

Cincinnati Green Bank

CINCINNATI
DEVELOPMENT
FUND

THE PORT
Making Real Estate Work

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What is a Green Bank?

- Green Banks are mission driven institutions that blend public policy, technical assistance, grants/incentives with innovative financing solutions to drive more cost-effective investment into clean energy
- Green Banks are often public, quasi-public, or non-profit institutions

A Green Bank is typically not a regulated depository institution

Greater Cincinnati Region Green Bank History



- GC-HELP
- PACE Financing
- Port Authority Bond Fund (PACE)
- CDF's non-profit and multi-family lending

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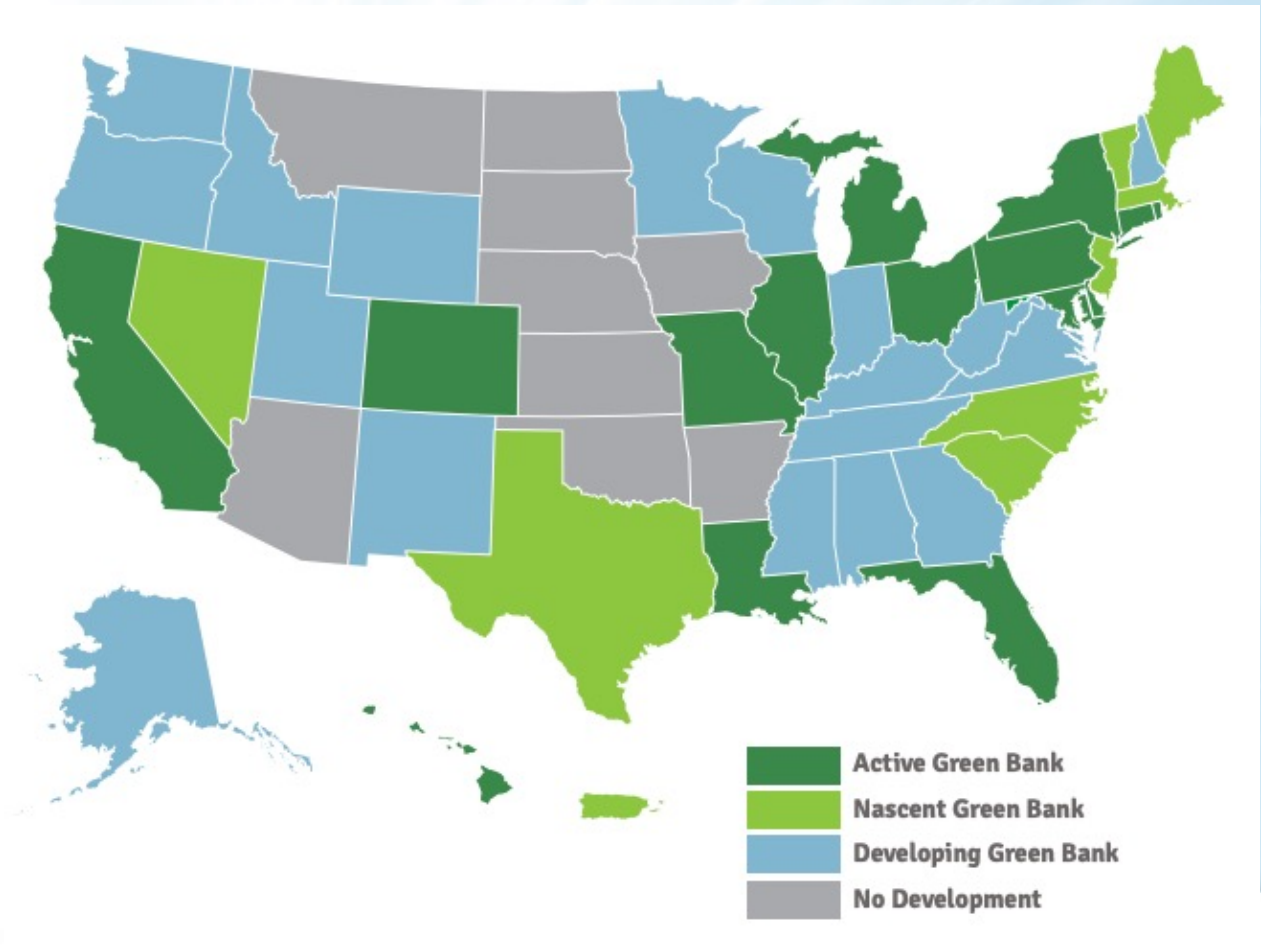
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Green Banks Across the U.S

- There are 23 green banks across the country, including Columbus and Cleveland
- Since 2011, Green Banks have spent \$4.2 billion dollars on green bank deals nationwide, resulting in over \$14.8 billion of investment



*Coalition for Green Capital 2022 Data

The Opportunity in Our Region

State of Ohio Programs

- OAQDA
 - CAIP
 - CARC
- ODOD
 - Qualified Energy Project Tax Exemption
 - Energy Loan Fund
 - Energy Loan Loss Reserve

Hamilton County Programs

- HIP Loan

City of Cincinnati Programs

- LEED CRA Abatement
- Solarize Cincy
- Warm Up Cincy

Federal Programs

- EPA
 - **GGRF**
 - SFA
 - NCIF
 - CCIA
 - CPRG
- HUD
 - GRRP
- Treasury
 - 45L
 - 179D
 - ITC
- DOE
 - EECBG
 - SEFI
 - HEEHRA
- USDA
 - REAP

The Opportunity from the Greenhouse Reduction Fund (GGRF)

Overview of the Greenhouse Gas Reduction Fund competition structure

	 National Clean Investment Fund	 Clean Communities Investment Accelerator	 Solar for All
Competition description	Fund 2-3 national nonprofits to partner with private capital providers to deliver financing at scale catalyzing tens of thousands of clean technology projects	Fund hub nonprofits to rapidly build clean financing capacity of networks of community lenders to finance pollution-reducing projects in low-income & disadvantaged communities	Support states, territories, Tribal & municipal governments, & nonprofits to expand access to solar for low-income & disadvantaged communities by priming markets for investment
Number and type of grantees	2-3 national nonprofits	2-7 hub nonprofits	Up to 60 states, Tribal & municipal governments, & eligible non-profit entities
Funding available	Nearly \$14B	\$6B	\$7B
Expected impacts	Historic public sector investment with the scale to attract private capital leverage in clean projects , supporting the 2030, 2035, & 2050 climate goals of the United States and catalyzing tens of thousands of clean technology projects	Robust pipeline of thousands of community-led clean projects with meaningful benefits , generated by hundreds of community lenders capitalized by GGRF to start or expand clean lending in underserved communities	Energy bill savings and energy resiliency for millions of underserved American households via states, Tribal & municipal governments, & other recipients creating new or expanding existing low-income solar programs across the country

Hypothetical Multifamily Building – New Construction – 150,000sf/100 units

<i>Sec. 45L Tax Credit for high-efficiency homes</i>	\$2,500 per unit for meeting ENERGY STAR X 100 units	\$250,000 tax credit
<i>Sec. 179D Tax Deduction for commercial building energy efficiency improvements</i>	\$3.50 per square foot for 35% reduction in energy use intensity across 150,000 square feet	\$525,000 tax deduction worth \$131,250 at 25% tax rate.
<i>Sec. 48 Investment Tax Credit for clean energy investment</i>	30% base tax credit on \$400,000 investment in rooftop solar plus 10% low-income bonus credit	\$160,000 tax credit
<i>Sec. 30C EV Tax Credit for EV charging infrastructure</i>	30% tax credit on \$100,000 investment in EV charging installations	\$30,000 tax credit
<i>Greenhouse Gas Reduction Fund (i.e. Green Bank)</i>	Low-interest project financing	\$600,000 in interest savings
Total Savings	Not including energy/operations cost savings or local/state incentives	\$1,171,250

Hypothetical 100,000 sf Public Building Renovation

Sec. 179D Tax Deduction for commercial building energy efficiency improvements	\$3.50 per square foot for 35% reduction in energy use intensity across 100,000 square feet	\$350,000 tax deduction worth \$131,250 at 25% tax rate.
<i>Sec. 48 Investment Tax Credit for clean energy investment</i>	30% base tax credit on \$400,000 investment in rooftop solar plus 10% low-income bonus credit	\$160,000 tax credit
<i>Sec. 30C EV Tax Credit for EV charging infrastructure</i>	30% tax credit on \$200,000 investment in EV charging installations	\$60,000 tax credit
<i>Greenhouse Gas Reduction Fund (i.e. Green Bank)</i>	Low-interest project financing	\$600,000 in interest savings
<i>EPA Climate Pollution Reduction Grant Program</i>	Grant	\$500,000
Total Savings	Not including energy/operations cost savings or local/state incentives	\$1,451,250

Our Region's Approach

- Elevate all the great programs/solutions we already have
- Build and expand upon current successes
- Get input from wide range of non-profit, government and private sector stakeholders
- Foster partnerships to close newly identified gaps, ensuring equitable solutions
- Workforce Development: support the education and training of policymakers, contractors, developers, and building owners
- Develop a pipeline of projects that focus on energy efficiency, renewable energy generation, and electric vehicle charging

Thank you
for your time

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