



Innovative Efforts to Close
Funding Gaps:
**Overview of
Green Funding**





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- 21-year-old 501C3 national nonprofit
- **Greening of MFAH properties**
 - ✓ Turn-Key Services - Assessment, Design-Build, Finance, Training
- **'Green' Services**
 - ✓ EE, Solar, EV, BESS, EMS, Water Conservation & Healthy Bldgs.
 - ✓ Green Financing (TBL Fund)
- **MF customers served nationally**
 - ✓ WAP & DSM Implementer
 - ✓ National/Regional Portfolio Accounts
 - ✓ BIL/IRA Implementer

➔ **Turn-Key Retrofits for MFAH**



Key Incentives for MFAH

Treasury

30% ITC + BONUS
Solar and Energy Storage

179D Tax Deduction
up to \$5/sq. ft.

30% ITC
EV Charging Stations

45 L Tax Credit
Up to \$5,000/unit

DOE through SEO Cash Rebates

Electrification Rebate
(HEEHR): \$4.5B
— Up to \$14K/unit

**Performance- Based,
Whole Home Rebates**
(HOMES): \$4.3B
~ Up to \$8K/unit

HUD - MFAH

GRRP (\$847M)

DOE - BIL

WAP (\$6.4B)
Retrofits for MFAH?

EPA

GGRF (\$20B)
Intermediaries

Solar for All (\$7B)
NPO, Govt., Tribes

**Climate Pollution
Reduction Grants** (\$5B)
State & local govts

**EJ Community Block
Grants** (\$3B)
CBOs

MFAH has New Funding Sources!

IRA/BIL offer opportunities to **braid various funding sources** from tax credits to Cash Rebates to Subsidies **PLUS**

1. Utility rebates
2. State/Local govt. programs
3. **Private capital (Banks w/ CRA, Impact Investors, Corp...)**

→ **Public funds provide the impetus to attract private capital**

→ **Can help Developers plug financing Gaps!**

→ **HFA's can stretch their subsidy dollars!**

→ **Build a high performance all-electric at lower costs!**

→ **Preserve affordable housing w/o depending on LIHTC or other existing subsidies!**

Preservation of MFAH

Possibilities Per Apartment

1. \$25,000 low-cost loan from EPA GGRF Fund or DOE RLF
2. \$14,000 grant from DOE HEEHR
3. \$60,000 grant from HUD's GRRP
4. \$20,000 grant from USDA
5. \$5,000 TC from 45L or \$3,750 TD from 179D
6. \$10,000 grant from WAP
7. \$5,000 cash from local Utility rebates
8. \$3,500 - Solar ITC & Depreciation
9. \$2,000 from EV Tax Credits + Utility Rebates

➔ Opportunity to preserve MFAH as High-Performance Bldgs.





Case Study

Cordon Pointe Braided Funding

Property Details:

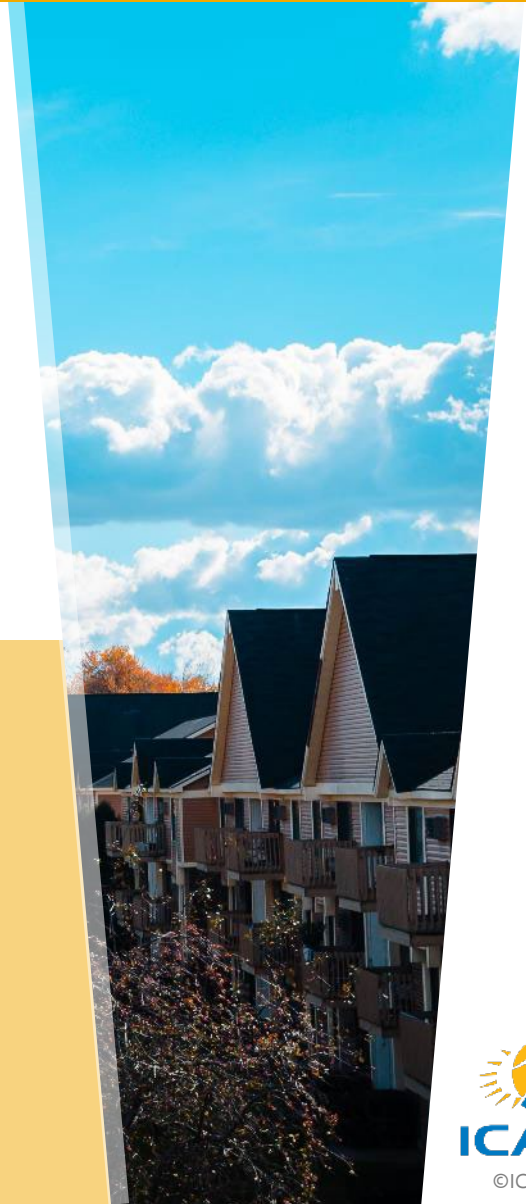
- HUD PBRA
- 104 Units
- Built in 1971
- Kalamazoo, Michigan

Scope of Work:

- ❖ ccASHPs (fuel-switch)
- ❖ HPHW (fuel-switch)
- ❖ Attic insulation
- ❖ Induction stoves (fuel-switch)

Project Budget: \$1,536,000

- ✓ Utility Rebates: **\$320,715**
- ✓ WAP Funding: **\$808,285**
- ✓ DOE Home Electrification Rebates: **\$400,000**



Case Study

Forefront Lofts Braided Funding

Property Details:

- ❖ PBRA
- ❖ 120 units over 16 buildings
- ❖ Built in 1985
- ❖ Washington, DC

SOW:

- ✓ ccASHPs
- ✓ 134 kW solar PV
- ✓ *HUD GRRP will cover:
 1. Level 2 EV charging stations
 2. Non-ITC solar costs
 3. BESS

Project Budget: ~\$2.8M*

- DOE Home Electrification Rebates: ~\$1.2M
- Solar ITC @ 50%: \$400K
- *Waiting for HUD's GRRP - Leading Edge cohort



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Case Study

Patronage Villa Braided Funding

Property Details:

- LIHTC, Rent-Restricted
- Garden-style,
- 275-unit property
- Built in 2003
- Chattanooga, TN

SOW: Phase 1 - 72-units

- ✓ EcoBee Light Smart T-stat
- ✓ ccASHP
- ✓ Attic Insulation
- ✓ Air & duct sealing
- ✓ H&S upgrades

Project Budget: \$1,006,187

- ❖ WAP Funding: **\$297,883**
- ❖ DOE Rebates: **\$576,000**
- ❖ Total Net Customer Cost: **\$134,304**



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Case Study

Embark at Pine Braided Funding

Property Details:

- ❖ PBRA
- ❖ 150-unit property
- ❖ 33 buildings
- ❖ Built in 1973
- ❖ Carthage, NC

SOW:

- ✓ ccASHPs
- ✓ HPHW
- ✓ Electrical Infrastructure Upgrades
- ✓ Energy-Efficient Refrigerators
- ✓ 168 kW Solar Install w/ BESS

Project Budget: \$6,150,000

- ❖ Utility Rebates: **\$450K**
- ❖ DOE Electrification Rebates: **\$2.1M**
- ❖ GRRP Leading Edge: **\$3.6M**



**There is no Innovation
to Close Funding Gaps**

**Do it on Uncle Sam's Dime
But on Uncle Sam's Time**

OR

**Do it on your Dime
& Take Your TIME**

**[https://lp.icastusa.org/ira-bil-
resource-guide/](https://lp.icastusa.org/ira-bil-resource-guide/)**



Thank You!

Questions?

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\$1M Incremental Spend for EE - 30 Units Retrofit



	9% LIHTC	4% LIHTC	No LIHTC
Tax Credit Equity	\$810,000	\$360,000	\$0
179D @\$5/sq ft.	\$112,500	\$112,500	\$112,500
WAP and Utility Rebates	\$400,000	\$400,000	\$400,000
IRA Grant Programs	\$420,000	\$420,000	\$420,000
Supportable Debt	\$288,963	\$288,963	\$288,963
	\$2,031,463	\$1,581,463	\$1,221,463

Total Units	30
Savings/Unit/Year	\$720
Annual Savings	\$21,600
DSCR	1.15
Available for DS	\$18,783
Debt Constant	6.50%
Supportable debt	\$288,963

\$60/month

\$1M for 100 Units - New Construction

	9% LIHTC	4% LIHTC	No LIHTC
Tax Credit Equity	\$810,000	\$360,000	\$0
45L @\$5K/unit	\$450,000	\$450,000	\$450,000
IRA Grants + Utility Rebates	\$1,500,000	\$1,500,000	\$1,500,000
Supportable Debt	\$963,200	\$963,200	\$963,200
	\$3,723,205	\$3,273,205	\$2,913,205

Total Units	100
Savings/Unit/Year	\$720
Annual Savings	\$72,000
DSCR	1.15
Available for DS	\$62,608
Debt Constant	6.50%
Supportable debt	\$963,200

\$60/month



ITC - Solar and Energy Storage

MFAH qualifies

- Braid with LIHTC
- Transferrable / Direct Pay Credits

Projects Under 1MWac*	2023 -2033
Base Tax Credit (guaranteed)	30%
Domestic Content Bonus	10%
Energy Community Bonus	10%
Low Income Residential Building + Low Income Economic Benefit Project **	20%

* *Projects over 1 MWac – Prevailing Wage and Apprenticeship req'ts.*

** Have a Cap/Year

Value of a \$1M Solar/BESS



	9% LIHTC	4% LIHTC	No LIHTC
Tax Credit Equity	\$810,000	\$360,000	\$0
30% ITC (20% <i>bonus Potential</i>)	\$270,000	\$270,000	\$270,000
MACRS Depreciation	\$52,500	\$52,500	\$52,500
<i>SFA Grant / IRA Funds</i>	\$500,000	\$500,000	\$500,000
Supportable Debt	\$856,187	\$856,187	\$856,187
	\$2,488,687	\$2,038,687	\$1,678,687

Leveraging Debt - \$1M Solar/BESS

\$2,800	Installed Cost of Solar/kW
3	kW/Apartment
\$8,400	Cost of Solar/Apt.
119	# of Apartments

\$0.12	Utility Cost (\$/kWh)
4,500	Solar Production (kWh/year)
\$540	Utility Savings/Unit/Year

Annual Savings	\$64,000
DSCR	1.15
Available for DS	\$55,652
Debt Constant	6.50%
Supportable debt	\$856,187

