

NY Green Bank

Annual Plan 2024 – 25

Contents

Section 1: Introduction 3

2023 – 24 Investment Update 3

2023 – 24 Transaction Highlights 5

2023 – 24 Annual Commitments Update 6

NYGB’s Impact to Date 7

Section 2: Overview of 2024 – 25 Plan Year Objectives 9

Section 3: Activities Underway to Deliver on 2024 – 25 Plan Year Objectives 11

Activities to Meet Plan Year Objective 1: Close Funding Gaps 11

 Deliverables 1.1 – 1.4: Public Commitment Targets 11

Activities to Meet Plan Year Objective 2: Advancing Climate Equity 13

 Deliverable 2.1: Community Decarbonization Fund 14

 Deliverable 2.2: Achieving 35% of Investment Commitments Benefitting Disadvantaged Communities 14

 Deliverable 2.3: Establishing Annual Equity Roundtable 15

Activities to Meet Plan Year Objective 3: Improving Transparency and Capacity-Building Support 16

 Deliverable 3.1: Sharing Aggregated and Anonymized Transaction Data 16

 Deliverable 3.2: Underwriting Workshops 16

 Deliverable 3.3: Publishing Climate Risk & Resilience Key Takeaways 17

Activities to Meet Plan Year Objective 4: Filing Clean Energy Fund Petition to Propose NYGB’s Strategy for 2026 – 2030 17

 Deliverable 4.1: Roundtable Stakeholder Engagement Sessions 17

 Deliverables 4.2 – 4.4: Components of NYGB’s Clean Energy Fund Petition Process 18

Section 4: 2024 – 25 Plan Deliverables 20

Appendix A: Supplementary Tables and Figures 21

Appendix B: Additional Resources 32

Tables and Figures

Table 1: Investment Performance At-a-Glance as of March 31, 2024 21

Table 2: 2023 – 24 Plan Deliverables 25

Table 3: 2023 – 24 Transactions 28

Table 4: Fiscal Year 2023 – 24 Financial Summary 30

Table 5: Actual and Forecast Revenues, Expenses and Net Income (Loss) 31

Figure 1: Progress Toward Public Commitments (\$MM, from January 1, 2020, to March 31, 2024) 4

Figure 2: Performance at a Glance (Inception through March 31, 2024) 8

Figure 3: Figure 3 Lifetime GHG Emission Reductions by NYGB-Financed Project (MT CO2e) 8

Figure 4: Pipeline Year-over-Year (\$MM) 22

Figure 5: Portfolio Year-over-Year (\$MM) 23

Figure 6: Progress Toward Disadvantaged Communities Target (\$MM) 24

Section 1: Introduction

NY Green Bank (“**NYGB**”) is a state-sponsored investment fund that operates as a division of the New York State Energy Research and Development Authority (“**NYSERDA**”). NYGB is dedicated to alleviating financing gaps in New York State (“**NYS**” or the “**State**”) clean energy and sustainable infrastructure markets by mobilizing greater private investment activity in these sectors. NYGB, as a portfolio of the State’s Clean Energy Fund (“**CEF**”), maintains alignment with the State’s strategic direction as provided by the New York Public Service Commission (“**PSC**” or the “**Commission**”) in the “Order Authorizing the Clean Energy Fund Framework” issued and effective January 21, 2016 (the “**CEF Order**”).^{1,2} The CEF is an approximately \$6B commitment over ten years, specifically from 2016 – 2025, to advance clean energy growth and innovation, drive economic development across NYS and reduce ratepayer collections.³ NYGB investments collectively contribute to the primary CEF outcomes of greenhouse gas (“**GHG**”) emissions reductions, customer bill savings, energy efficiency, clean energy generation and mobilization of capital. In accordance with the CEF Order, NYGB publicly files a review and plan each year to inform the Commission and other interested stakeholders of previous year activity and performance, as well as NYGB’s strategic direction and goals for the upcoming fiscal year.⁴

In this document, NYGB presents its Annual Review & Plan (“**Annual Plan**”) which includes an overview of the activity which took place over the course of the year starting April 1, 2023, and ending March 31, 2024 (“**2023 – 24 Plan Year**”), along with the goals and deliverables for the fiscal year starting April 1, 2024, and ending March 31, 2025 (“**2024 – 25 Plan Year**”).

2023 – 24 Investment Update

During the 2023 – 24 Plan Year, NYGB committed \$336.6MM to investments within the State’s clean energy and sustainable infrastructure markets, exceeding its goal of \$225MM. As shown in Figure 1, 34% of NYGB’s commitments over the period from January 1, 2020 to March 31, 2024, are expected to benefit disadvantaged communities (“**DACs**”), including \$98MM of commitments made during the 2023 – 24 Plan Year. NYGB also made progress on its 2025 public commitment targets to deploy capital into affordable housing, building decarbonization, clean transportation, and energy storage technologies, including closing its first ever stand-alone storage transaction and its second transaction ever supporting the deployment of electric vehicles (“**EVs**”) in NYS. Additionally, \$85MM (or 25%) of NYGB’s new investment commitments made during the 2023 – 24 Plan Year were made through its Community Decarbonization Fund (“**CDF**”), a \$250MM wholesale lending pathway available to community development financial institutions (“**CDFI**”) and other specialty lenders to enhance and expand their ability to provide financing for building decarbonization and other sustainable infrastructure projects benefitting under-resourced and disadvantaged communities. The concessionary capital provided through the CDF, lent at an interest rate of 1.5%, seeks to incentivize CDFIs and other specialty lenders to offer expanded clean energy financing products benefitting DACs. Overall, NYGB’s \$336.6MM in new investment commitments made during the 2023 – 2024 Plan Year represents the third strongest year since inception in terms of annual capital commitments, signaling continued high demand for NYGB’s financing across a wide range of funding gaps.

NYGB is managing a Current Portfolio of \$1.01B,⁵ up from \$858MM on March 31, 2023 and slightly more than its initial \$1B capital allocation. Due to an increase in the average capital deployed and higher interest

¹ Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization,” issued December 19, 2013.

² Case 14-M-0094, “Order Authorizing the Clean Energy Fund Framework,” issued January 21, 2016.

³ CEF commitments through 2030 total to approximately \$7.6B following the additional \$1.47B allocated to NY-Sun Program in Case 19-E-0735, “Order Expanding NY-Sun Program,” issued April 14, 2022

⁴ Case 13-M-0412, “NY Green Bank Annual Plan 2023 – 2024,” filed June 28, 2023

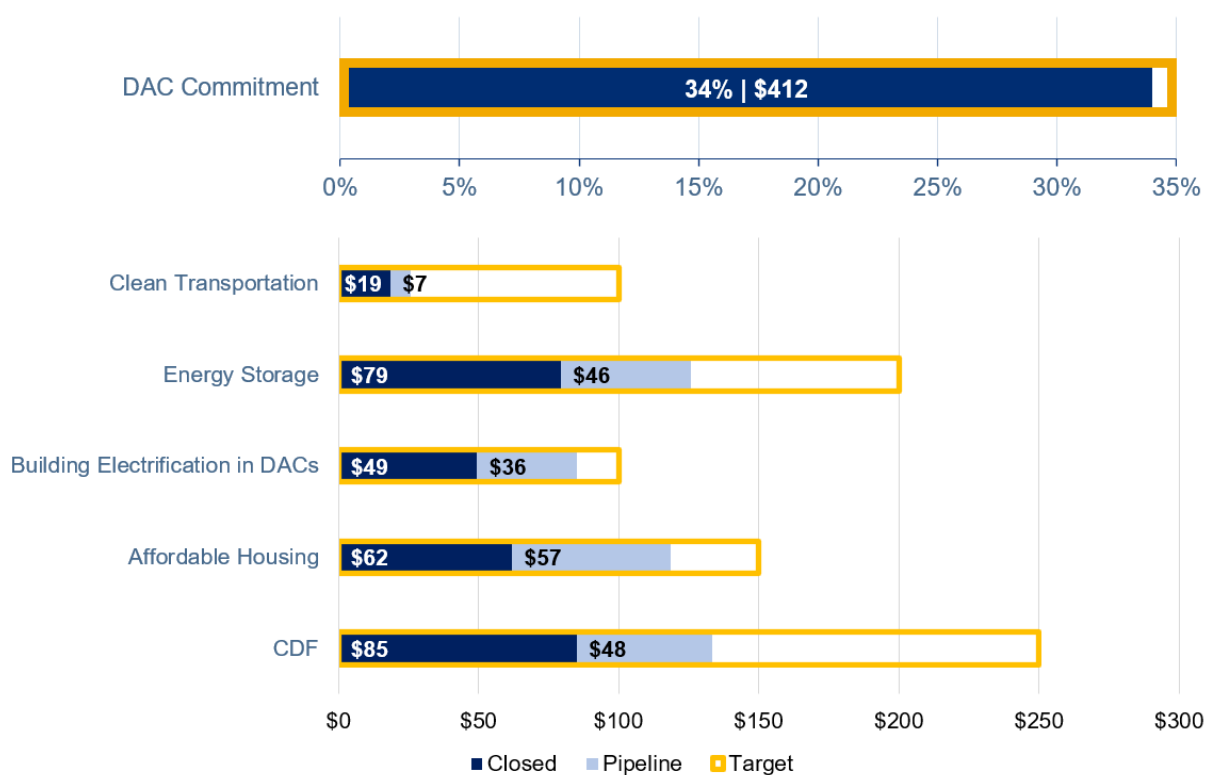
⁵ Current Portfolio, means, at any time, the sum of Committed Funds and Deployed Funds and represents the dollar value of the Investment Portfolio. This definition can be found in NYGB Metrics, Reporting, and Evaluation Plan, May 2022, Version 3.1: <https://greenbank.ny.gov/-/media/Project/Greenbank/Files/2022-05-Metrics-Reporting--and-Evaluation-Plan-v3-1.pdf>

rate environment,⁶ NYGB earned \$53MM in net income in the 2023 – 24 Plan Year, which is now available for reinvestment into new clean energy and sustainable infrastructure projects in NYS and supports NYGB’s mandate to maintain financial self-sufficiency.⁷

NYGB saw nearly \$83MM of total repayments during the 2023 – 24 Plan Year across 8 loans. Of those repayments, \$8MM (or 10%) across four loans were repaid due to loans reaching maturity; and \$75MM (or 90%) across four loans were repaid because the borrowers were able to refinance and take out NYGB financing. These refinancings were instances of NYGB being taken out by later-stage financing, e.g., a predevelopment loan being taken out by a construction loan or private sector lenders or federal programs refinancing a NYGB loan with long-term debt financing.

In terms of the broader operating context during the 2023 – 24 Plan Year, the continued high-interest rate environment had the largest effect on the building decarbonization sector. The increased cost of capital throughout all stages of development processes and high supply chain costs posed challenges for building owners and project developers to incorporate green measures into their properties. Going forward, this is where NYGB believes the CDF can be particularly catalytic in a high-interest rate environment as its CDF borrowers will be able to deploy financing that has a lower cost of capital to support building decarbonization projects in under-resourced and disadvantaged communities.

Figure 1: Progress Toward Public Commitments (\$MM, from January 1, 2020, to March 31, 2024)⁸



⁶ Deployed Funds means, in any period, the aggregate funds that have been advanced by NYGB pursuant to the terms of executed investment and financing agreements which remain in force during that period, expressed in dollars. This definition can be found in NYGB Metrics, Reporting, and Evaluation Plan, May 2022, Version 3.1. Average capital deployed is the average of the amount of Deployed Funds from the four most recent fiscal quarters.

⁷ Case 13-M-0412, “Order Approving Additional Capitalization with Modification for New York Green Bank,” issued July 17, 2015, Page 6.

⁸ NYGB’s DAC commitment is measured using the final DAC criteria adopted by the Climate Justice Working Group in March 2023. The percentage of NYGB’s DAC commitment is calculated by dividing the committed dollars associated with projects located in and/or supporting DACs (\$412MM) by the total dollars committed (\$1,224MM) between January 1, 2020 and March 31, 2024. Please refer to Figure 6 in Appendix A of this document for a more detailed description of how this metric is calculated.

2023 – 24 Transaction Highlights

NYGB closed into new transactions in each technology segment where there was a public commitment during the 2023 – 24 Plan Year. Some examples are highlighted below.

NineDot Energy: In June 2023, NYGB closed a \$25MM senior-secured revolving credit facility with NineDot Energy to fund interconnection deposits for the development of a portfolio of distributed energy storage projects in New York City. This deal represented NYGB's first ever standalone energy storage transaction and supports NYGB's public commitment to invest \$200MM in energy storage projects by December 31, 2025. Based on stakeholder feedback NYGB received from its recently held Energy Storage and Financial Institution Roundtables, funding gaps persist in financing interconnection deposits. Interconnection financing like the NineDot Energy transaction frees up scarce development equity capital which can lead to acceleration in sustainable infrastructure development in NYS.

Marine Drive: In November 2023, NYGB closed a \$3.3MM pre-development loan with Habitat Company, LLC and Duvernay + Brooks, LLC for the Marine Drive Apartments, a state-regulated affordable housing project in Buffalo, NY. Habitat and Duvernay + Brooks will use NYGB's facility to finance Phase 1 pre-development expenses for the redevelopment of Marine Drive Apartments, a 616-unit project. Phase 1 of this project consists of the construction of 295 housing units in two buildings along Buffalo's waterfront near the city light rail station. This transaction supports NYGB's public commitments to invest \$150MM in affordable housing and \$100MM in building decarbonization projects that benefit DACs by December 31, 2025.

Inspiration Mobility Group: In December 2023, NYGB closed an \$8.5MM term loan with Inspiration Mobility Group to support nearly 400 electric vehicles (EVs) in New York City, providing Inspiration with capital to continue expanding its fleet of clean rideshare vehicles in New York. The EVs are in operation with Revel, the New York City-based EV ridesharing and public fast-charging provider. This transaction supports NYGB's public commitment to invest \$100MM in clean transportation projects by December 31, 2025. Based on stakeholder feedback NYGB received from its recently held Clean Transportation Roundtable, funding gaps persist for EV-related transactions due to the challenges of evaluating and determining the residual value of EVs. NYGB's transaction with Inspiration provides an example of using multiple data sources to help determine residual values in a way that could be replicable for other EV transactions.

Catalyze: In March 2023, NYGB closed a \$100MM transaction that will enable First American Equipment Finance to purchase equipment at fair market value and to lease such equipment to Catalyze Holdings, LLC. This equipment is part of a 79MW community distributed generation ("CDG") solar portfolio in NYS. This transaction aims to advance NYS' climate equity goals by requiring a 65% minimum DAC subscriber level on all solar projects in the portfolio.

Community Decarbonization Fund: Over the course of the 2023 – 24 Plan Year, NYGB launched and publicized its CDF through a statewide campaign and closed its first four CDF transactions totaling \$85MM with the following CDFs:

- Community Preservation Corporation ("**CPC**") - \$25MM
 - CPC will use this facility to fund efficiency-first decarbonization projects in DACs across NYS.
- Enterprise Community Loan Fund ("**ECLF**") - \$25MM
 - ECLF will use this facility to fund decarbonization measures in affordable housing, EV charging infrastructure, and community facilities serving underserved populations.
- TruFund Financial Services - \$10MM
 - TruFund will use this facility to accelerate the launch of its Community Climate Finance practice, which will directly support eligible building decarbonization projects across the State or can issue loans to contractors working on an eligible project.

- Low Income Investment Fund (“LIIF”) - \$25MM
 - LIIF will use this facility to jump-start its vision for greening affordable housing and community facilities across NYS.

2023 – 24 Annual Commitments Update

NYGB had three overarching objectives in the 2023 – 24 Plan Year: 1) Identify and close funding gaps in alignment with state policies and public commitments; 2) Develop pathways to access new sources of capital to support demand for NYGB financing; and 3) Continuously improve and enhance NYGB operations and portfolio management. Under these objectives, NYGB advanced several important initiatives over the course of the 2023 – 24 Plan Year, including:

- **Committed Funds – DAC Specific (CDF):** NYGB exceeded its goal of executing three CDF loans by closing four CDF transactions totaling \$85MM. NYGB has been encouraged by the market’s uptake of its CDF product, which was developed to expand CDFI lending capabilities to advance decarbonization efforts benefitting under-resourced and disadvantaged communities. NYGB will share how it plans to build on a successful first year of the CDF in Section 3 of this document.
- **Federal Funding:** NYGB applied as a sub-awardee or transaction partner within five different coalitions seeking to receive funding from the US Environmental Protection Agency’s (“EPA”) \$27B Greenhouse Gas Reduction Fund (“GGRF”). NYGB participated in applications which applied for two of the GGRF’s funding pathways, the \$14B National Clean Investment Fund (“NCIF”) and \$6B Clean Communities Investment Accelerator (“CCIA”) competitions. In early April of 2024 EPA announced that the Coalition for Green Capital (“CGC”), one of the applications on which NYGB was a sub awardee, would receive \$5B federal funding through the NCIF award. As of the time of drafting this Annual Plan, terms between CGC and its sub awardees are being finalized. More information regarding NYGB’s intended use of GGRF funds can be found in Section 3 of this document.
- **Stakeholder Engagement:** NYGB utilized multiple channels and platforms to engage stakeholders in a significant 10-year anniversary campaign held during the 2023-24 Plan Year. Outreach efforts included both broad marketing campaigns to highlight ten years of operations (including videos, media outreach, a press release highlighting 10 years of operations and achieving \$2B in overall investments to date, etc.), as well as market-segment specific outreach and engagement – including new web content and social media coverage, along with targeted media outreach – highlighting NYGB’s impact in key priority market areas of focus.⁹ This work was encapsulated in a 10 Year Anniversary edition of its 2023 Impact Report.¹⁰
- **Professional Development:** NYGB provided several rounds of professional development opportunities for all team members. Notably, NYGB developed and implemented a new orientation structure and training curriculum for NYGB’s summer interns and new hires, which it will continue to use and improve for future cohorts of interns and new hires. NYGB also organized several new courses on financial analysis and project finance tailored to Analysts and Associates on the Investment & Portfolio Management team and available to all NYGB staff. Course topics included general renewable energy project financial modeling as well as specific topics such as battery storage and tax equity financial modeling.

⁹ Overall Investments to Date means, at any time, the aggregate of all Committed Funds since Inception (but excluding Approved Investments that have not been executed at the relevant time), expressed in dollars. This definition can be found in NYGB Metrics, Reporting, and Evaluation Plan, May 2022, Version 3.1

¹⁰ NY Green Bank’s 2022 – 23 Impact Report: <https://greenbank.ny.gov/-/media/Project/Greenbank/Files/2022-23-NYGB-Impact-Report.pdf>

- **Program Coordination:** NYGB increased integration with fellow NYSERDA programs in three significant ways during the 2023 – 2024 year. First, NYGB’s Impact team participated in regular discussions with NYSERDA’s Evaluation team to ensure alignment on calculating progress toward its DAC goal through the adoption of the final DAC definition established by the Climate Justice Working Group and the latest DAC Investments and Benefits Reporting Guidance.¹¹ Second, NYGB worked closely with NYSERDA’s Climate Resiliency lead throughout the design and contracting stages of NYGB’s Climate Risk and Resilience solicitation to ensure NYGB’s climate risk assessment is complementary to and aligned with NYSERDA’s broader Climate Risk Assessment scope of work. Going forward NYSERDA’s Climate Resiliency lead will be a member of NYGB’s project team to make sure there is continued alignment through the two respective work streams. Lastly, in the first quarter of 2024, NYGB participated in NYSERDA’s authority-wide goal-setting process to help inform NYGB’s 2024 – 2025 Plan Year objectives and deliverables, which are presented in Sections 2 – 4 of this document.

The full list of 2023 – 24 Plan Year deliverables and outcomes can be found in [Table 2](#) of Appendix A.

NYGB’s Impact to Date

Since its inception in 2013, NYGB has been committed to investing in the State’s clean energy and sustainable infrastructure markets in support of NYS climate goals, including the Climate Leadership and Community Protection Act (“**CLCPA**” or “**Climate Act**”). On May 17, 2023, with the closing of its first transaction of the 2023 – 24 Plan Year, NYGB surpassed \$2.0B in overall investments to date and finished the Previous Plan Year with \$2.3B in overall investments to date. The achievement of this important milestone reflects a demonstrated need in the marketplace for the type of gap-filling, dynamic and flexible capital NYGB is able to provide.

NYGB’s investment portfolio has evolved significantly over the years and now includes a diverse set of transactions in support of building decarbonization, clean energy generation, energy storage, sustainable transportation, and other sustainable infrastructure. NYGB’s investment portfolio is comprised of transactions which are expected to spur up to \$7.9B in total project costs across NYS, which is nearly eight times NYGB’s initial capitalization.

As previously reflected in Figure 1, NYGB is narrowing in on its goal to achieve a minimum of 35% of its investment commitments (since 2020) benefitting DACs by the end of 2025. Having reached 34% by the end of the 2023 – 24 Plan Year, NYGB is on track to achieve at least 35% during the 2024 – 25 Plan Year, and its plans to do so can be found in Section 3 of this document.

Below are two graphics that summarize NYGB’s overall investments through March 31, 2024: Figure 2 shows how NYGB has committed \$2.3B through 138 transactions, mobilizing \$7.9B of projects that are expected to result in 47 million MT of lifetime GHG reductions. Figure 3 shows the geographic spread and scale of GHG emission reductions for projects supported through NYGB transactions.

¹¹ NYSERDA and DEC’s Disadvantaged Communities Investments and Benefits Reporting Guidance: <https://climate.ny.gov/Resources/Disadvantaged-Communities-Criteria/Investments-and-Benefits-Reporting-Guidance>

Figure 2: Performance at a Glance (Inception through March 31, 2024)¹²

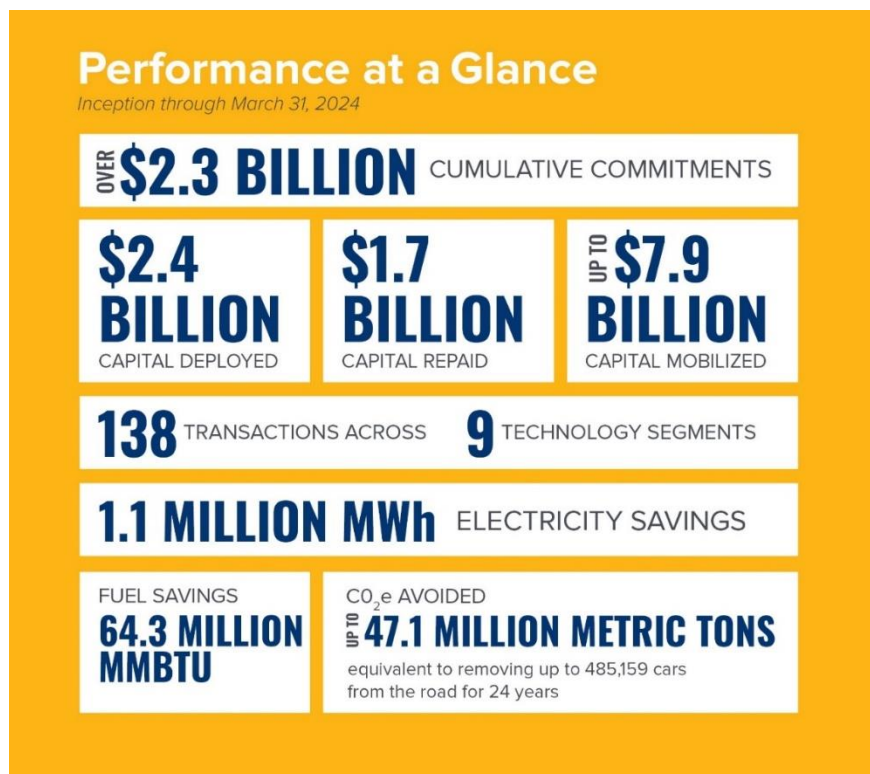
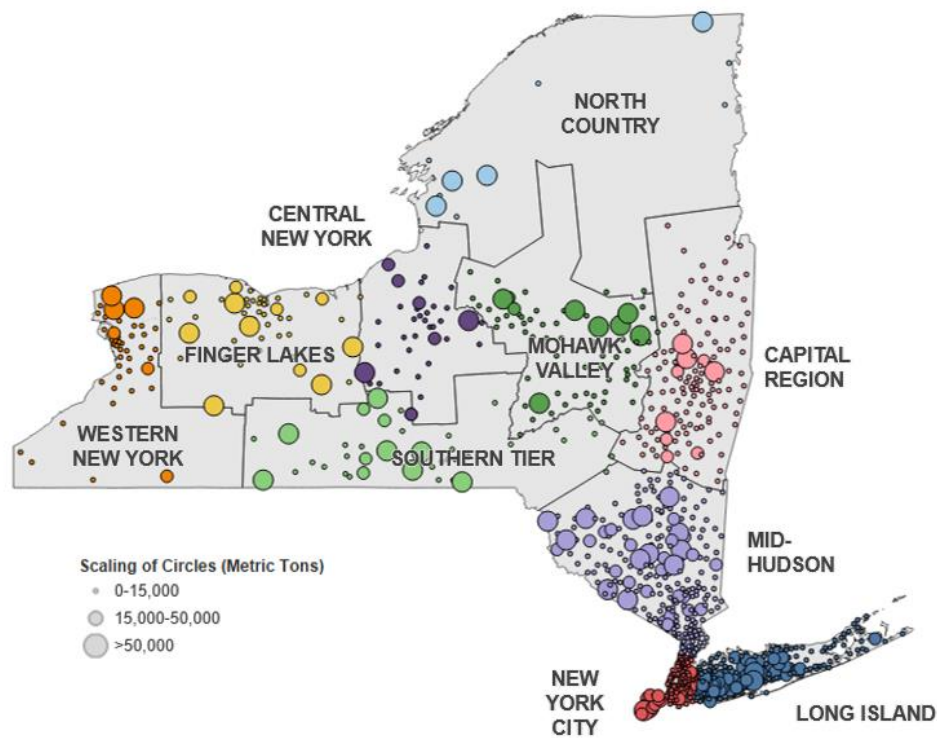


Figure 3 Lifetime GHG Emission Reductions by NYGB-Financed Project (MT CO₂e)



¹² The term "Cumulative Commitments" used in the graphic for Figure 2 is synonymous with "overall investments to date."

Section 2: Overview of 2024 – 25 Plan Year Objectives

NYGB has identified four key objectives for the 2024 – 25 Plan Year, which build upon progress achieved during previous years.

1. Close funding gaps for building decarbonization, clean transportation, and energy storage transactions that support progress towards the Climate Act and other State policies and public commitments;
2. Advance the climate-equity focus of NYGB's products, services, and delivered benefits to support an equitable energy transition for all New Yorkers;
3. Improve transparency and capacity-building support to the NYS climate finance ecosystem; and
4. Develop a new strategy by participating in the CEF review process and file petition in response to the CEF Modification Order given by the NYS Public Service Commission.¹³

These four objectives for the 2024 – 2025 Plan Year represent both a continuation of initiatives that NYGB has prioritized in recent years, such as closing funding gaps for priority market segments and advancing NYGB's climate equity efforts, as well as an evolution of new focus areas such as increased knowledge sharing activities and filing the petition that will lead to an updated strategy for the 2026 – 2030 time period. Together these four objectives support NYGB's mission to "alleviate financing gaps in New York's sustainable infrastructure markets to accelerate clean energy investments through the attraction and animation of private capital that combat climate change and deliver benefits equitably for all."

To support this mission, NYGB commits capital to a variety of climate change-mitigating technologies that meet the primary investment criteria of a) demonstrating potential for greenhouse gas reductions in support of NYS clean energy policies; b) demonstrating contribution to market transformation in terms of mobilization of private capital and additionality; and c) having expected financial returns such that the revenues of NY Green Bank on a portfolio basis will be in excess of expected portfolio losses.

By identifying and closing funding gaps, NYGB directly supports the acceleration of clean energy investments that reduce greenhouse gas emissions and mobilize private capital. By advancing its climate-equity efforts, NYGB will be able to achieve its portfolio-wide target of at least 35% with a goal of 40% of its investment commitments benefiting disadvantaged communities by the end of the 2024 – 25 Plan Year. By increasing transparency and capacity-building through knowledge sharing, NYGB can drive market transformation in a manner that is complementary to its transactional activities by equipping private sector investors with NYGB's best practices for underwriting in priority market segments. And lastly, through the 10-year CEF review process and its upcoming petition filing, NYGB will propose an updated strategy for the 2026 – 2030 time period to ensure it continues to support the CLCPA and improve its ability to drive financial market transformation within NYS' clean energy and sustainable infrastructure ecosystem.

NYGB continues to advance the following two critical objectives from the 2023 – 2024 Plan Year (as referenced on Pages 5-6):

1. Develop pathways to access new sources of capital to support demand for NYGB financing; and
2. Continuously improve and enhance NYGB's operations and portfolio management capabilities.

While both these previous objectives are still critical to NYGB's operations, they are not reflected in the 2024 – 25 Plan Year objectives as NYGB has elected to highlight objectives for the 2024 – 2025 Plan Year that are either directly tied to public commitment targets or represent new initiatives as opposed to ongoing maintenance activities. NYGB regularly monitors its overall capital and liquidity position and continues to evaluate alternatives to enhance liquidity such as external credit facilities, internal bridging

¹³ Case 14-M-0094, "Order Initiating the New Efficiency: New York Interim Review and Clean Energy Fund Review," issued September 15, 2022.

solutions, and loan sales. Similarly, NYGB always seeks to improve and enhance its operations and portfolio management capabilities and will continue to pursue activities that enable it to do so internally.

The remainder of this Annual Plan will outline specific deliverables that NYGB will track and report on in its Quarterly Metrics Report filed pursuant to the Metrics, Reporting, and Evaluation Plan, Version 3.1 (the “**Metrics Plan**”).

Section 3: Activities Underway to Deliver on 2024 – 25 Plan Year Objectives

Activities to Meet Plan Year Objective 1: Close Funding Gaps

NYGB’s first Plan Year Objective is to close funding gaps in NYGB’s priority market segments, including building decarbonization, clean transportation, and energy storage transactions that support progress towards the Climate Act and other State policies and public commitments. Within this goal, NYGB has historically set a target of committing at least \$225MM in incremental capital over the course of the fiscal year across any technology segment while setting specific targets for priority technology segments. This Plan Year, NYGB is not setting an overall incremental capital commitment target as it is not entirely indicative of NYGB’s progress in priority market segments, which is why NYGB is instead setting sector-specific targets for the 2024 – 2025 Plan Year. NYGB will continue to make investments in other market segments, such as CDG solar and storage, as well as evaluate opportunities to support projects with technologies that are currently less represented in NYGB’s portfolio like geothermal. Concurrently, NYGB will continue to work to ensure that at least 35% of total commitments made between January 1, 2020 and December 31, 2025 will be to projects that provide benefits for DACs, in alignment with the Climate Act and as described in Objective 2.¹⁴ The remainder of this section describes the specific activities NYGB will undertake to meet Objective 1.

Deliverables 1.1 – 1.4: Public Commitment Targets

ID#	Deliverable	Metric of Success	Target Completion
1.1	Execute \$45MM of affordable housing transactions in the 2024 – 25 Plan Year	Total capital committed to affordable housing projects	March 31, 2025
1.2	Execute \$25MM of building decarbonization transactions that benefit disadvantaged communities in the 2024 – 25 Plan Year	Total capital committed to building decarbonization projects	March 31, 2025
1.3	Execute \$40MM of clean transportation transactions in the 2024 – 25 Plan Year	Total capital committed to clean transportation projects	March 31, 2025
1.4	Execute \$60MM of energy storage transactions in the 2024 – 25 Plan Year	Total capital committed to energy storage projects	March 31, 2025

As laid out in the CEF,¹⁵ NYGB has the following investment goals to reach from January 1, 2020 to December 31, 2025:

- \$150MM in affordable housing;
- \$100MM in building decarbonization projects that benefit DACs;
- \$100MM in clean transportation; and
- \$200MM in energy storage.

NYGB demonstrated progress on each of these commitments during previous plan years. In the 2024 – 25 Plan Year, NYGB commits to specific targets in each of these technology segments to advance progress toward the December 31, 2025 goals. These annualized sector-specific targets are calculated by taking the dollar amount NYGB has yet to close in order to achieve its 2025 goals and dividing that amount by the number of years left to achieve those goals. For example, as shown in Figure 1, NYGB has committed \$79MM in transactions toward its \$200MM energy storage goal, leaving just over \$120MM to be achieved over two years and resulting in a \$60MM target for the 2024 – 25 Plan Year. Below NYGB describes how it plans to achieve its sector-specific targets this Plan Year.

¹⁴ The CLCPA mandates that a minimum of 35%, with a goal of 40%, of benefits from NYS clean energy investments go to DACs.

¹⁵ Case 14-M-0094, “Order Approving Clean Energy Fund Modifications,” issued September 9, 2021.

- **Affordable Housing:** NYGB plans to commit \$45MM to affordable housing projects during the 2024 – 25 Plan Year.¹⁶ As of March 31, 2024, the affordable housing pipeline represented \$57MM of transactions. To continue to grow this pipeline, NYGB intends to participate in ten affordable housing industry events over the course of the 2024 – 25 Plan Year.

Based on key takeaways from the Accessibility and Equity roundtable discussion that NYGB facilitated as part of its CEF petition stakeholder engagement process, NYGB has identified several investment approaches it believes is best fit to pursue to support decarbonization in affordable housing in the 2024 – 25 Plan Year. To balance the need for catalytic capital in the affordable housing sector across all stages of project development with NYGB’s need to recycle its capital on a relatively quick timeline in order to maintain liquidity necessary to support its work in all market segments, NYGB plans to continue prioritizing shorter-duration investment opportunities such as predevelopment and construction financing in the affordable housing space. By doing so, NYGB seeks to continue supporting projects such as building decarbonization renovations through the New York City Housing Authority’s (“NYCHA”) Permanent Affordable Commitment Together (“PACT”) program as well as new construction of independent green affordable housing developments that will benefit low-to-moderate income-earning New Yorkers. By filling these early financing gaps in the project development process, NYGB can bridge project developers’ capital needs until they can secure long-term financing from lenders that are better equipped than NYGB to provide that type of capital.

- **Building Decarbonization:** NYGB plans to commit \$25MM to building decarbonization projects that benefit DACs during the 2024 – 25 Plan Year.¹⁷ As of March 31, 2024, the building decarbonization pipeline represented \$36MM of transactions. To continue to grow this pipeline, NYGB intends to participate in ten building decarbonization industry events over the course of the 2024 – 25 Plan Year.

In addition to the affordable housing investment activity described above, NYGB’s broader approach to financing building decarbonization includes other building types such as commercial and industrial buildings as well as lending alongside other clean energy financing participants such as Commercial Property Assessed Clean Energy (“PACE”) lenders. One of the key takeaways from the Building Decarbonization roundtable discussion that NYGB facilitated as part of its CEF petition stakeholder engagement process is that many project developers experience barriers to accessing PACE financing due to the need to obtain mortgage lender consent, which is particularly challenging in the current high-interest rate environment. For new construction projects, NYGB is effectively able to treat PACE financing as senior debt and lend alongside it, creating a path for project developers to access these funds designated to support energy efficiency and renewable energy projects on commercial properties. By continuing to enable PACE financing and provide pre-development and construction financing for affordable housing and building decarbonization projects in DACs more broadly over the 2024 – 25 Plan Year, NYGB will help address key funding gaps and remain on track to achieve its respective public commitment targets by the end of 2025.

- **Clean Transportation:** NYGB plans to commit \$40MM to clean transportation projects during the 2024 – 25 Plan Year. As of March 31, 2024, the clean transportation pipeline represented \$7MM of transactions. To continue to grow this pipeline, NYGB intends to participate in ten clean transportation industry events over the course of the 2024 – 25 Plan Year and continue to develop relationships with potential borrowers and other stakeholders.

¹⁶ Investments that count toward NYGB’s Affordable Housing target consist of projects that will implement clean energy improvements in affordable housing properties (either regulated or unregulated). As this goal is not mutually exclusive with Building Decarbonization in DACs, there are transactions that contribute to both goals.

¹⁷ Investments that count toward NYGB’s Building Decarbonization target consist of projects that will implement decarbonization measures in buildings. This goal can support multiple building typologies (e.g., affordable / market-rate housing, schools, commercial buildings, etc.) and must be in a DAC, per the final criteria determined by the Climate Justice Working Group.

Based on the key takeaways from the Clean Transportation roundtable discussion that NYGB facilitated as part of its CEF petition stakeholder engagement process, NYGB is actively working on solutions to address key financing barriers identified such as challenges around determining the residual value of EVs and project developers' inability to utilize or monetize EV and charging infrastructure federal tax credits. NYGB is in discussion with NYSERDA and other potential partners to explore the feasibility of creating a financial product, such as a loan loss reserve or another type of credit enhancement, to help create a floor residual value for EV transactions. Similarly, NYGB is seeking to replicate structural elements of its recent transaction with Inspiration, which included the use of multiple datasets to determine the residual value of EVs in the transaction. NYGB is also open to underwriting transactions using technology that would enable real-time data and performance monitoring of EVs to determine residual values, however NYGB has yet to receive a proposal for such a transaction. As it relates to assessing the applicability of tax credits to NYGB-supported transactions, NYGB is exploring how it could best monetize and share the benefits of the 45W and 30C federal tax credits to enable more transactions supporting the deployment of EVs and charging infrastructure. Making progress on any of these fronts over the 2024 – 25 Plan Year would represent clear examples of NYGB helping to close funding gaps in the clean transportation sector and would better position NYGB to achieve its goal of committing \$100MM in clean transportation transactions by December 31, 2025.

- **Energy Storage:** NYGB plans to commit \$60MM to energy storage projects during the 2024 – 25 Plan Year. As of March 31, 2024, the energy storage pipeline represented \$46MM of transactions. To continue to grow this pipeline, NYGB intends to participate in seven energy storage industry events over the course of the 2024 – 25 Plan Year and continue to develop relationships with potential borrowers as well as engage with at least ten financial institutions on co-lending opportunities to support market animation in this sector.

Based on the key takeaways from the Energy Storage roundtable discussion that NYGB facilitated as part of its CEF petition stakeholder engagement process, NYGB is working to develop more financial solutions that can help energy storage project developers earlier in their predevelopment processes. In addition to project developers' challenges in securing pre-notice to proceed (NTP) financing in general, there are specific funding gaps for non-battery equipment financing and interconnection deposits for smaller scale transactions that NYGB is seeking to address through new financial products and transactions in the 2024 – 25 Plan Year. By addressing these financing barriers, NYGB will help unlock project developers' capital, which will enable them to channel those resources into new projects that can further support NYS' policy goal of deploying 6,000 MW of energy storage by 2030.¹⁸

Activities to Meet Plan Year Objective 2: Advancing Climate Equity

NYGB's second Plan Year Objective is to advance the climate-equity focus of its products and services to further support an equitable energy transition for all New Yorkers. While this objective is primarily focused on ensuring communities at the frontline of the climate crisis in NYS benefit directly from NYGB's investments, it is written more broadly to account for the non-transaction related support NYGB can provide now and in the future to ensure other financial institutions are well-equipped to serve under-resourced and historically marginalized communities through their investments. Below is a description of the three deliverables NYGB will pursue to achieve Objective 2.

¹⁸ The PSC approved New York's 6 GW Energy Storage Roadmap in Case 18-E-0130, "Order Establishing Updated Energy Storage Goal and Deployment Policy," issued June 20, 2024, officially increasing the state-wide energy storage goal from 3,000MW to 6,000MW by 2030 just prior to the filing of this document. NYGB will be prepared to adjust its Energy Storage strategy for the 2024 – 25 Plan Year as needed in order to support the State's expanded energy storage initiatives.

Deliverable 2.1: Community Decarbonization Fund

ID#	Deliverable	Metric of Success	Target Completion
2.1	Execute \$80MM of transactions under the Community Decarbonization Fund	Total capital committed through the Community Decarbonization Fund	March 31, 2025

As described in NYGB's RFP 23: Community Decarbonization Fund,¹⁹ NYGB expects to deploy \$250MM of concessionary capital from 2023 through 2027 to expand and accelerate the lending capacity of smaller community-based and mission-driven investors by expanding their ability to finance sustainable infrastructure projects that benefit under-resourced and disadvantaged communities. At the completion of the 2023 – 24 Plan Year, NYGB had committed \$85MM across its first four CDF transactions and had an active pipeline of \$48MM. In the first quarter of the 2024 – 25 Plan Year, NYGB fully executed on that pipeline by closing an additional \$48MM in CDF transactions with the following CDFIs:

- Leviticus Fund - \$18.3MM
 - Leviticus will use this facility to fund multi-family, real estate development loans that support new construction and retrofits of energy-efficient affordable housing primarily in New York City and the Hudson Valley.
- Carver Bank - \$25MM
 - Carver will use this facility to fund building decarbonization projects across the diverse middle-income communities that Carver serves throughout New York City.
- Community Development Corporation of Long Island (“**CDCLI**”) - \$5MM
 - CDCLI will use this facility to fund multi-family real estate development loans supporting energy-efficient affordable housing.

This brings NYGB to a total of \$133MM committed through the CDF since launching it in April 2024. NYGB's CDF target of \$80MM for the 2024 – 25 Plan Year is inclusive of the three transactions closed thus far in the Plan Year and is based on an indicative pipeline that NYGB has gained through its ongoing CDF outreach activities.

NYGB has closed deals with both large CDFIs that already had existing green lending practices with a need for additional low-cost capital and liquidity as well as smaller CDFIs that are using NYGB's investment to build out their decarbonization financing capabilities. This range of CDF borrowers represents the mix of CDFIs that NYGB intended to support when launching the fund. In the 2024 – 25 Plan Year NYGB expects to close deals with a similar composition of community lenders with varied experiences funding decarbonization projects. Based on NYGB's previous stakeholder outreach efforts throughout the design of the CDF and the CDF Roadshow tour, NYGB plans to follow up with CDFIs (through direct outreach) that have previously expressed interest in the CDF but have yet to apply in an effort to understand how their current financing needs may align with the CDF. Additionally, NYGB will continue to promote the CDF to new audiences through its participation in building decarbonization and affordable housing industry events, engagement with industry networks that provide technical assistance and other support to CDFIs, and CDF-related transaction announcements via NYGB's LinkedIn page.

Deliverable 2.2: Achieving 35% of Investment Commitments Benefitting DACs

ID#	Deliverable	Metric of Success	Target Completion
2.2	Achieve at least 35% of investment commitments benefitting disadvantaged communities	% of investment commitments benefitting disadvantaged communities (since 2020)	March 31, 2025

¹⁹ NYGB's RFP 23 Community Decarbonization Fund Summary document: https://portal.greenbank.ny.gov/CORE_Solicitation_Document_Page?documentId=a0l8z000000pjQWAAQ

In line with the Climate Act’s mandate that NYS’ DACs must receive a minimum of 35%, with a goal of 40%, of the benefits from investments in clean energy and energy efficiency programs by the end of 2025, NYGB is committed to achieving that minimum target during the 2024 – 25 Plan Year. As of March 31, 2024, 34% of NYGB’s investment commitments since 2020 have benefited disadvantaged communities. Please refer to Figure 6 in Appendix A for more detail on the numerical components of NYGB’s progress toward its DAC target.

In addition to the affordable housing and building decarbonization activities described for Deliverables 1.1 and 1.2 in the section above, NYGB plans to support communities at the frontline of the climate crisis with investments in several market segments and technology types in the 2024 – 25 Plan Year. Despite the availability of state-specific revenue structures through programs like the Value of Distributed Energy Resources (“VDER”) and NY-Sun, financing gaps continue to exist for CDG solar projects that are intended to serve low-to-moderate income (“LMI”) communities. Traditional commercial lenders often view CDG transaction sizes to be too small (i.e. less than \$150MM) or perceive greater default risk for transactions involving LMI subscribers and do not understand the steps NYS has taken to provide credit support to LMI customers. NYGB, on the other hand, is comfortable underwriting transactions that match both of those circumstances and believes that filling this gap will continue to be an effective way to ensure that NYS’ historically marginalized communities have access to low-cost, clean energy. In addition to filling this gap with its own transactions, NYGB intends to educate other lenders around NYS policy and regulations that minimize or remove subscribe list, which is explained more in Objective 3.

Beyond CDG solar projects that benefit DACs, NYGB considers and evaluates the DAC benefit component of all its prospective transactions across all technology types and market segments. As it relates to supporting disadvantaged communities through clean transportation and energy storage projects, NYGB received feedback during the roundtables that project developers in both these sectors struggle particularly to access financing for projects located in DACs that rely on merchant, or non-contracted, revenues. While historically NYGB has not closed many transactions that entail significant amounts of merchant risk, NYGB remains open to working with developers and other partners on structuring transactions that will enable historically marginalized communities to benefit alongside the growth of the clean transportation and energy storage sectors in NYS.

Deliverable 2.3: Establishing Annual Equity Roundtable

ID#	Deliverable	Metric of Success	Target Completion
2.3	Establish an annual Equity Roundtable meeting with key stakeholders in New York State to solicit feedback on how NYGB can continue to support an equitable energy transition for all New Yorkers	# of recommendations generated from Equity Roundtable # of recommendations from Equity Roundtable incorporated into NYGB’s subsequent Annual Plan.	March 31, 2025

To ensure that NYGB’s products and services continue to support an equitable energy transition for all New Yorkers, NYGB commits to establishing and facilitating an annual Equity Roundtable in the 2024 – 25 Plan Year. Similar to the Accessibility and Equity Roundtable that NYGB held as part of the CEF petition process, NYGB will use this opportunity to give stakeholders a brief update on NYGB’s climate equity initiatives and progress while seeking input and feedback from stakeholders on how NYGB can best support their respective needs or goals in Next Plan Year (i.e. Plan Year 2025 – 26). This Equity Roundtable would thus be embedded into NYGB’s annual planning process and would help inform equity-related objectives, deliverables, and/or activities that NYGB would set forth in the subsequent Annual Business Plan. Stakeholders are expected to include representatives from DPS, NYSERDA, NYGB, other state and city

agencies, community-based organizations representing or primarily serving DACs, financial institutions, project developers, and others, establishing a robust forum that can help the broader ecosystem align on its work to achieve NYS’ climate equity goals.

Activities to Meet Plan Year Objective 3: Improving Transparency and Capacity-Building Support

NYGB’s third Plan Year Objective is to improve transparency and capacity-building support to the NYS climate finance ecosystem. Although NYGB has previously shared insights with other lenders regarding its underwriting practices on an ad-hoc basis, such as NYGB supporting Inclusive Prosperity Capital (“IPC”) in its first interconnection bridge loan,²⁰ this knowledge sharing objective is intended to complement NYGB’s transactional activities by equipping other lenders with NYGB’s clean energy financing best practices on a more proactive and structured basis. NYGB has identified demand from the market for NYGB to increase its knowledge sharing activities through discussions at the Financial Institution roundtable that was part of the CEF stakeholder engagement process, individual conversations with other lenders, and its own assessment of knowledge gaps in the market based on NYGB’s transactional work. The remainder of this section describes the activities NYGB will undertake to meet Objective 3.

Deliverable 3.1: Sharing Aggregated and Anonymized Transaction Data

ID#	Deliverable	Metric of Success	Target Completion
3.1	Share aggregated and anonymized transaction data from NYGB’s investments in priority market segments on NYGB’s website to increase transparency in the market regarding key terms	Transaction data shared on NYGB’s website (yes/no)	December 31, 2024

To increase transparency in the market, NYGB plans to share aggregated and anonymized data around key terms of closed transactions that could potentially include minimum debt service coverage ratios (“DSCR”), advance rates, loan maturities and amortization structures, pricing spreads, and other structural features or covenants. In order to present such data, NYGB plans to conduct an analysis of its historical transaction data, synthesize key findings, and determine the best format or medium through which to share this information, such as NYGB’s website, a whitepaper, or another outlet. By making this information and analysis available to the public, NYGB seeks to ensure that innovative and replicable elements of its transactions can be more readily adopted by other lenders.

Deliverable 3.2: Underwriting Workshops

ID#	Deliverable	Metric of Success	Target Completion
3.2	Host 3 events highlighting NYGB’s underwriting practices in priority market segments to promote replicability of NYGB transaction structures	Number of underwriting workshops hosted Number of individuals and organizations that participated in workshops	March 31, 2025

In addition to its efforts to increase transparency by sharing some of its transaction data, NYGB plans to facilitate underwriting workshops to promote the replicability of NYGB transaction structures or underwriting practices. These events would be targeted for other financial institutions such as traditional commercial lenders, CDFIs, or other specialty lenders active in NYS with the goal of educating capital

²⁰ Link to a PDF of IPC’s deal spotlight referencing NYGB’s support of their transaction: https://inclusiveprosperitycapital.org/wp-content/uploads/2024/05/DS_Hillside-Solar.pdf

providers from across the whole clean energy financing spectrum. Workshops will either be sector- and/or product-specific based on what NYGB and attendees believe would be most transformative to the latter's green lending capabilities. Whenever relevant to specific underwriting practices, NYGB would also use this forum to educate other lenders on NYS policy and regulations that enable NYGB to structure its transactions. By working alongside other lenders to strengthen their clean energy finance practices, NYGB seeks to expand its knowledge sharing activities to crowd in private capital in a way that complements its traditional investment activity.

Deliverable 3.3: Publishing Climate Risk & Resilience Key Takeaways

ID#	Deliverable	Metric of Success	Target Completion
3.3	Publish key findings and takeaways from NYGB's Climate Risk & Resilience assessment to demonstrate how NYGB approaches climate risk considerations relevant to its investment portfolio	Key findings and takeaways published (yes/no)	January 31, 2025

Building upon the launch of its Climate Risk and Resilience Request for Proposals (“RFP”) in the Previous Plan Year, NYGB will execute this scope of work in the 2024 – 25 Plan Year alongside the awarded contractor. The objective of this project is to evaluate, quantify, and summarize the physical climate risks to which projects supported by NYGB investments are exposed. In a broad sense, the expected outcome of this project is for NYGB to gain a better understanding, in both quantitative and qualitative terms, of the state of NYGB's investment portfolio from a climate resilience perspective and to be better prepared to consider how NYGB could potentially incorporate climate resilience data into future investment decision making. This scope of work will be complementary to and aligned with NYSERDA's Climate Risk Assessment as NYGB is in frequent coordination with NYSERDA's Climate Resilience Lead on the execution of this project, which NYGB expects to complete in the late fall of 2024. Following the completion of the assessment, NYGB will publish key findings and takeaways to demonstrate how NYGB approaches climate risk considerations relevant to its investment portfolio so that other lenders, asset owners, or industry stakeholders can better incorporate climate resilience into their respective processes and operations.

Activities to Meet Plan Year Objective 4: Filing CEF petition to propose NYGB's Strategy for 2026 – 2030

As required by the PSC, NYGB is undergoing a regularly scheduled review as a component of the CEF. NYGB is required to file a petition by July 1, 2024, which will include i) a quantitative and qualitative summary of performance of the NYGB portfolio to date and its impact on the markets it has engaged in; ii) data trends, lessons learned, and findings from relevant evaluations; and iii) any potential program modifications to further support and align with the CLCPA or otherwise improve the effectiveness of NYGB. NYGB will also include in its petition how it intends to use GGRF funds as it relates to NYGB's use of ratepayer capital.

Deliverable 4.1: Roundtable Stakeholder Engagement Sessions

ID#	Deliverable	Metric of Success	Target Completion
4.1	Hold 5 roundtable stakeholder engagement sessions to solicit feedback on how NYGB can better support market transformation in priority market segments	Number of roundtables held	May 31, 2024

To inform NYGB’s overall approach to its Petition and proposed strategy for the 2026 – 2030 period, as indicated by Deliverable 4.1 NYGB has conducted an extensive stakeholder engagement process in close collaboration with NYSERDA leadership and DPS. As previously referenced throughout this document, below is list of specific roundtable discussions that NYGB has facilitated as part of its stakeholder engagement process in preparation for its CEF petition filing.

- Accessibility and Equity²¹
- Clean Transportation
- Energy Storage
- Building Decarbonization
- Engaged Stakeholder Webinar²²
- Financial Institutions

Across all of those roundtables, NYGB sought feedback and input from a wide range of NYS clean energy ecosystem stakeholders such as project developers, other clean financing institutions, commercial lenders and investors, community development financial institutions (CDFIs), fellow state and municipal agencies, climate-focused nonprofits, NYSERDA, and DPS. Each of the roundtables consisted of both in-person and virtual attendees, and the general outline of the discussions was as follows:

1. NYGB provided an overview of its activity and impact in the specific sector or space.
2. NYGB used pre-solicited input from attendees to foster discussion around existing market barriers.
3. NYGB facilitated discussion around potential solutions to address identified barriers.
4. Stakeholders discussed what they would like to see from NYGB broadly going forward.

During each roundtable, attendees spoke candidly about the challenges they are currently facing in their respective sectors as well as potential solutions that NYGB could support or develop to address those challenges. While some of the specific feedback and ideas were captured in the description of activities that NYGB plans to pursue to achieve Deliverables 1.1 – 1.4 for the 2024 – 25 Plan Year, the main takeaways from each of the roundtables as well as NYGB’s recommendations as to which opportunities it is best suited to address going forward will be captured in NYGB’s CEF petition filing.

In addition to the roundtables, NYGB presented to NYSERDA’s Energy Equity Collaborative (“EEC”), which is a forum for community-based organizations and stakeholders that are representative of or principally serve DACs to work together with NYSERDA to address energy equity and climate justice issues and develop equitable programs. NYGB’s presentation and Q&A session with the EEC was followed by individual meetings with stakeholders recommended to NYGB by the EEC and the takeaways from those discussions will be reflected in NYGB’s CEF petition. Finally, NYGB is holding a series of 1:1 meetings with organizations identified by NYSERDA staff and others as key participants in New York’s clean energy ecosystem working on advancing Climate Equity goals and climate justice initiatives.

Deliverables 4.2 – 4.4: Components of NYGB’s CEF Petition Process

ID#	Deliverable	Metric of Success	Target Completion
4.2	Provide a qualitative and quantitative assessment of NYGB’s performance and impact since inception through March 31, 2024	Assessment provided in CEF Petition (yes/no)	September 1, 2024
4.3	Identify any potential program modifications to include in NYGB’s updated strategy proposal for the 2026-2030 time period	Program modifications suggested in CEF Petition (yes/no)	September 1, 2024

²¹ Occurred during the 2023 – 2024 Plan Year

²² This event was a virtual-only event tailored to any individual or organization that has provided public comments on any of NYGB’s previous petition filings.

4.4	Propose a strategy for how NYGB intends to use funds received through the Greenhouse Gas Reduction Fund as it relates to NYGB's use of ratepayer capital	Strategy for GGRF Funds proposed (yes/no)	September 1, 2024
-----	--	---	-------------------

The substantive elements of Deliverables 4.2 – 4.4 will be presented in NYGB's CEF Petition filing. As it relates to Deliverable 4.4 and NYGB's plan for using GGRF funds, as previously mentioned, at the time of this annual plan being drafted NYGB is still in the negotiation process with CGC to determine the exact amount of NYGB's portion of CGC's NCIF award as well as the specific reporting requirements associated with the funds. Simultaneously, CGC is currently negotiating the terms of its award with the EPA. The EPA anticipates being able to deploy funds to awarded parties in the summer of 2024 ahead of the statutory deadline to do so by September 30, 2024. Given that the mission of the NCIF is closely aligned with NYGB's mission, NYGB anticipates using the federal funding to support projects similar to existing projects in NYGB's portfolio and pipeline. NYGB's selection of specific types of projects is dependent on the finalization of award terms and additional federal reporting and compliance requirements. NYGB will be prepared to provide more detail regarding its use of NCIF funds in either its CEF petition filing or a subsequent Quarterly Metrics Report depending on the timing of NCIF awards being finalized.

Section 4: 2024 – 25 Plan Deliverables

ID #	Deliverable	Target Completion
Objective 1: Close funding gaps for building decarbonization, clean transportation, and energy storage transactions that support progress towards the Climate Act and other State policies and public commitments.		
1.1	Execute \$45M of affordable housing transactions	March 31, 2025
1.2	Execute \$25MM of building decarbonization transactions that benefit disadvantaged communities	March 31, 2025
1.3	Execute \$40MM of clean transportation transactions	March 31, 2025
1.4	Execute \$60MM of energy storage transactions	March 31, 2025
Objective 2: Advance the climate-equity focus of NYGB's products, services, and delivered benefits to support an equitable energy transition for all New Yorkers		
2.1	Execute \$80M of transactions under the Community Decarbonization Fund ²³	March 31, 2025
2.2	Achieve at least 35% of investment commitments benefitting disadvantaged communities ²⁴	March 31, 2025
2.3	Establish an annual Equity Roundtable meeting with key stakeholders in New York State to solicit feedback on how NYGB can continue to support an equitable energy transition for all New Yorkers	March 31, 2025
Objective 3: Improve transparency and capacity-building support to the NYS climate finance ecosystem		
3.1	Share aggregated and anonymized transaction data from NYGB's investments in priority market segments on NYGB's website to increase transparency in the market regarding key terms	December 31, 2024
3.2	Host 3 events highlighting NYGB's underwriting practices in priority market segments to promote replicability of NYGB transaction structures	March 31, 2025
3.3	Publish key findings and takeaways from NYGB's Climate Risk & Resilience assessment to demonstrate how NYGB approaches climate risk considerations relevant to its investment portfolio	January 31, 2025
Objective 4: Develop a new strategy by participating in the CEF review process and file petition in response to the CEF Modification Order given by the NYS Public Service Commission.		
4.1	Hold 5 roundtable stakeholder engagement sessions to solicit feedback on how NYGB can better support market transformation in priority market segments ²⁵	May 31, 2024
4.2	Provide a qualitative and quantitative assessment of NYGB's performance and impact since inception through March 31, 2024	September 1, 2024
4.3	Identify any potential program modifications to include in NYGB's updated strategy proposal for the 2026-2030 time period	September 1, 2024
4.4	Propose a strategy for how NYGB intends to use funds received through the Greenhouse Gas Reduction Fund as it relates to NYGB's use of ratepayer capital	September 1, 2024

²³ Transactions executed under the CDF do not count toward NYGB's affordable housing and building decarbonization in DACs targets (Deliverables 1.1 and 1.2)

²⁴ Investment commitments are portfolio-wide, including transactions in priority market segments (Deliverables 1.1 -1.4), specific projects financed by CDF borrowers, and any non-priority market segment transactions (i.e. community solar) that benefit DACs

²⁵ The target number of five roundtable stakeholder engagement sessions does not include the Accessibility and Equity Roundtable, which was held in the 2023 -24 Plan Year

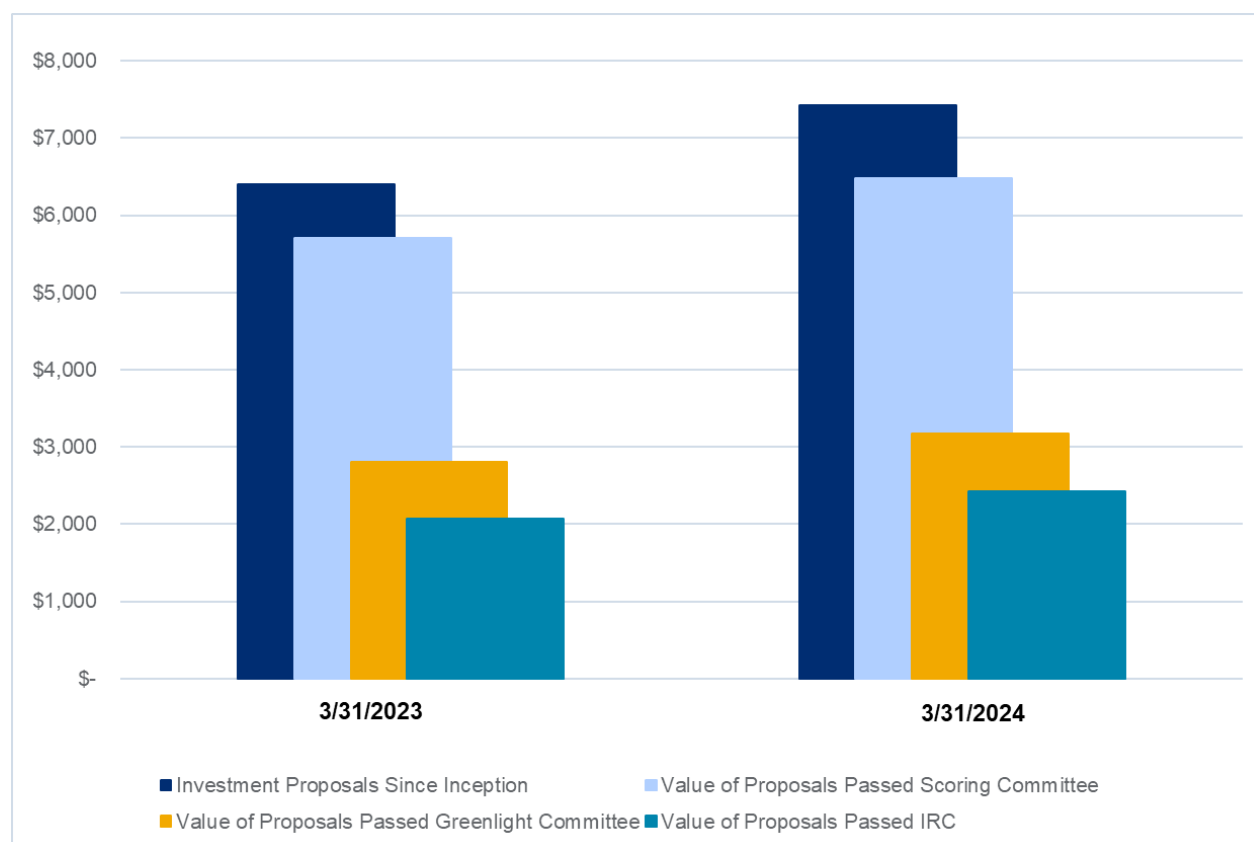
Appendix A: Supplementary Tables and Figures

Table 1: Investment Performance At-a-Glance as of March 31, 2024

Stimulating New Clean Energy Proposals in NYS	NYGB has received over \$7.4B in investment proposals since inception.
Strong Active Pipeline	Active Pipeline of potential investments proceeding to close is \$217MM . NYGB maintained an Active Pipeline of \$373MM per quarter on average during the 2023 – 24 Plan Year.
Driving Material Clean Energy Investments Across NYS	NYGB closed 16 new transactions in the 2023 – 24 Plan Year, totaling \$337MM in additional commitments and an average of \$84MM in closings per quarter.
Supporting Disadvantaged Communities	NYGB committed \$85MM towards projects benefiting DACs in the 2023 – 24 Plan Year. Since January 1, 2020, 34% of NYGB's total capital commitments have supported DACs.
Mobilizing Capital	NYGB's investment portfolio represents continuing progress toward mobilizing capital into clean energy and sustainable infrastructure projects in NYS, currently at up to \$7.9B .
Maintaining Self Sufficiency	NYGB has increased its capital position by \$142MM since inception. These additional funds will be reinvested into future projects and insulate NYGB's original capital allocations from future losses.
Contributing to CEF & CLCPA Objectives	NYGB's investments to date have driven estimated gross GHG emissions reductions of between 32.6 and 47.1 million metric tons , equivalent to removing between 330,174 and 485,159 cars from the road for a period of 24 years . ²⁶

²⁶ NYGB's GHG emissions reductions values reflect the estimated effect of both direct and indirect impact benefits.

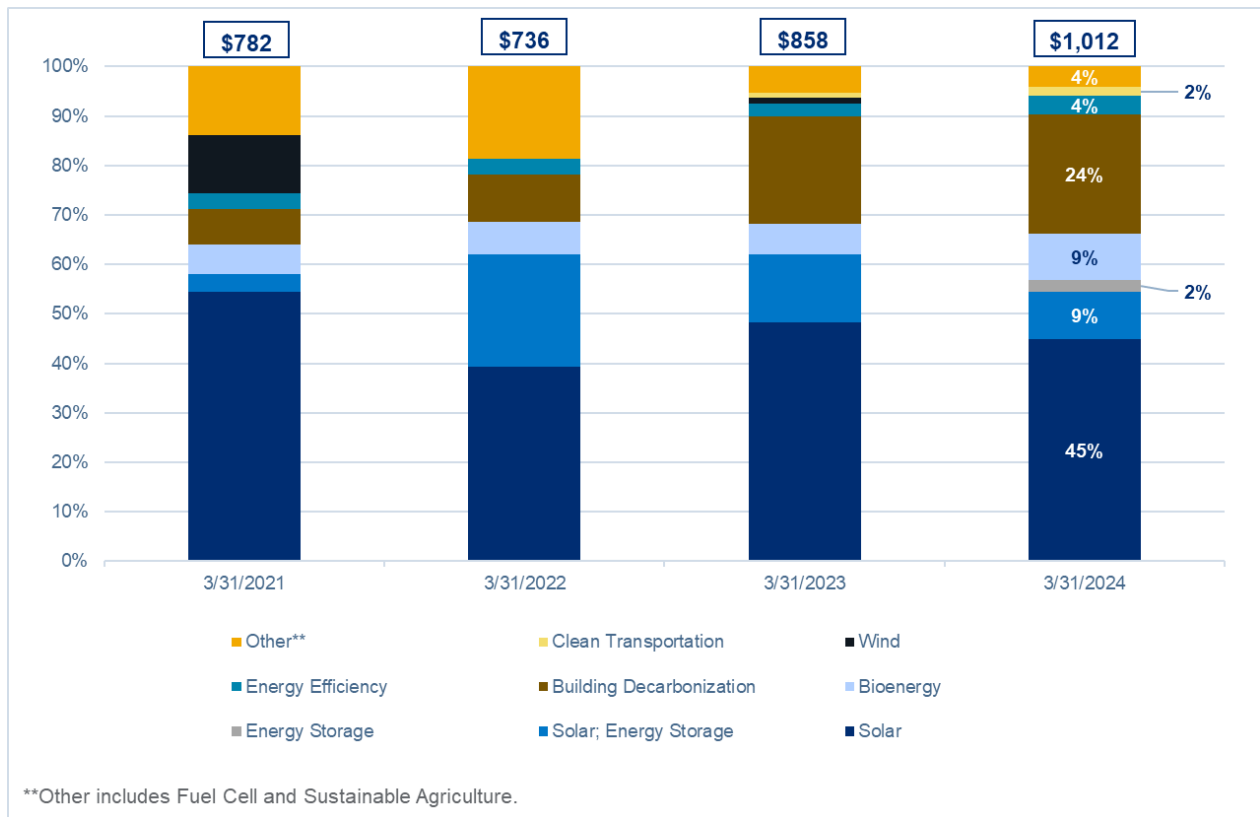
Figure 4: Pipeline Year-over-Year (\$MM)



The figure above shows the cumulative value of all transactions that have been assessed at one or more of NYGB’s four investment approval stages.²⁷ During the 2023 – 24 Plan Year, NYGB received over \$1.0B in investment proposals, resulting in a cumulative total of \$7.4B of capital requested from NYGB in proposals received. As shown in the figure above, significantly more transactions are received than ultimately pass through IRC. The transactions NYGB evaluates are complex, with multiple parties, contracts, agreements and legal implications to be evaluated and agreed upon prior to a transaction closing. There are many factors which could contribute to a transaction not proceeding to the next step in the NYGB credit approval process, many of which are outside of NYGB control.

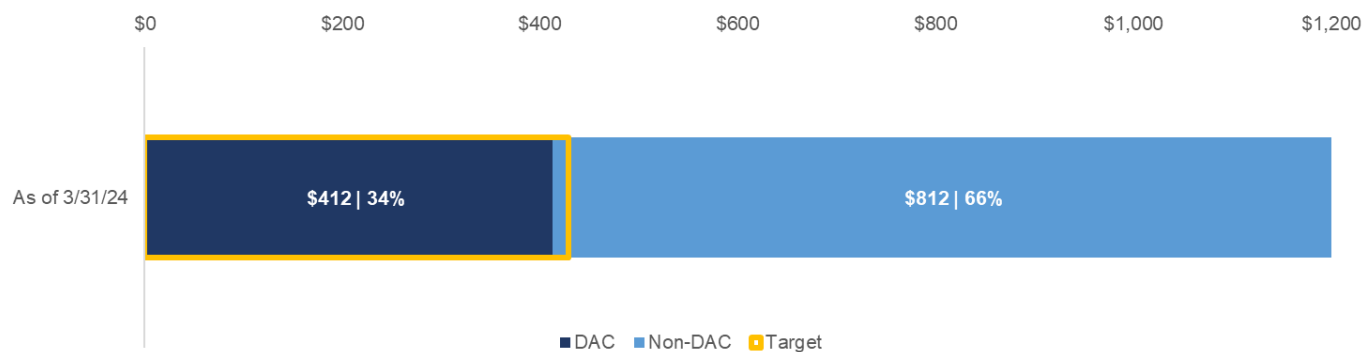
²⁷ Proposals Received – Value (Cumulative) means, at any time, the cumulative value of all investment proposals received by NYGB from potential counterparties since Inception, expressed in dollars. This definition can be found in NYGB Metrics, Reporting, and Evaluation Plan, May 2022, Version 3.1

Figure 5: Portfolio Year-over-Year (\$MM)



NYGB has continued to support the State’s evolving clean energy policies by investing across a wide array of technology segments. At the end of the 2023 – 24 Plan Year, NYGB managed its most diverse portfolio to date, totaling \$1,012MM.

Figure 6: Progress Toward DAC Target (\$MM)



Since January 1, 2020, 34% of NYGB’s committed investments have supported projects benefiting DACs.^{28,29}

²⁸ Committed Funds, or “Committed,” means in any period, the aggregate funds to be provided by NYGB pursuant to executed investment and financing agreements which remain in force during that period, without such funds having been Deployed, expressed in dollars. This definition can be found in NYGB Metrics, Reporting, and Evaluation Plan, May 2022, Version 3.1

²⁹ The percentage of committed investments benefitting DACs is calculated by dividing \$412MM by (\$412MM + \$812MM). Not included in this calculation, as per the Disadvantaged Communities Investments and Benefits Reporting Guidance, are \$196MM worth of committed investments that NYGB has made since 2020 that are non-place-based investments and thus do not factor into the denominator of this equation. In other words, 86% of NYGB’s committed investments since 2020 comprise the denominator of this calculation.

Table 2: 2023 – 24 Plan Deliverables

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS
IDENTIFY AND CLOSE FUNDING GAPS IN ALIGNMENT WITH STATE POLICIES AND PUBLIC COMMITMENTS		
Committed Funds	Deliver at least \$225 million of incremental commitments	<input checked="" type="checkbox"/> Achieved: NYGB committed \$336.6MM during the 2023 – 24 Plan Year, exceeding its annual goal of \$225MM.
Committed Funds – DAC Specific	Execute three loans under the Community Decarbonization Fund	<input checked="" type="checkbox"/> Achieved: NYGB closed four CDF loans during the 2023 – 24 Plan Year totaling \$85MM, exceeding its goal of executing three CDF transactions. As of March 31, 2024, NYGB has \$48MM of additional transactions in the pipeline.
Committed Funds – Sector Specific	Execute \$30MM of affordable housing transactions	<input checked="" type="checkbox"/> Not achieved but in process: NYGB made \$3.3MM of commitments in affordable housing transactions during the 2023 - 24 Plan Year. This goal was part of NYGB's longer-term target of committing \$150MM supporting affordable housing transactions by December 31, 2025. As of March 31, 2024, NYGB has \$33MM of potential affordable housing transactions in its pipeline and remains confident that it can achieve its multi-year target by the end of 2025.
	Execute \$20MM of building decarbonization transactions that benefit disadvantaged communities	<input checked="" type="checkbox"/> Not achieved but in process: NYGB made \$3.3MM of commitments in building decarbonization transactions that benefit disadvantaged communities during the 2023 -24 Plan Year. This goal was part of NYGB's longer-term target of committing \$100MM supporting building decarbonization transactions that benefit DACs by December 31, 2025. As of March 31, 2024, NYGB has \$33MM of potential building decarbonization transactions in its pipeline and remains confident that it can achieve its multi-year target by the end of 2025.
	Execute \$30MM of clean transportation transactions	<input checked="" type="checkbox"/> Not achieved but in process: NYGB made \$8.5MM of commitments in clean transportation transactions during the 2023 – 2024 Plan Year. This goal was part of NYGB's longer-term target of committing \$100MM supporting clean transportation transactions by December 31, 2025. As of March 31, 2024, NYGB has \$5MM of potential clean transportation transactions in its pipeline and remains confident that it can achieve its multi-year target by the end of 2025.
	Execute \$50MM of energy storage transactions	<input checked="" type="checkbox"/> Not achieved but in process: NYGB made \$25MM of commitments in energy storage transactions during the 2023 – 24 Plan Year. This goal was part of NYGB's longer-term target of committing \$200MM supporting energy storage transactions by December 31, 2025. As of March 31, 2024, NYGB has \$47MM of potential energy storage transactions in its pipeline and remains confident that it can achieve its multi-year target by the end of 2025.
MOBILIZE CAPITAL: STRENGTHEN NYGB'S CAPITAL POSITION		
Federal Funding	Apply for federal dollars under relevant programs <u>Interim Deliverable:</u> Apply for the NYS allocation under the DOE's Energy Efficiency Revolving Loan Fund	<input checked="" type="checkbox"/> Achieved During the 2023-2024 Plan Year, NYGB applied as a Sub-Awardee or Transaction Partner within five different coalitions seeking to receive funding from the US Environmental Protection Agency's ("EPA") \$27B Greenhouse Gas Reduction Fund ("GGRF"). The coalitions in which NYGB participated applied for two of the GGRF's funding pathways, the \$14B National Clean Investment Fund ("NCIF") and \$6B Clean Communities Investment Accelerator competitions. NYGB's parent authority, NYSERDA, submitted an application for the third GGRF funding pathway, the \$7B Solar for All program. Just after the end of the 2023 – 2024 Plan Year and prior to the publication of this report, in early April of 2024 NYGB was informed that it would receive federal funding as a sub-awardee of the Coalition for Green Capital's \$5B NCIF award. <u>Interim Deliverable:</u>

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS
		<input checked="" type="checkbox"/> Achieved: In May 2023, NYGB and NYSERDA applied for the \$4MM NYS allocation under the Department of Energy's ("DOE") Energy Efficiency Revolving Loan Fund ("EE RLF").
CONTINUOUSLY IMPROVE AND ENHANCE NYGB OPERATIONS AND PORTFOLIO MANAGEMENT		
Process Enhancement	Add features to existing portfolio management tools	<input checked="" type="checkbox"/> Achieved: During the 2023 – 24 Plan Year, NYGB worked with its existing portfolio management tool provider to advance efforts to optimize the product to help NYGB be more efficient, minimize administrative burden, and improve accountability. In the most recent quarter, a new software version was implemented, governing the upload and approval of financial covenant reporting documentation. Lastly, training was created and provided to NYGB staff members for how to use the updated software.
	Launch a new solicitation for a CRM platform	<input checked="" type="checkbox"/> Achieved: During the quarter, NYGB launched a new Request for Proposals (RFP) for a CRM, Transaction Pipeline, and Portfolio Management Platform, achieving the goal for the 2023 – 2024 Plan Year and setting NYGB up well to finalize one contract with the awarded vendor early on in the 2024 – 25 Plan Year.
Professional Development	Enhance training and industry relationship building opportunities for team members	<input checked="" type="checkbox"/> Achieved: During the 2023 – 24 Plan Year, NYGB provided several rounds of professional development opportunities for all team members. Notably, NYGB developed and implemented a new orientation structure and training curriculum for NYGB's summer interns and new hires, which it will continue to use and improve for future cohorts of interns and new hires. NYGB also organized several new courses on financial analysis and project finance tailored to Analysts and Associates on the Investment & Portfolio Management team and available to all NYGB staff. Course topics included general renewable energy project financial modeling as well as specific topics such as battery storage and tax equity financial modeling. Industry relationship building opportunities can be seen in the list of events that NYGB participated in, which are documented in the four 2023 – 24 Quarterly Metrics Reports available on NYGB's website.
Risk Management	Retain a third-party to complete a resiliency assessment of assets financed by NYGB <u>Interim Deliverable:</u> Complete scope of work for resiliency assessment	<input checked="" type="checkbox"/> Not achieved but in process: During the quarter, NYGB launched its Climate Risk & Resilience RFP and completed the scoring process after receiving a high volume of proposals. Just after the end of the 2023 – 2024 Plan Year and before the publication of this report, NYGB finalized a contract with the awarded contractor and the project is set to kick off in June 2024. <u>Interim Deliverable:</u> <input checked="" type="checkbox"/> Achieved: During Q4 of 2023, NYGB met with the NYSERDA Contracts team to understand the RFP process for a scope of work of this type, enabling NYGB to launch the RFP in Q1 of 2024.
Stakeholder Engagement	Launch Website 2.0 to improve infrastructure and align with NYSERDA's updated website	<input checked="" type="checkbox"/> Achieved: During the quarter, NYGB completed its launch of website 2.0 after successfully implementing changes across key areas to improve end user accessibility across the website (transaction profile navigation, priority segment highlights, CDF and other equity-oriented content, etc.). NYGB's website was also migrated to a new server and new site templates were implemented to display content more effectively. In addition, a site search function was integrated into the website so users have been able to much more easily locate specific content. This has considerably increased user time spent on the site. In 2024 NYGB plans to continue to refine and improve website accessibility, however this work stream is viewed as an ongoing maintenance activity and will not be included as a deliverable to be reported against in the 2024 – 25 Plan Year.
	Track and measure metrics to assess effectiveness of NYGB communications and marketing activities	<input checked="" type="checkbox"/> Achieved: During the 2023 – 24 Plan Year, with the implementation of paid search and key words, NYGB's website

OBJECTIVE CATEGORY	DELIVERABLE	PROGRESS
		<p>experienced 51% increase in page views, 63% increase in total users, and 158% increase in average time on site compared to the previous year in which there was no paid media. Notably, during Q1 2024 (Jan 2024 – Mar 2024), NYGB's website experienced 56% increase in total users and 84% increase in average time on site compared to Q1 of the previous year.</p> <p>NYGB worked with NYSERDA and a third-party consultant to bid on key words that align with NYGB's priority markets and initiatives, such as "NYGB clean transportation," "energy storage," and "community decarbonization fund (CDF)," etc., to raise the profile of NYGB and drive more users to NYGB's site. Additionally, LinkedIn was used to target organizations in key Business Development sectors as well as generate traffic to bring awareness to the 10-year anniversary of NYGB and the launch of important initiatives like the CDF. This strategy was successful in both driving users to the website homepage as well as increasing traffic on specific targeted webpages about NYGB's portfolio, CDF, and impact in clean transportation, among others.</p>
	Publish sector highlights as part of the 10-year anniversary campaign to demonstrate NYGB's impact since inception	<input checked="" type="checkbox"/> Achieved: During the 2023 – 24 Plan year, NYGB published sector highlights on its website and LinkedIn for four market segments—energy storage, clean transportation, building decarbonization, and community distributed generation.
	Engage with stakeholders in every region of NYS to give information about NYGB's available programs and seek feedback	<input checked="" type="checkbox"/> Achieved: During the 2023 – 24 Plan Year, NYGB launched the Community Decarbonization Fund (CDF) Roadshow, which consisted of five NYGB-hosted events in five different regions of New York State: New York City, Finger Lakes, Southern Tier, Long Island, and the Capital Region. NYGB also organized a virtual and in-person CDF Roadshow event for Western New York and the Hudson Valley regions, respectively, and those events took place in April 2024 after the completion of the 2023 – 2024 Plan year. Lastly, for each of the three regions in which NYGB did not hold a specific event, NYGB contacted stakeholders in each region to promote the CDF and other available programs.
	<u>Interim Deliverable:</u> Complete meetings in half of the regions of NYS	<u>Interim Deliverable:</u> <input checked="" type="checkbox"/> Achieved: NYGB held events in five of the ten regions in New York State.
Program Coordination	Increase integration with NYSERDA through program design, implementation, and evaluation	<input checked="" type="checkbox"/> Achieved: NYGB increased integration with fellow NYSERDA programs in three significant ways during the 2023 – 2024 year. First, NYGB's Impact team participated in regular discussions with NYSERDA's Evaluation team to ensure alignment on calculating progress toward its DAC goal, which led to NYGB updating its accounting methodology for tracking DAC benefits alongside NYSERDA. Second, NYGB worked closely with NYSERDA's Climate Resiliency lead throughout the design and contracting stages of NYGB's Climate Risk and Resilience solicitation to ensure NYGB's project is complementary to and aligned with NYSERDA's broader Climate Risk Assessment scope of work. Going forward, NYSERDA's Climate Resiliency lead will be a member of NYGB's project team to make sure there is continued alignment through the two respective work streams. Lastly, in the first quarter of 2024 NYGB participated in NYSERDA's authority-wide goal-setting process for the first time to help inform NYGB's 2024 – 2025 Plan Year objectives and deliverables.

Table 3: 2023 – 24 Transactions

Transaction	Description	NYGB Commitment	Closing Date
Sunrun Safe Harbor Upsize	NYGB increased its existing commitment to Sunrun by \$19MM to enable Sunrun to develop further into marginal markets and territories in New York State.	\$19.0MM	5/17/2023
American Organic Energy	NYGB committed \$55MM in a syndicated construction-to-term facility to finance the construction of a commercial food waste-to-renewable natural gas project for the New York City metro area.	\$55.0MM	5/25/2023
RUDARPA Upsize	NYGB increased its existing construction-to-term facility by \$5MM to enable RUDARPA to continue to scale its growing portfolio of landfill gas to renewable natural gas projects in New York State.	\$5.0MM	6/23/2023
NineDot IX	NYGB committed \$25MM to fund interconnection expenses and other associated fees in the development of a portfolio of distributed energy storage projects, representing NYGB's first purely energy storage transaction.	\$25.0MM	6/30/23
Parity	NYGB committed \$4MM in a revolving credit facility and term loan to finance the deployment of Parity's HVAC optimization software solution to improve energy efficiency in NYS.	\$4.0MM	8/14/2023
RED Rochester Upsize	NYGB increased its commitment by \$18.5MM in a term loan to finance additional energy efficiency improvement projects in Eastman Business Park, a multi-tenant industrial park in Rochester.	\$18.5MM	10/18/23
Marine Drive Redevelopment	NYGB committed \$3.3MM in a predevelopment facility to finance Phase 1 predevelopment expenses for the redevelopment of Marine Drive Apartments, a state-regulated affordable housing project in Buffalo.	\$3.3MM	11/21/23
Community Preservation Corporation	NYGB committed \$25MM in a revolving term loan under the Community Decarbonization Fund ("CDF") to support building decarbonization projects serving disadvantaged communities across NYS.	\$25.0MM	12/13/23
Enterprise Community Loan Fund	NYGB committed \$25MM in a revolving term loan under the CDF to support building decarbonization projects serving disadvantaged communities across NYS.	\$25.0MM	12/19/23
TruFund	NYGB committed \$10MM in a revolving term loan under the CDF to support building decarbonization projects serving disadvantaged communities across NYS.	\$10.0MM	12/21/23

Inspiration Mobility	NYGB committed \$8.5MM in a term loan to support electrified transportation in NYS. The first draw under this facility will recapitalize nearly 400 electric vehicles leased to Revel.	\$8.5MM	12/27/23
DRS Development	NYGB committed \$3.0MM in an interconnection facility to support IX costs for a portfolio of CDG solar projects across NYS.	\$3.0MM	1/4/2024
OYA Greenbacker Upsize	NYGB committed an additional \$0.3MM to finance the development, construction, and operation of a CDG solar portfolio in NYS.	\$0.3MM	1/19/2024
Greenwood Sustainable Infrastructure	NYGB committed \$10.0MM in an interconnection facility to support IX costs for a portfolio of CDG solar projects across NYS.	\$10.0MM	2/9/2024
Low Income Investment Fund	NYGB committed \$25MM in a revolving term loan under the Community Decarbonization Fund ("CDF") to support building decarbonization projects serving disadvantaged communities across NYS.	\$25.0MM	3/7/2024
Catalyze CDG	NYGB committed \$100MM in a term loan to finance sale-leaseback transactions for CDG solar projects across NYS.	\$100.0MM	3/28/2024
Total		\$336.6MM	

Table 4: Fiscal Year 2023 – 24 Financial Summary (\$ thousands)

	<u>March 31, 2024</u>	<u>March 31, 2023</u>	<u>% Change 2024-2023</u>
Operating revenues:			
Fees	\$6,880	\$5,667	21.4%
Loans and financing receivables interest	58,802	34,842	68.8%
Provision for losses on loans and financing receivables	(15,218)	(141)	10,692.9%
Gain on sale of loans and financing receivables	-	920	(100.0)%
Total operating revenues:	50,464	41,288	22.2%
Operating expenses:			
Salaries and benefits	11,585	9,919	16.8%
Investment related expenses	215	812	(73.5)%
Other operating costs	1,507	1,832	(17.7)%
General and administrative expenses	1,977	1,806	9.5%
Depreciation	744	958	(22.3)%
NY State assessments	146	157	(7.0)%
Interest expense	32	36	(11.1)%
Total operating expenses	16,206	15,520	4.4%
Operating income	34,258	25,768	32.9%
Non-operating revenues:			
Investment income (loss)	18,595	9,808	89.6%
Total non-operating revenues	18,595	9,808	89.6%
Non-operating expenses:			
Program evaluation	-	293	(100.0)%
Total non-operating expenses	-	293	(100.0)%
Change in net position	52,853	35,283	49.8%
Net position, beginning of year	1,036,561	1,001,278	3.5%
Net position, end of year	1,089,414	1,036,561	5.1%
Net income (loss)	52,853	35,283	49.8%

Source: NYGB Financial Statements; NYGB Analysis

Table 5: Actual and Forecast Revenues, Expenses and Net Income (Loss)

	Actual	Actual	Actual	Actual	Actual	Forecast
	FY 2019 - 20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
Revenues ³⁰	\$28.2	\$29.6	\$10.7	\$51.1	\$69.1	\$73.4
Operating Expenses						
Direct Expenses ³¹	6.9	7.8	8.7	9.7	9.9	12.8
Indirect Expenses ³²	3.8	4.9	4.9	5.8	6.3	7.1
Total Operating Expenses	10.7	12.7	13.6	15.5	16.2	19.9
Net Income, Prior to Non-Operating Expenses	17.5	16.9	(2.9)	25.8	52.8	53.5
Non-Operating Expenses ³³	0.2	0.5	0.1	0.3	-	0.5
Total Expenses	10.9	13.2	13.7	15.8	16.2	20.4
Net Income	\$17.2	\$16.4	\$(3.0)	\$35.3	\$52.8	\$53.0

³⁰ Revenues include: Total operating and non-operating revenues

³¹ Direct Expenses include: Salaries & Direct Benefits; Transaction Expenses; Sales, General & Administrative.

³² Indirect Expenses include: NYSERDA allocations.

³³ Non-Operating Expenses include: Evaluation, Third-Party Capital Legal & Strategic Advisory Services.

Appendix B: Additional Resources

Case 13-M-0412, “Order Establishing New York Green Bank and Providing Initial Capitalization,” issued and effective December 19, 2013:

<http://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId=%7BBBD3AAFB0-FAA2-4DA6-B56B-0FF22EE34EDF%7D>.

NY Green Bank Organizational Plan:

<http://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId=%7B643D622C-6E1F-4BD1-A489-DD146F26E8A4%7D>.

“Order Authorizing the Clean Energy Fund Framework” issued and effective January 21, 2016:

<http://documents.dps.ny.gov/public/Common/ViewDoc.aspx?DocRefId={B23BE6D8-412E-4C82-BC58-9888D496D216}>.

All other relevant public filings: <https://greenbank.ny.gov/Resources/Public-Filings>.