_reports.asp)