

CLIMATESMART LOAN FAQ:

What if I don't own my own building? Can I still participate in the CSLP?

The CSLP does require that you own your building. Have you considered speaking with your landlord about the energy efficiency improvements that you would like to see in your space? Many businesses are working with their landlords and property managers to encourage energy efficiency upgrades to create cost sharing solutions

Can someone do the CSLP if they outright own the building already - so there is no lender to deal with?

Someone who owns their building outright is the ideal candidate for a ClimateSmart loan since they don't to get approval from a lender to take on the lien.

Why do commercial property owners need approval from lender to put a special assessment on their loan?

Boulder County is invested in maintaining a good relationship with local banks. Permission from the lender is also required because if the property goes back to the lender, it will have the assessment with it.

Is new construction or addition eligible for the loan?

Yes.

What is the term of the loans?

the Borrower chooses between 5 and 10 year loans.

Is partial repayment possible? How about early repayment of the loan?

Colorado State Law prevents partial repayment of the loan, but you can repay the entire amount at any time

At what point after the application is submitted are we locked into the loan?

We anticipate that funds will be available for our participants during mid-September. We hope to sell the bond in early September and then you will receive a "Notice To Proceed" to go ahead with the work. Our timeline is on our website at:

<<http://www.bouldercounty.org/bocc/cslp/commtime.pdf>>.

What if the proposed project is more than 20% of the assessed property value?

The assessors and attorneys have created new requirements based off of such a request. For those Commercial ClimateSmart Loan Applicants who would like to apply for funding greater than the County assessed property value, these applicants need to provide a regulation fee appraisal less than 12 months old performed by a state licensed fee appraiser in good standing. The "good standing" requirement should be verified by the Colo. Dept. of Regulatory Agencies (DORA – search for licensure standing of fee appraisers operating in Colorado at <http://eservices.psiexams.com/crec/search.jsp>). This license will ensure the current-day credibility of the appraisal. Applicants will be able to apply for funding up to 20% of this appraised value

What does the "statutory value of the property" include?

The applicable figure is "Total Actual" as represented on the County Assessor's website.

Can a corporation that owns and rents residential properties qualify for a commercial ClimateSmart loan for upgrades to a residential property? If not, how about the residential program (and if so, what's the current status on the residential loans)?

The residential and commercial programs are linked to building type, not ownership. So if it is an apartment building then it falls under commercial; single family homes, du/tri-plexes, condos, and townhomes are under residential. We are still on delay (6/24) with the residential program for this current round, but hope to have news later this week of how we are moving forward.

Are commercial audits or blower door tests covered under the Loan?

The Loan covers those audits where the property owner proceeds to seek funding for improvements that are related to the findings of the audit through CSLP. Therefore, the audit amount would only be reimbursed in that fashion, and the property owner will need to proceed with some or all of the improvements that the audit report shows. In that fashion, the capital improvement can be linked to the audit expenditure, and therefore it can be considered a necessary capital expense.

Where a commercial operation is located in a residential-design structure, the residential blower-door test or audit would likewise be included for the financing for the follow-up EE/RE improvements.

Explain the breakdown and nature of the 9% loan fees. Is it 4% closing costs + 5% debt service reserve fund? How is the reserve fund managed? What happens to it when I pay off the loan?

Although they are estimating 9% for closing costs this can not be a set amount until the bonds are issued. Based on the 9% assumption, 4% would be closing costs or the cost of issuing the bonds and the other 5% is part of the debt service reserve fund which is a standard form of investor security of the bond that helps us achieve a better bond rating and interest rate. This money is set aside at closing and held in escrow to secure the bonds in the event of nonpayment, thereby reducing the overall interest cost to the borrower. These funds may be used to payoff the bond before the end of its term and may release borrowers from any remaining payments at that time. This would happen say if in the ninth year of the 10 year loan term there is money remaining in the escrow. This money is not returned to the borrower at any time. You can pay off your loan balance at any time without penalty but the escrow becomes part of a pooled escrow of all loan participants. It is only when the county is able to pay down the entire loan balance would the escrow be used.

CLIMATESMART LOAN BONUS REBATES FAQ:

Do the Bonus Rebates get deducted from the loan amount?

Most applicants choose to deduct all rebates in order to lower their principle.

How is a "business" defined for the purposes of receiving a bonus rebate?

Rebate awards will be limited to one award per project, and will generally be limited to one rebate per parcel. However, ClimateSmart/Boulder County may award rebates on multiple projects for a particular parcel if it is determined, within the sole discretion of ClimateSmart/Boulder County, that more than one project and corresponding rebate is merited for a particular parcel. The term "parcel" shall refer to an individual unit of real property that is designated as a unique parcel by the Boulder County Assessor and has accordingly been assigned a unique parcel number.

My business is in Longmont. Can I get a CSLP bonus rebate of \$10,000 AND a Longmont Matching Grant of \$5,000?

No. The Longmont Matching Grant is for is limited to 70% of project costs after other incentives. The ClimateSmart Loan Bonus Rebates would be one such incentive, so would cancel the Matching Grant. If you want a loan, do the ClimateSmart Loan Bonus Rebates. If you don't, do the Longmont Matching Grant program.