

Loan Products & Terms

DC Solar for All Revolving Loan Fund

Available May 2025

The Solar for All Revolving Loan Fund (SFA RLF) is administered by [City First Enterprises \(CFE\)](#) and [DC Green Bank \(DCGB\)](#) as part of [DC Department of Energy & Environment's \(DOEE\) Solar for All](#) award. The loan fund will mobilize public and private capital to catalyze the deployment of solar, storage, and enabling upgrades to benefit low- and moderate-income (LMI) residents in DC. Eligible projects include residential-serving community renewable energy facilities (CREF) and net energy metered (NEM) systems installed on commercial, community, and multifamily properties.

The program requires all projects financed through this fund must save LMI District residents an average of 50% on their household energy bills. The SFA RLF will support predevelopment costs, enabling upgrades, bridge loans, construction and/or permanent loan financing for solar installations and paired battery storage, with a focus on community facilities, multifamily affordable housing, and commercial building projects.

Note: Projects financed through the SFA RLF are subject to applicable compliance requirements, including prevailing wage laws and domestic procurement regulations. To read more, [jump to compliance information](#).

Loan Products

Our financial assistance offerings are designed to increase access to solar financing and mobilize private capital on behalf of LMI residents. The SFA RLF offers flexible capital designed to expand economic opportunity and scale solar deployment.

- **Predevelopment:** financing costs for planning and design phases of eligible projects
- **Incentive Bridge:** provides bridge to tax credit monetization, rebates, or grants that become available upon project completion
- **Construction:** short term financing for solar/battery installation and enabling upgrades, if applicable
- **Permanent:** long-term financing for eligible solar upgrades, post-installation

Contact Us

To learn more about the Solar for All Revolving program, visit [DOEE's Solar for All website](#), or contact us at DCSolarFund@cfenterprises.org and/or SolarForAllFund@dcgreenbank.com.

Predevelopment Loan

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| Purpose | Provides financial support for design and planning stages for projects that will benefit LMI District residents by reducing average household costs by 50% or more |
| Eligible Use of Funds | <ul style="list-style-type: none"> • Site assessments for solar and paired battery systems and required enabling upgrades • Interconnection studies and permitting costs, and more |
| Term | Up to 24 months |
| Rate | Up to 6% |
| Payoff | Loan must be paid off prior to site preparation/Notice to Proceed (NTP) milestone with proceeds from construction loan closing, borrower equity, or other source |
| Loan to Cost (LTC) | 80%-90% |
| Repayment | Interest only, outstanding principal and accrued interest are due in full upon maturity; Interest reserve permitted, may be required |
| Guarantees | Guaranty from corporate sponsor; Personal guarantee(s) from owners who hold 20% or more of borrowing entity; No required personal guarantees for tax-exempt entities; All guarantees joint and several |
| Fees | Up to 1.5% borrower paid origination fee, plus legal fees |

Incentive Bridge Loan

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| Purpose | Provides a bridge to tax credit equity, rebates, or grant subsidies that become available upon installation/completion. Projects must meet programmatic criteria by reducing LMI District resident household energy bills by an average of 50%. |
| Eligible Use of Funds | <p>Hard and soft costs associated with construction activities and scope of work implementing an eligible project, including</p> <ul style="list-style-type: none"> • implementation of enabling upgrades (e.g., ITC eligible transmission and distribution electrical upgrades) • acquisition and installation of solar systems, including mounting/racking, panel installations, and more |
| Term | Up to 36 months |
| Rate | Up to 5% |
| Loan to Value (LTV)/ Advanced Rate | Advanced rate up to 100% of incentive (e.g., ITC, program grants) |
| LTC | Up to 100% of calculated incentive monetization potential |
| Amortization/ Repayment | Interest only, principal and accrued interest due at maturity or upon receipt of bridged source (whichever occurs first); Interest reserve permitted, may be required |
| Guarantees | Guaranty from corporate sponsor; Personal guarantee(s) from owners who hold 20% or more of borrowing entity; No required personal guarantees for tax-exempt entities; All guarantees joint and several |
| Collateral | Senior lien on and assignment of bridged sources; Additional collateral may include lien on financed equipment, PPAs, energy service agreements, SREC revenue, engineering performance guarantees |
| Fees | Up to 1.5% borrower paid origination fee, plus legal fees |

Construction Loan

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| Purpose/Requirements | Offers short term financing for construction/installation of solar systems, paired battery storage projects, and enabling upgrades. Projects must meet programmatic criteria by reducing LMI District resident household energy bills by an average of 50%. May be rolled into a permanent debt source (see below for permanent loan terms). |
| Eligible Use of Funds | Capital to cover equipment purchases, installation, labor, interconnection expenses, during construction phase of solar (plus storage) projects and associated enabling upgrades, if applicable. |
| Term | Up to 24 months |
| Rate | Up to 5% |
| LTV/Advanced Rate | Up to 100% |
| LTC | Up to 90% (10% sponsor equity) |
| Amortization/Repayment | Interest only during construction period; Outstanding principal and accrued interest due in full upon earlier of maturity or closing on permanent financing |
| Guarantees | Guaranty from corporate sponsor; Personal guarantee(s) from owners who hold 20% or more of borrowing entity; No required guarantees for nonprofit/tax-exempt borrowers; All guarantees joint and several |
| Collateral | Senior Lien on equipment/ Uniform Commercial Code (UCC) filings, and if applicable, Power Purchase Agreements, Energy Service Agreements, Solar Renewable Energy Credit (SREC) sale contracts, Engineering Performance Guarantees |
| Fees | Up to 1.5% borrower paid origination fee, plus legal fees |

Construction to Permanent Loan

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| Purpose | Long-term financing for eligible solar projects and associated enabling upgrades. Projects must meet programmatic criteria by reducing LMI District resident household energy bills by an average of 50%. |
| Eligible Use of Funds | Capital to cover equipment purchases, installation, labor, interconnection expenses of solar (plus storage) projects and associated enabling upgrades, if applicable. |
| Term | Flexible, subject to individual lender's underwriting guidelines |
| Rate | Up to 6% |
| LTV/Advance Rate | Advance rate up to 100% |
| LTC | Up to 90% (10% sponsor equity) |
| DSCR | 1.2x |
| Amortization/Repayment | Interest only during construction period; Amortizing P&I payments once system placed in service; Amortization schedule up to 25 years, may be tied to PPA term length, if applicable; Outstanding principal and accrued interest due in full upon maturity |
| Guarantees | Guaranty from corporate sponsor; Personal guarantee(s) from owners who hold 20% or more of borrowing entity; No required guarantees for tax-exempt borrowers; All guarantees joint and several |
| Collateral | Senior lien on equipment/UCC filings, and (if applicable) PPAs, energy service agreements, SREC revenue, engineering performance guarantees |
| Fees | Up to 1.5% borrower paid origination fee, plus legal fees |

Compliance Requirements

Davis Bacon & Related Acts (DBRA)

Prevailing wage laws require contractors (and if applicable, subcontractors) implementing federally funded or financed construction projects compensate workers with the local prevailing wage. Construction activities, including solar installation, will trigger DBRA compliance.

DBRA compliance includes weekly wage submissions during a project's construction period. To minimize the administrative burden on SFA RLF borrowers, DOEE will centralize and lead the reporting process to ensure DBRA compliance.

Build America, Buy America (BABA)

Projects installed or reliant on public infrastructure will trigger BABA compliance, which mandate inputs to infrastructure projects adhere to domestic manufacturing requirements. Inputs to eligible projects include solar panels, racking/mounting, ballasts, inverters, and more.* To learn more about BABA compliance, including if your project qualifies as *public infrastructure*, [follow this link](#).

BABA requirements will apply to any SFA RLF financial assistance product that finances the procurement and/or installation of manufactured equipment. These may include Bridge, Construction, and/or Construction to Permanent financing products.

*In January 2025, [EPA issued a waiver for solar panels](#), mandating they be assembled (not manufactured) in the U.S. This waiver extends to solar panels purchased through December 2025, so long as those solar panels are installed before July 2026.