



NY Green Bank

*RFP 18: Financing Arrangements for High-
Performance Affordable Housing*

July 2021

NY Green Bank Supports NYS Clean Energy Goals

Mission:

To accelerate clean energy deployment in New York by working in collaboration with the private sector to transform financing markets

- > **What:** A \$1 billion State-sponsored investment fund that is a division of NYSERDA
- > **Why:** To alleviate financing gaps in New York's clean energy markets and create a cleaner, more resilient and affordable energy system. Advancing NYS clean energy goals under the CLCPA
 - 70% renewable electricity by 2030 and 100% zero carbon electricity by 2040
 - 3,000 MW of energy storage by 2030
 - 40% of benefits from clean energy investments accruing to disadvantaged communities
- > **How:** By mobilizing greater private sector activity to increase the availability of capital for clean energy projects

RFP 18: Financing Arrangements for High-Performance Affordable Housing

Overview

RFP 18 is:

- > A new pathway for accessing NYGB capital.
- > Open to affordable multifamily housing construction and retrofit projects that include electrification or electrification-readiness measures.
- > Open to a variety of project participants, including:
 - Property owners/developers
 - Energy service companies, contractors, equipment providers and/or manufacturers
 - Capital providers

Building Characteristics & Project Scope

To be eligible for financing, projects must demonstrate:

Affordability

Participation in a regulated affordable housing program; or

25%+ households earning at or below 80% AMI/SMI.

Performance

If new construction: Fully electric, including heating, cooling, DHW, laundry, and cooking systems; or

If retrofit: Electrification of 1+ heating, cooling, or DHW system, or measures to enable future electrification.

Products & Indicative Terms

Not an exhaustive list; NYGB can consider other product structures than those below. Selected indicative terms are available for each of the sample products listed.

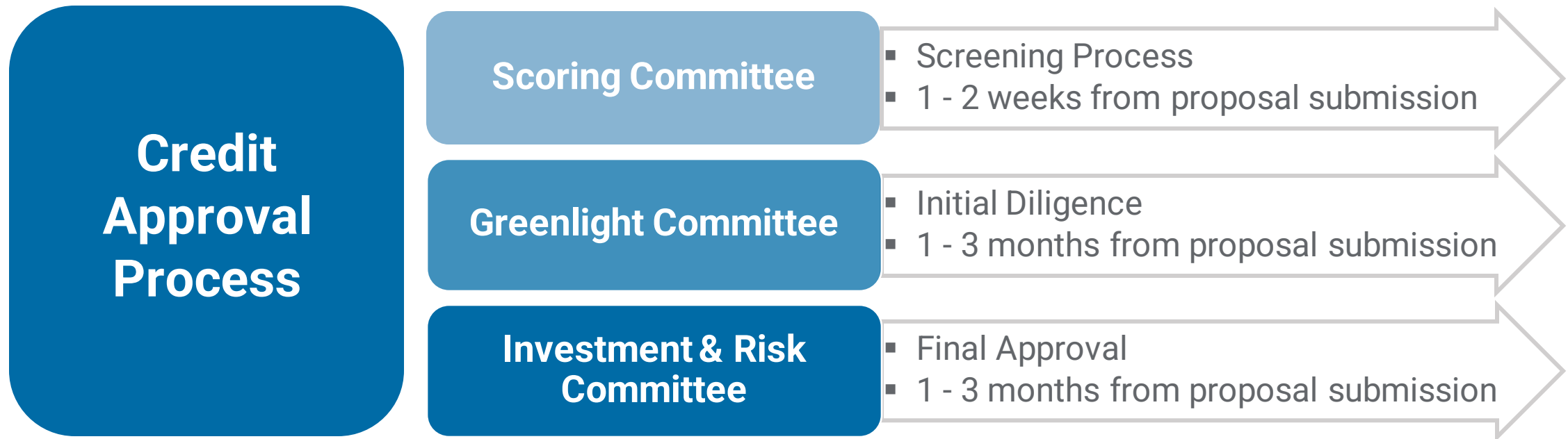
1. **Electrification/Energy Efficiency Improvement Loan.** Project finance loans to support the purchase/lease and installation of specific equipment related to electrification, clean energy generation, efficiency/building envelope improvements, smart building technologies, etc.
2. **Predevelopment Lending.** Flexible capital to support the cost-intensive repair (including HQS compliance measures), design, planning, and analysis stage required prior to construction;
3. **Construction / Construction-to-Perm.** Competitively priced gap financing to support a Project's construction or retrofit/installation phase. NYGB is willing to consider forward rate locks in some cases; and
4. **Permanent Debt.** Competitively priced gap financing/mortgage participation, including at refinancing, underwritten to greater projected energy savings than is typical of other permanent debt lenders. NYGB generally does not expect to act as a property's sole senior mortgage lender but rather provide incremental debt on a pari passu or subordinated basis.

Submitting a Proposal

Must include:

1. Company and Management Team Credentials
2. Demonstration of Affordability
3. Project Scope & Technical Considerations
4. Proposed Financing Structure, Terms, & Rationale
5. Expected Impact & Ongoing Tracking/Reporting Capability
6. Contribution to Financial Market Transformation

Transaction Process



Please note: estimated timing varies on counterparty readiness and project development (including availability of diligence materials)

Q&A

Learn more & submit a proposal:

- > [RFP 18: Financing Arrangements for High-Performance Housing](#)
- > [Selected Indicative Terms](#)

Reach out:

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