



DCGB Overview

7.19.2021

DC Green Bank Origin Story

- DC Set Its Goal to Cut Greenhouse Gas Emissions by 50% by 2032, Through Reduced Energy Use and Increasing Renewable Energy
- DC Green Bank was Launched in 2018 Under the Leadership of Mayor Bowser and the DC City Council
- DC Green Bank Fills Financing and Information Gaps and Accelerates Impact by Deploying Capital to Sustain a Just Transition to a Clean Economy



Vision, Mission, and Values

Vision: A Thriving Clean Economy for All DC

Mission: Providing Access to Capital, Growing the Clean Economy to Develop a More Equitable, Resilient, and Sustainable DC



Sustainability



Clean Economy



Inclusive Prosperity

DC Green Bank Focus Areas



Solar Power

- PRE-DEVELOPMENT, CONSTRUCTION, OPERATIONS & MAINTENANCE
- COMMUNITY SOLAR
- SOLAR RENEWABLE ENERGY CERTIFICATES



Stormwater Resilience

- GREEN INFRASTRUCTURE DEVELOPMENT
- STORMWATER RETENTION CREDITS



Green Buildings

- AFFORDABLE HOUSING
- HIGH PERFORMANCE BUILDINGS
- SUSTAINABLE & RESILIENT DESIGN, DEVELOPMENT & CONSTRUCTION



Clean Transport

- ELECTRIFICATION TRANSITION
- EV & FLEET
- INFRASTRUCTURE & ACCESS

DC Green Bank Governance

Overview

- 11-Member Board of Directors
 - 7 voting members appointed by the Mayor and 4 non-voting members (Quorum is 5 voting members)
 - 2 members with experience with financial institutions
 - 3 members with financial, project development, or legal expertise related to climate, energy, infrastructure, and resilience
 - 2 members with affordable housing or community development experience
- Active Board Committees
 - Executive
 - Finance
 - Governance
 - Human Resources

<https://code.dccouncil.us/dc/council/laws/22-155.html>



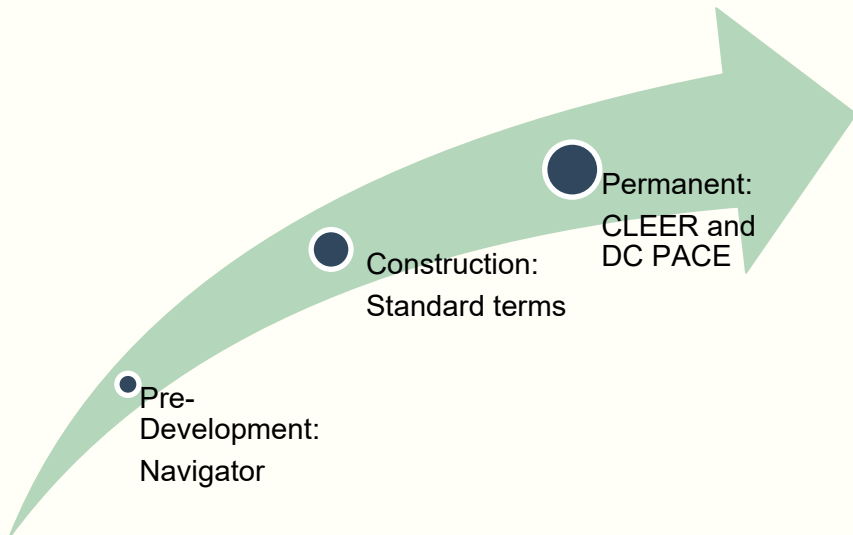
Financial Products

- Solar Development and Construction Loans
- Commercial Loan for Energy Efficiency and Renewables (CLEER)
- DC PACE
- Pre-Development Loans
- Green Affordable Multifamily Housing
- Pilot and Structured Products



DC Green Bank Financing Products and Audiences

With You Every Step of the Way



Structured offerings also available at each step

- Building owners and operators
- Small businesses
- Nonprofit and community organizations



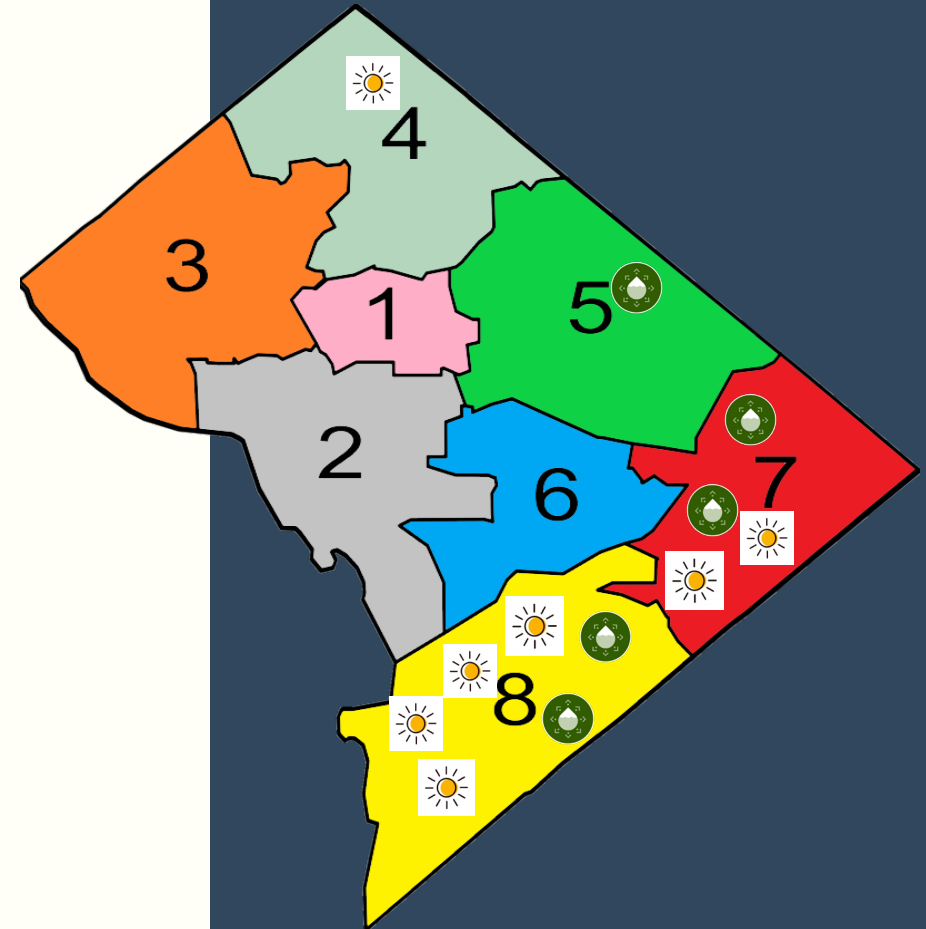
DC Green Bank Completed and Approved Deals

Solar Deployment ☀️

- DC Green Bank has now closed over \$3.4 million of construction financing for solar for all installations across Wards 4, 7, and 8 within 14 affordable housing communities
- Once completed, the projects will reduce nearly 2,000 tons of CO2-equivalent yearly, and save residents \$7 million in bills throughout the life of the projects
- Dozens of jobs created for construction and roof repair

Stormwater Abatement (approved) 🌿

- Ease flooding, control runoff, and lower water bills
- ~\$800,000 line of credit
- Clean jobs created during the construction and maintenance phases



Project Pipeline

DC Green Bank is Ready to Support a Green Recovery

By engaging with small and large developers, financing partners, nonprofits, and other partner organizations, the DC Green Bank team has made significant progress to identify deals in line with our mission and our values.

24

Active leads across our
priority sectors

815+

Billion dollars of
potential overall
financing identified

70+

Million dollars of
potential DC Green Bank
financing for identified
opportunities

Navigator Pre-Development Loan

Overview

- In partnership with Inclusive Prosperity Capital focused on commercial and multifamily properties. Supports well-designed energy savings projects, including:
 - Energy audits and benchmarking
 - Green charrettes
 - Engineering
 - Bidding work
 - Other energy-related design and financing costs
- Loans from \$10,000 - \$250,000 (higher on case-by-case basis) with a standard term of 24 months
- Interest rates range from 1.99% for affordable multifamily properties to 3.99% for market-rate properties



CLEER: Commercial Loan for Energy Efficiency and Renewables

Key Terms	Eligible Borrowers	Eligible Projects	Use of Proceeds
Between \$10,000 and \$250,000, higher amounts considered on a case-by-case basis	Existing Commercial/ Multifamily Buildings	Energy Efficiency Improvements including retrofits and renovations	Projected 15% or greater energy savings from current status and prescriptive measures
2 - 12 year terms	Commercial/Industrial Tenants	Renewable Energy Improvements	70% or greater for Energy Efficiency & Renewables costs
No prepayment penalties	Condos, Coops, HOAs	Work performed by an Authorized Contractor	30% of costs financed may be for related building upgrades
	Nonprofits		

To learn more, please visit us at www.dcgreenbank.com/cleer-financing

Why CLEER?

Fast Action

- Montgomery County Green Bank Cleared the Way and Supported Our Journey

Simplicity for District and Regional Contractors

- Given the Regional Overlap in Partners, CLEER Provides a Familiar Solution for Contractors and Lenders

Fit-for-Purpose to Support Building Energy Performance

Standards (BEPS)

- BEPS Are a Key Piece of the District's Sustainability Plan and 2032 and 2050 Climate Goals



DC PACE: Property Assessed Clean Energy

Overview

- DC PACE is a financing product developed through a partnership between the District Department of Energy and the Environment (DOEE) and Urban Ingenuity.
- Property Assessed Clean Energy (PACE) is a mechanism that enables private lenders to finance building upgrades and new construction of high-performance buildings.
- Property owners can implement enhancements without large upfront costs, and typically repay them over 15 or 20 years along with the property tax bill.



Open Request for Proposals

Overview

- DC Green Bank aims to meet the demand for clean energy and energy efficiency upgrades across the District within our four focus areas and in line with our core values.
- We welcome proposals through our Open RFP process that bring innovative ideas that may not be able to access our other financing products and initiatives.
- Specifically calling for proposals for larger projects, over \$250,000.
- For more information, visit dcgreenbank.org/open-request-for-proposals/



Community Engagement Pilot

Overview

- Community-based institutions serve a critical function across the District.
- DC Green Bank is engaging with District nonprofits, houses of worship, and other community-based organizations to develop tailored financial support to make necessary upgrades, improvements, and replacements.
- This flexibility may often be the difference between replacing failed equipment with the least cost alternative or transitioning to cleaner and more efficient systems.
- At present, we are engaged with more than 20 community institutions to assess this need.



Strategic Issues to Consider

Overview

- Green banks operate best when they are able to establish independence, particularly to engender confidence from private capital providers.
- Carefully consider Board size, composition, governance, and investment decision-making.
- Identify multiple avenues for capitalization, including a pathway to developing a robust capital strategy.
- Outline what internal responsibilities should be completed by full-time staff in the early stages of development and what should be done by external contractors.





Thank You.

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