

CLEAN COMMUNITIES INVESTMENT ACCELERATOR

Post-Award Primer

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Overview of GGRF and CCIA

GGRF OVERVIEW



\$27 billion to rapidly deploy clean energy projects benefitting communities, split between a \$20 billion clean energy finance network and \$7 billion for low-income solar and storage programs



A critical tool for **filling gaps in access to green capital**, with **almost 70%** of funds dedicated to projects in low-income and disadvantaged communities that lack access to financing



Designed to use an initial infusion of federal funds to **mobilize, leverage, and complement** additional public and private investment



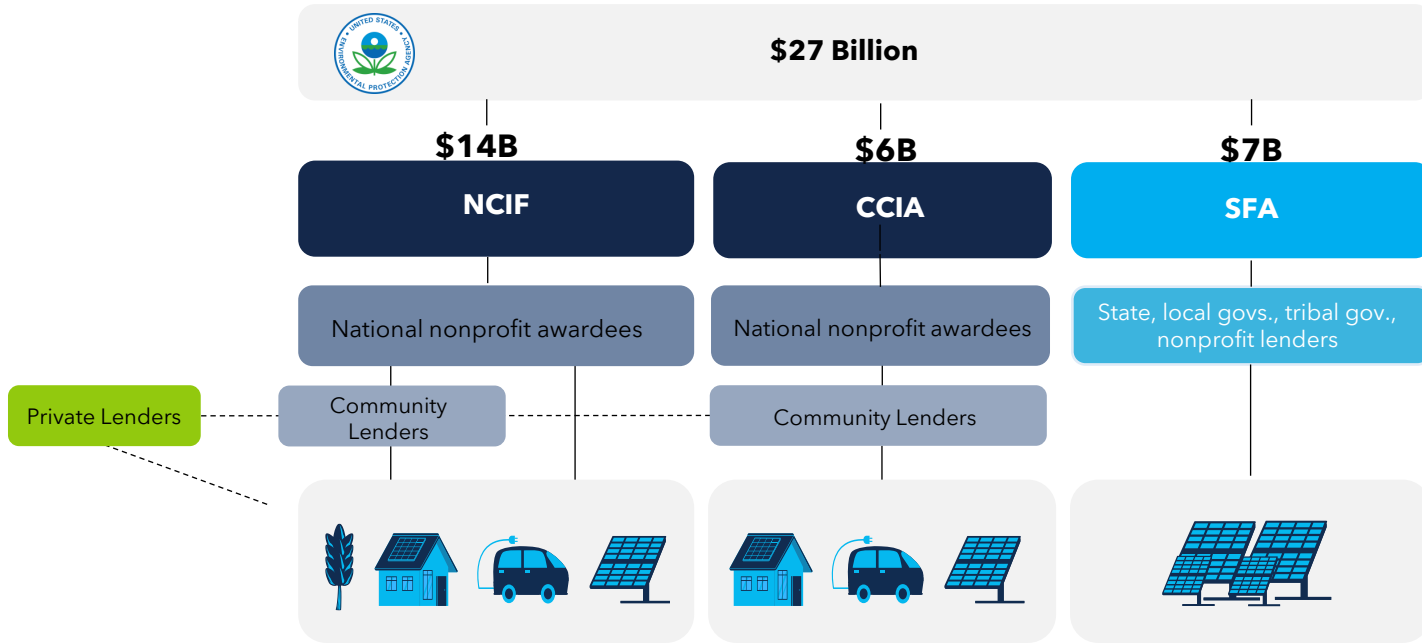
Built on the **successful model and track record** of green banks, community development financial institutions (CDFIs), credit unions, and other green and community-based lenders



EPA identified 3 priority project categories considered *particularly impactful to achieving the GGRF program objectives*: (1) Distributed Energy Generation and Storage, (2) Net-Zero Emissions Buildings, and (3) Zero-Emissions Transportation

GGRF FLOW OF FUNDS

Three Programs, including a \$20B clean energy finance network across two programs, and \$7B for low-income solar and storage programs run by state, local, Tribal government and nonprofits



GGRF PROGRAM OBJECTIVES



Objective 1

Reduce emissions of greenhouse gases and other pollutants.



Objective 2

Deliver benefits of GHG- and air pollution-reducing projects to US communities, particularly low-income and disadvantaged communities.

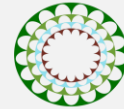


Objective 3

Mobilize financing and private capital to stimulate additional deployment of greenhouse gas- and air pollution-reducing projects.

EPA announced awardees of this program in April 2024

OPPORTUNITYFINANCE
NETWORK



Justice
Climate Fund



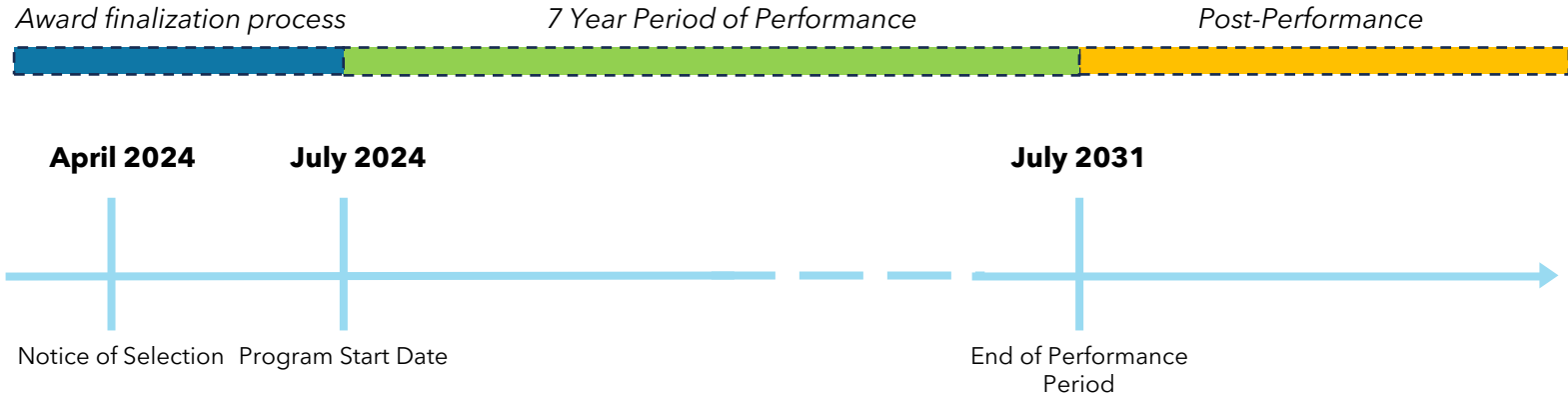
/ **inclusiv** /

- ▶ **PROGRAM:** [\\$6B portion](#) of the \$27B GGRF to expand the capacity of **community lenders** to deliver financing for **clean energy projects in low-income and disadvantaged communities (LIDAC)**

Awardees/hub nonprofits must award at least 80% of funds to community lenders for **capitalization funding**, and at least 90% of funds to community lenders for capitalization funding and **technical assistance subawards**.

- ▶ **PROJECTS: 100%** of CCIA dollars will go to **CCIA-eligible projects** enabling **decarbonization of buildings, decarbonization of transportation, and distributed power generation and storage**
- ▶ **100% of CCIA dollars** will be devoted to projects located in LIDAC
- ▶ **NEXT STEPS:** EPA and awardees will close out grant agreements and funds are anticipated to flow beginning in **Summer 2024**

NCIF ANTICIPATED TIMELINE



CCIA PROJECTS MUST BE A QUALIFIED + PRIORITY PROJECT

QUALIFIED PROJECT

Meets the below 6 requirements

Would reduce or avoid GHG emissions consistent with the climate goals of the US through its own performance or through assisting communities in their efforts

Would **reduce or avoid emissions of other air pollutants** through its own performance or through assisting communities in their efforts.

Would **deliver additional benefits** in one or more categories:

- | | |
|---------------------------------------|---|
| a. Climate change | e. Training and workforce development |
| b. Clean energy and energy efficiency | f. Remediation and reduction of legacy pollution |
| c. Clean transportation | g. Development of critical clean water infrastructure |
| d. Affordable and sustainable housing | |
-

Additionality: May not have otherwise been financed

Leverage: Would mobilize private capital.

Would support **only commercial technologies:** deployed for commercial purposes at least 3 times for a period of 5 years each in the US for the same general purpose as the project.

PRIORITY PROJECT



Distributed Energy Generation & Storage

Small-scale power generation and/or storage technologies (typically from 1kW-10,000kW), plus enabling infrastructure necessary for their deployment (must be carbon-free)



Net-Zero Buildings

- (1) Retrofits for existing buildings that contribute toward them becoming net-zero buildings over time, or
- (2) Construction of new net-zero buildings in LI/DAC (includes residential, commercial, industrial, and other buildings)



Zero-Emissions Transportation

Zero-emissions transportation modes, plus enabling infrastructure necessary for these modes, especially in communities overburdened by diesel pollution and PM concentration

GRANT FUND ACTIVITIES



Grant funding

**5 "Hub Nonprofits"
(Grantees)**

Capitalization funding,
TA subawards, & TA services

**Community Lenders
(Subgrantees)**

Financial assistance
& TA

CCIA-Eligible Projects

≥80% for Capitalization Funding

Funding to community lenders for the sole purpose of providing financial assistance to CCIA-eligible projects, in the form of subgrants and/or subsidies

(Capitalization funding is capped at **\$10 million** per subrecipient unless an exception is granted)

≥90% for Capitalization Funding + Technical Assistance (TA) Subawards

TA Subawards are focused on building the capacity of existing community lenders so that they can provide financial assistance to CCIA-eligible projects, including:

- Training and staff
- Market analysis and Technical support
- Predevelopment
- Subawards to others for TA support

(TA subawards are capped at **\$1 million** per community lender unless an exception is granted)

Remainder for TA Services & Program Administration

TA services to establish new and build the capacity of existing community lenders to provide financial assistance to CCIA-eligible projects, such as:

- Training
- Market analysis
- Structuring expertise
- Financial market-building activities

Program administration activities to administer the grant, such as:

- Managing processes to distribute funding
- Advisory council coordination
- Monitoring and reporting
- Audits



02

About CCIA Awardees

OPPORTUNITY FINANCE NETWORK

Based on application, but likely to change based on grant agreement with EPA



\$2.29 billion

ABOUT

Opportunity Finance Network (OFN) is a national network of more than 400 community development financial institutions (CDFIs) nationwide. The network of community development loan funds, banks, venture capital funds, and credit unions.

PASS THROUGH STRATEGY:

Will leverage their extensive member network through the **Clean Lending Mobilization Platform** to green their community lenders

The Clean Lending Mobilization Platform

OFN evaluates lenders (from 1-4) by clean finance readiness.

Will offer paired Capitalization Funding and Technical Assistance subawards as subgrants based on lender readiness

Capitalization Dollars to Mobilize Private Capital at a differing minimum ratios depending on clean lending readiness

TO DEPLOY TO:

Over 400 members that are community lenders in all 50 states, the District of Columbia, Puerto Rico, and Guam (all 10 EPA regions). Non-members can apply for membership and be eligible for funding.

PROJECTS BY SECTOR



Community Solar, Residential Rooftop Solar, to Distributed Solar



Retrofits/new builds to SF Residential, MF Residential, Community Locations, Commercial, and Municipal buildings



Zero Emissions Vehicle Charging at/near Multifamily housing, EV charging depots, and other projects

ABOUT

Founded in 1974, Inclusiv is a nonprofit U.S. Treasury-certified CDFI Intermediary that provides capital and capacity building for a national network of 900+ mission-driven, regulated credit unions, which include CDFIs, and financial cooperativas in Puerto Rico

PASS THROUGH STRATEGY:

Will leverage their member network, and clean lending training capacity to grow green lending products

Applicants for capitalization funding propose uses that Inclusiv will review.

Inclusiv provides Capitalization Funding for transaction-level subsidies or subgrants for capital/loan-loss reserves. Awardees have 6 months to launch a green loan programs.

All recipients of capitalization dollars can receive a minimum \$100,000 technical assistance subawards for lender training (which is offered by Inclusiv) or other needs

TO DEPLOY TO:

Will be deploying funds to its over 900 members that are community lenders in all 50 states, the District of Columbia, Puerto Rico, and US Virgin Islands (all 10 EPA regions). Non-members can apply for membership and be eligible for funding

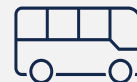
PROJECTS BY SECTOR



Residential rooftop, residential rooftop+solar, community solar, fuel cells, backup of diesel generators, interconnection upgrades



Residential/small commercial energy efficiency, electrification, decarbonization retrofits, appliance, heat pumps, geothermal



Zero-emission light-duty vehicles, chargers, and other infrastructure to support medium/heavy duty vehicles



ABOUT

Justice Climate Fund (JCF) is a purpose-built nonprofit supported by an existing ecosystem of coalition members (representing a broad cross-section of environmental justice, community development finance, and other organizations); a national network of more than 1,200 community lenders (including CDFIs and MDIs), and ImpactAssets (a non-profit with over \$3 billion under management).

PASS THROUGH STRATEGY:

Will assess readiness of community lenders and award funding through their Green Lender Certification Program

JCF Assess Community Lender needs and readiness to uptake green lending. After the assessment lenders will reserve capitalization dollars in proportion to their size and experience, After capitalization funding is reserved, lenders can receive TA funding

Lenders undergo training through the Community-Based Lender Certification Program that is customized to their needs. Following the training they will be certified to receive capitalization funding

Lenders will receive funding, a toolkit with templates, guidance, and other resources to advance market building and scaled deployment. Lenders are incentivized to deploy in priority regions

TO DEPLOY TO:

Will target the members of the JCF coalition, which includes 1,019 CDFIs, active in all EPA regions, but in general, any Community Lenders is eligible. Geographically, will have priority 1, 2, and 3 communities which are communities that have high number of J40 burdens, and are low-income designated census tracks

PROJECTS BY SECTOR



Solar PV installations, new battery storage capacity



Buildings weatherized, electrified, and made energy efficient, new net zero single family homes, heat pumps and heat pump water heaters financed



Light duty-EVs, Medium and heavy-duty EVs, Charging stations

APPALACHIAN COMMUNITY CAPITAL



APPALACHIAN
COMMUNITY CAPITAL

\$500 Million

ABOUT

Founded in 2013, Appalachian Community Capital (ACC) is a U.S. Treasury-certified CDFI membership organization that is launching the Green Bank for Rural America, a purpose-built program to deliver critical investments in coal, energy, underserved rural, and Tribal communities across the United States.

PASS THROUGH STRATEGY:

Will stand up a Green Bank for Rural America that targets green investment in Appalachia and other fossil-fuel generation regions

Community Lenders can apply to a menu of subawards including a capitalization subgrant, capitalization funding subsidy, and TA subawards. GBRA will provide application support for lenders.

If application is approved by both GBRA investment staff, and third-party reviewers, the Community Lender will most likely receive the exact funding they applied for.

TO DEPLOY TO:

Geographically, is targeting 582 counties nationally, including in Appalachia, that are impacted by coal and fossil fuel declines, as well as fenceline communities impacted by the environmental and health effects of fossil energy generation. The Green Bank for Rural America will allow any Community Lender targeting these counties to apply for CCIA funding.

PROJECTS BY SECTOR



New builds and retrofits with zero-emission standards to residential, and C&I buildings



Clean energy generation projects, and battery storage projects



Zero emission vehicles and charging stations



\$400 Million

ABOUT

Founded in 2009, the Native CDFI Network (NCN) serves as national voice and advocate for U.S. Treasury-certified Native CDFIs, which primarily serve and are accountable to Native communities.

PASS THROUGH STRATEGY:

Will provide capital and technical support to their member network.

NCN has already surveyed is Community Lender Network to determine current capacity to deploy capitalization funding and ranked lenders from Tier 1 (highest capacity) to Tier 3 (lowest capacity)

Will provide capitalization funding as subsidies. Subsidies will be provided for up to 100% of loan origination to qualified projects. Funding allocation requirements depend on Tier level.

Technical assistance subawards will also be provided as subgrants to support capacity building.

TO DEPLOY TO:

Will be deploying in 35 states in all EPA regions across Native communities, including federally-recognized tribal lands, reservation-based communities, non-federally recognized tribal members in statistical areas and others living off-reservation. They will provide funds to 63 community lenders in NCN's CCIA Community Lender network that have already formally agreed to participate in the program.

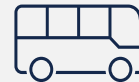
PROJECTS BY SECTOR



Rooftop and community solar, renewable microgrids, utility-scale battery storage, utility-scale solar, wind, and hydroelectric generation



Construct new net zero homes, and retrofit with solar panels, solar water heaters and electric heat pumps



Fleet electrification, EV charging infrastructure, personal auto loans for EV or plug-in hybrid vehicles



03

Implementation Guide

Immediate and High-Impact Actions

Long-Term and Ongoing Actions

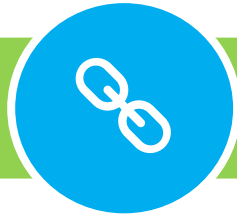
Ensure that your state and/or local government officials in Energy, Environment, Housing, and Transportation are aware of the GGRF. Determine their strategy to maximize GGRF investment in their jurisdictions.

Are the community lenders (CDFIs, green banks, credit unions, Minority Depository Institutions) in your city/state/region aware of CCIA and do they plan to apply for money from a CCIA awardee?

Identify which existing state/local programs could complement GGRF financing and which steps that could be taken to streamline/improve these programs to ultimately improve compatibility with the GGRF?

Ensure that proposed GGRF projects in your community are designed to maximize equity and environmental justice benefits. Read more about best practices for equitable GGRF implementation [here](#).

Identify enabling policies that can and should be enacted by state or local governments to facilitate increased deployment of GGRF-supported projects.



Key Targets

- Look into utility energy efficiency programs. These could be stacked/braided with GGRF financing.
- Look to bundle programs via consolidated applications. For example, DC does this for its affordable housing programs.

Key Targets

- Policies that speed development such as streamlined permitting and utility reform (interconnection, PUC oversight)
- Enabling policies in GGRF sectors such as community solar or net zero energy codes. (Read more about these policies [here](#)).

Immediate and High-Impact Actions

Confirm that your proposed project(s) align with the GGRF's minimum requirements (see slide 7). Market and talk about your project through these requirements when interacting with GGRF lenders.



Meet with community lenders (CDFIs, green banks, credit unions, Minority Depository Institutions) in your city/state/region.



Long-Term and Ongoing Actions

Speak to recipients about being a vendor if you own a small business. All recipients are seeking contractors, especially those that are minority or women owned.



Specific Questions:

- Are they aware of CCIA and do have a plan to apply to a CCIA awardee?
- How do they plan to use the capital to invest in the three priority sectors (slide 9)?
- How does your project meet the three goals of the GGRF program (slide 6)?

Immediate and High-Impact Actions

Convene key stakeholders in the GGRF ecosystem - including to streamline deployment of GGRF funding and ensure long-term viability of GGRF-supported projects.

Are the community lenders (CDFIs, green banks, credit unions, Minority Depository Institutions) in your city/state/region aware of CCIA and do they plan to apply for money from a CCIA awardee?

Identify priorities, resources, and project pipelines for GGRF funding and the development goals your government has set that align to GGRF. Determine how you can market this information to GGRF lender as well as CBOs and project developers

Identify the full suite of local, state, and federal funding programs that may complement GGRF financing. Are there steps that must be taken to streamline/improve coordination between these programs?



Key Targets

- Key stakeholders include community lenders, appropriate government agencies, CBOs, developers, philanthropy and others

Specific Questions

- How can you incorporate these potential resources into your climate plans and begin operationalizing them in capital planning processes?
- What publicly-owned sites could be leveraged for GGRF-related projects?
- How can you market that information to GGRF lenders, as well as CBOs and project developers?

Key Targets

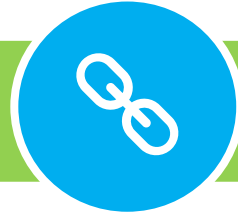
- Consolidating funding applications across program streams. Ex: DC affordable housing
- Working with NCIF and community lenders recipients to align financing incentives.
- Leveraging strong credit ratings to create complementary financial products and credit enhancements for GGRF-related projects

Long-Term and Ongoing Actions

Work with GGRF lenders to identify which new or existing financial tools are needed to leverage Elective Pay for government- and nonprofit-owned projects, including how GGRF funding can play a role (e.g. bridge loans, etc.).



Identify complementary programs that can leverage GGRF funding to boost local economic development, such as workforce and small business programs.



Identify policy and planning gaps that could facilitate increase project development.



Possible Programs

- Looking into solar or building contractor apprenticeship programs. All NCIF recipients have committed to support these programs

Possible Policies

- Implementing streamlined permitting processes
- Reforming utility policies such as interconnection standards (read more about those policies [here](#))

Immediate and High-Impact Actions

Long-Term and Ongoing Actions

Determine if the community lenders (CDFIs, green banks, credit unions, Minority Depository Institutions) in your city/state/region are aware of CCIA and if they plan to apply for money from a CCIA awardee.

Invest in predevelopment funding, capacity-building, and coordinated technical assistance for community groups from and working in LIDAC to develop a pipeline of financeable projects in conjunction with GGRF awardees.

Invest in workforce and WMBE programs to build a diverse local business and workforce ecosystem that can deliver projects GGRF capital wants to finance. Support the coordination of those programs in partnership with CBOs and developers pursuing GGRF-financed projects.

Direct philanthropic capital to efforts that facilitate collaboration and cooperation among awardees, including in efforts to create a suite of shared services (e.g. building hubs; workforce development; etc.) and standards that all GGRF ecosystem players align with and can benefit from.

Invest in state and local advocates and communities to advocate for enabling policies and regulation at the state/local level that can improve the speed, scale, and efficiency of GGRF capital that flows into those localities. (Read more about these policies [here](#)).





04

Other Resources

Other Key Resources

Official Program Websites	CCIA Awardee Websites	Webinars	Other
EPA GGFR Website	Opportunity Finance Network	EPA Webinar Recordings	Best Practices for Equity and Governance Guide
EPA NCIF Website	Inclusiv	Just Solutions GGFR Webinar	State Support Center GGRG Memo
EPA CCIA Website	Justice Climate Fund		Cities and the IRA's Green Banks: Strategies for Engagement
EPA SFA Website	Appalachian Community Capital Native CDFI Network		