



**Community
Preservation
Corporation**

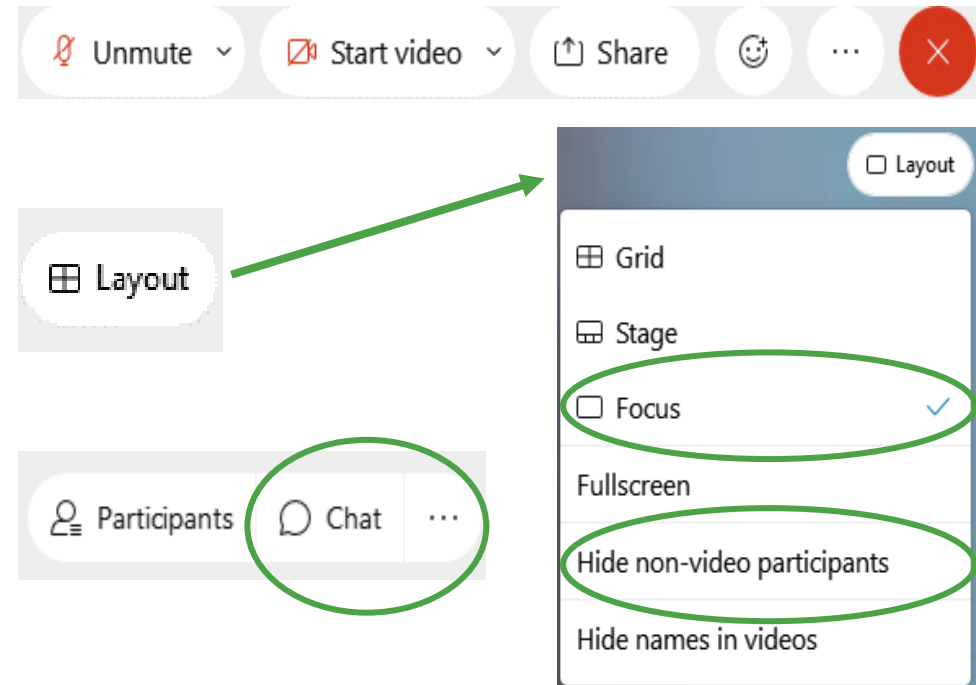
Electrifying Transit:

***Accessible EV Charging for Multifamily Renters and
Owners***

April 30th, 2024

AUDIENCE BEST PRACTICES

- Please ensure your microphone is **muted**.
- **For best viewing results:** View should be set to Focus or Stage View for shared content with non-video attendees hidden. The Layout options will appear at the top right of your screen.
- **Questions** should be submitted through the Q&A box OR the chat function **to the event Hosts**. The chat icon is located at the bottom right corner of your screen.
- Presentation slides and contact information will be shared with all attendees following the event.



TODAY'S AGENDA

Introduction

Danielle Donnelly and Izzy Nesci, Assistant Vice President of Sustainability Programs and Sustainability Associate, Community Preservation Corporation

Introduction to EV investments in NYS

Adam Lomasney, Program Manager, NYSERDA

Accessible Pathway for Multifamily Buildings

Nathan King, Co-Founder & CEO, It's Electric

Case Study

La'Shawn Allen Muhammad, Executive Director, Central Brooklyn Economic Development

Open Q&A

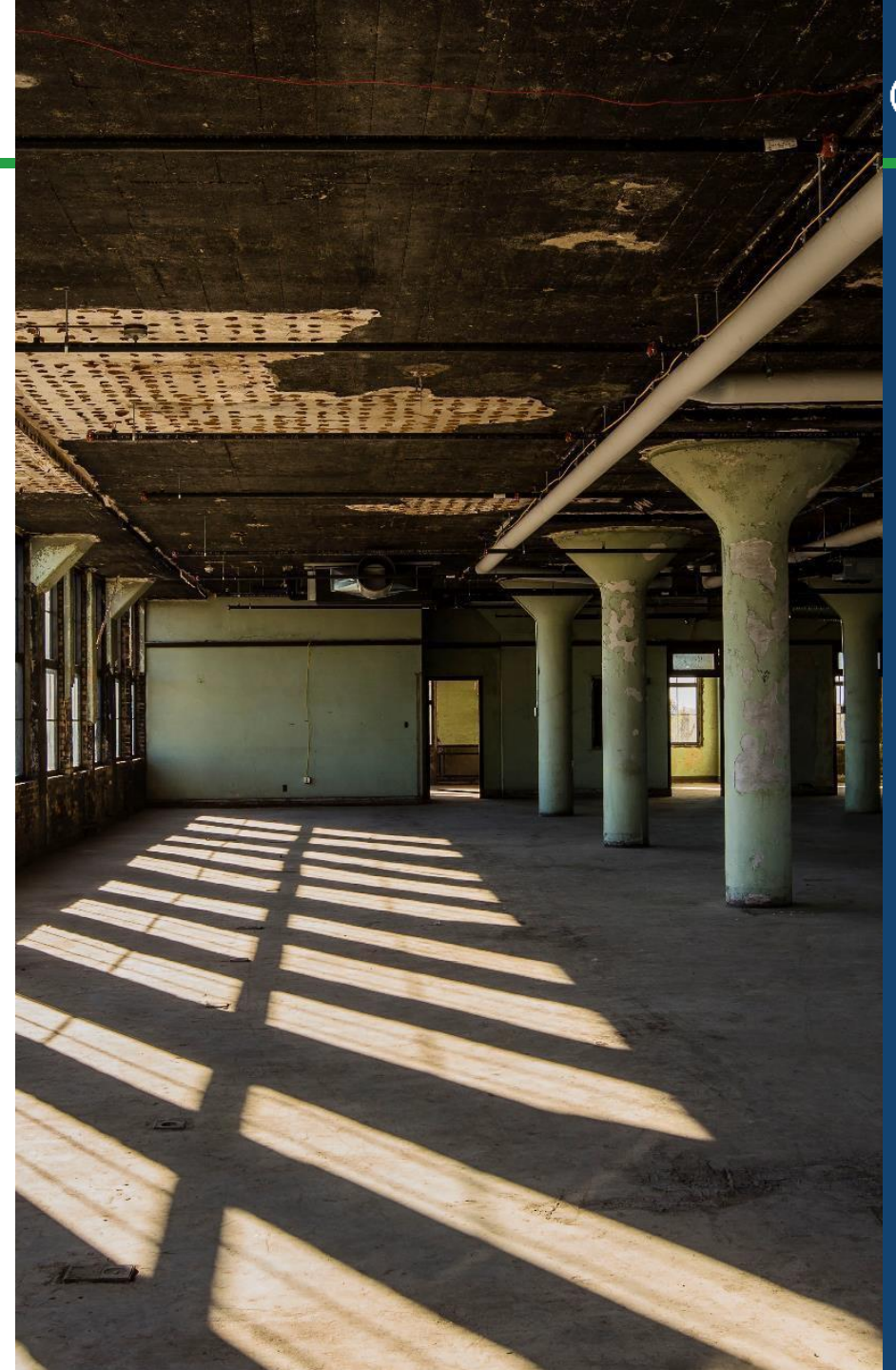
MISSION-DRIVEN SINCE 1974

CPC believes housing is central to transforming underserved neighborhoods into thriving and vibrant communities.

CPC is a nonprofit affordable housing and community revitalization finance company providing flexible capital solutions, fresh thinking and a collaborative approach to the complex issues facing communities.

Our goal is to be more than just a lender. At CPC, we work as a partner to provide technical expertise and hands-on support to help meet the capital needs and broader community revitalization goals of our customers, local stakeholders and the communities we serve.

Adaptive Reuse
500 Seneca Street
Buffalo, NY



INVESTING IN OUR MISSION



CPC believes housing is central to transforming underserved neighborhoods into thriving communities. Today, CPC uses its unique expertise in housing finance and public policy to:



Expand housing access and seek new ways to lower the cost of producing affordable housing



Invest in closing the racial wealth gap, and increase diversity and equity in the development industry

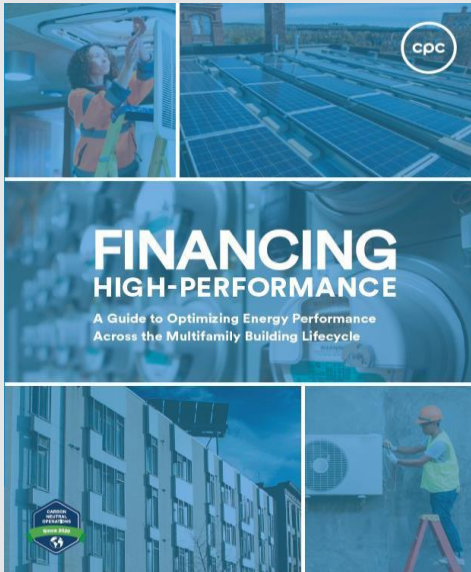


Commit to and expand investment in the green economy and lessen the impact of climate change

EDUCATION

Through its sustainability initiative, CPC has engaged partners, clients, and peers to provide important information about local and state policy, underwriting strategies, and financing opportunities for buildings incorporating energy efficiency.

CPC has conducted trainings and webinars to bring “underwriting savings” to a broader lending audience, published a white paper on Passive House performance, and convened a summit to address New York’s shift to a carbon neutral economy.



Financing High-Performance Guide, 2020

1

CREATING CAPITAL SOLUTIONS

CPC pioneered the “underwriting savings” approach and cemented the methodology with the release of Underwriting Efficiency guide.

Following the creation of its sustainability initiative, CPC has continued to explore creative ways to finance energy efficiency and high-performance building measures and bring these practices to the forefront of affordable housing development.



Capital Solutions for High-Performance Construction, Troy, NY

2

DATA & TRACKING

The backbone of CPC’s sustainability initiative is the impressive portfolio of loans that employ one or more Sustainability Criteria.

Tracking these loans, tagging the completed criteria, and benchmarking performance allow us to analyze long term performance and improve our lending practices.

Information from CPC’s sustainability portfolio has helped our private and public partners to innovate and inform policy decisions and state funded programs.



Electric Metering from Financing High-Performance, 2020

3



- **Climate Friendly Homes Fund (CFHF)**

- The CFHF, administered by CPC following a competitive Notice of Funding Availability (NOFA), provides financing for existing, 5-50 unit buildings in New York State (NYS) with a focus on replacing older and less energy-efficient systems with **all-electric, high-performance heating, cooling, and hot water heating systems**.
- With **\$250 million** in funding, CPC and NYS Homes and Community Renewal (HCR) aim to finance electrification retrofits in at least **10,000 units of multifamily housing that serve economically disadvantaged communities**.
- Funds must be committed by **March 2027**.

- **Climate United's Greenhouse Gas Reduction Fund (GGRF) Award**

- Climate United is a coalition formed by CPC, Calvert Impact, and Self-Help, to manage an award from the \$14 billion National Clean Investment Fund. This is encompassed within the EPA's GGRF, a **first-of-its-kind \$27 billion investment to mobilize financing and private capital to confront the climate crisis**.
- On April 4th, 2024, Climate United was awarded nearly \$7B from the EPA
- Climate United's strategy focuses on demonstrating the benefits of the clean energy transition through investments in the program's three priority areas: **distributed power generation and storage, building decarbonization, and electric transportation**.

BUILDING PERFORMANCE WEBINAR SERIES

- Through our building performance webinar series, CPC provides important information about local and state policy, underwriting strategies, and financing opportunities for buildings incorporating energy efficiency
- Stepping beyond normal scope of building operations to discuss **electric vehicle charging** and an **accessible pathway forward for multifamily buildings**

Insights

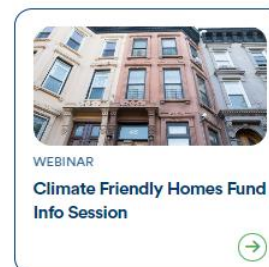
Explore specific topics written exclusively by the CPC team.

Filter by Category

All Impact Multifamily Finance Policy Sustainability

Filter by Type

All Financing Guides and Tools Research and Case Studies Video Webinar





Adam Lomasney

Program Manager, Clean Transportation

NYSERDA

Decarbonizing Transport in NY: Where We're Going and How We'll Get There

Adam Lomasney, Program Manager
Clean Transportation



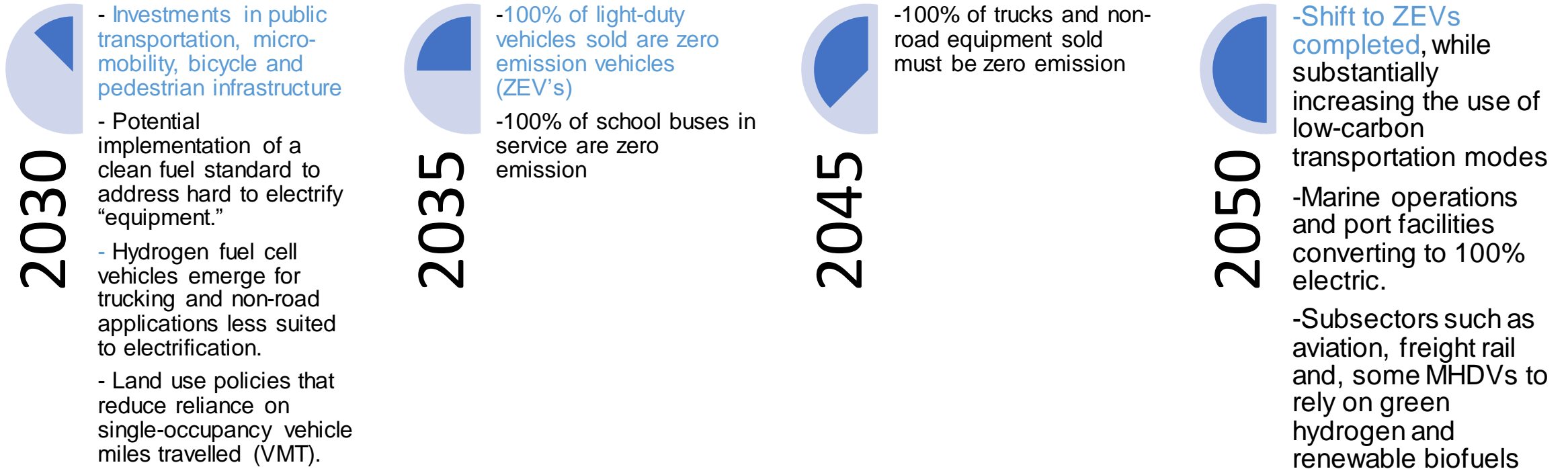
NYSERDA

Climate Leadership and Community Protection Act (CLCPA) – Overview

Key Metrics

- > Signed into law in 2019
 - > Created the Climate Action Council which developed the Scoping Plan as framework to guide policy around reducing greenhouse gas emissions
 - > The Council voted to release the Draft Scoping Plan for public comment in January 2022 and published in 2023
- Carbon neutral economy, mandating at least an 85% reduction in emissions below 1990 levels
 - 6,000 MW of distributed solar by 2025
 - 40% reduction in emissions by 2030
 - 70% renewable electricity by 2030
 - 100% zero-carbon electricity by 2040
 - Commitments to climate justice and just transition

Transportation Sector Vision to 2050



Themes and Strategies

- > The Transportation Sector Chapter includes 12 potential strategies, grouped into 4 themes.

Theme	Strategies
Transitioning to ZEVs and Equipment	<ul style="list-style-type: none">• Light-Duty ZEV Adoption• Adoption of Zero-Emission Trucks, Buses, and Non-Road Equipment
Enhancing Public Transportation and Mobility Alternatives	<ul style="list-style-type: none">• Community-Based Service Enhancements• Customer Convenience and Service Connectivity• Fleet Modernization and Electrification
Smart Growth and Mobility-Oriented Development	<ul style="list-style-type: none">• Mobility-Oriented Development• Smart Growth Public Education and Awareness• Expanding the Availability of Low-Carbon Active Transportation Alternatives• New Technology Integration
Market-Based Solutions and Financing	<ul style="list-style-type: none">• Transportation Sector Market-Based Policies• Unlock Private Financing• Lower Carbon Renewable Fuels

Focus on Equity in Electrification: NY Clean Transportation Prizes

\$85M program focused on demonstrating innovative approaches to transportation electrification in disadvantaged communities

1. **Clean Neighborhoods Challenge - \$10M per award**

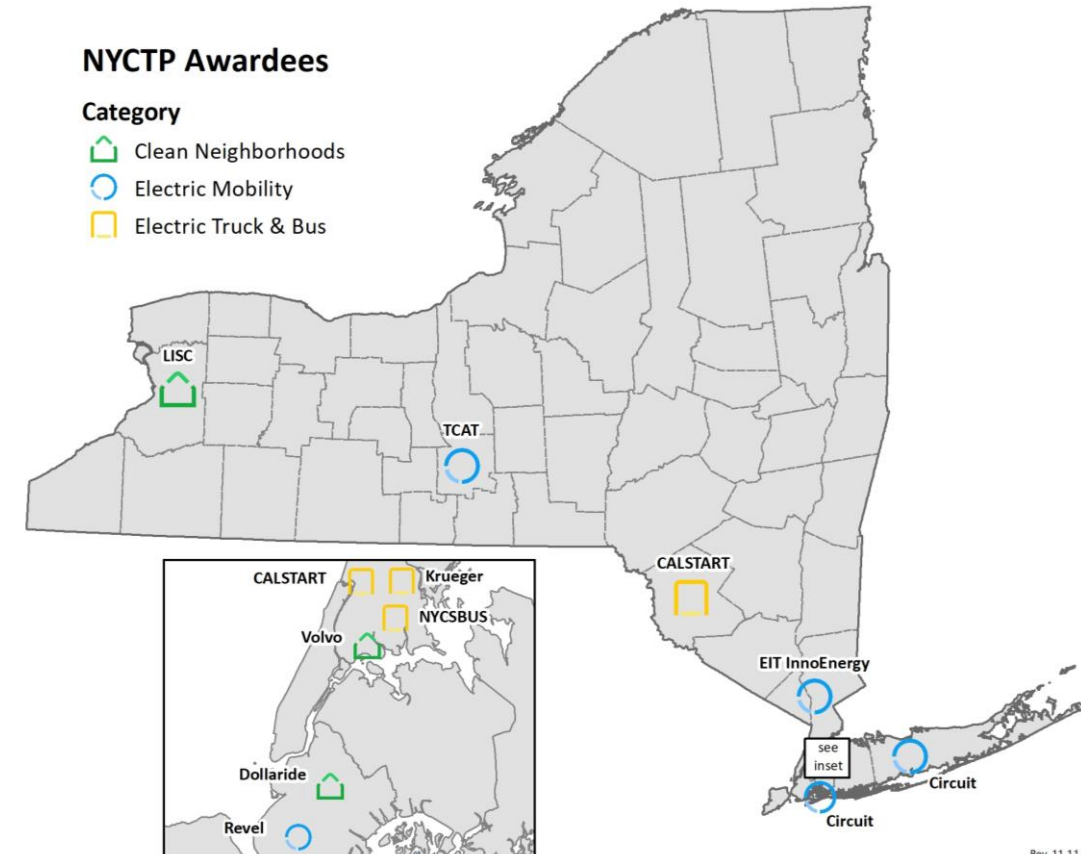
Address air pollution reduction at scale in disadvantaged communities

2. **Electric Mobility Challenge - \$7M per award**

Demonstrate innovative safe and convenient electric mobility options that help to solve disadvantaged community transportation needs

3. **Electric Truck & Bus Challenge - \$8M per award**

Demonstrate electrified solutions to the deployment of medium- and heavy-duty electric vehicles, or their replacement through other electrified transportation solutions



Future Mobility Funding Opportunity

- Phased project that will fund planning and demonstrations around NYS up to \$3M per project -
- Improve **first and last-mile access** and connections to public transportation
- Demonstrate innovative public shared transportation options at a community scale, with a focus on **underserved and disadvantaged communities**
- Provide zero-emission options to those who cannot/do not want to own personal vehicles but live in areas with **limited public transportation**
- Help **equip communities** with the tools to plan for mobility solutions that are best suited to their needs

Eligible Projects Include:

- On-demand EV ride hailing
- Microtransit
- Micromobility (e.g. personal or shared bikes, e-bikes and e-scooters)
- Shared vehicle mobility options (e.g. carpooling, carsharing)
- Mobility hubs
- Bus network redesigns

NYS EV Charging Programs

- > **NYSERDA Charge Ready & DC Fast Charger Program (LDVs)**
 - \$18M in rebates for Level 2 charging stations at public, workplace, multi-family building locations
 - \$11M in grants for DCFC in upstate regions, funded by VW Settlement
- > **Public Service Commission Make-Ready Program**
 - \$701M in ratepayer-funded investments across NY's six investor-owned utilities to install over 50,000 EV charging stations by 2025
- > **New York Power Authority EVolve NY**
 - \$250M investment in DC fast chargers, fleet charging statewide, EV outreach
- > **Federal Program**
 - Tax credits from "Inflation Reduction Act"
 - National EV Plan (NEVI) \$175M for building DC fast chargers along major highways



Charge Ready NY 2.0 Rebate Program

- Charge Ready NY 2.0 is an \$18M program, where rebates can be applied to the cost of chargers, installation or other non-utility installation costs
- Includes a per port incentive, including additional “bonus incentives” up to \$10,000 per location

1. Workplaces

(ex. office buildings,, factories, hospitals, universities)

2. Multi-Unit Dwelling (MUD)

(ex. apartments, condominiums, hotels/motels)

3. Publicly-Owned Facilities

(municipal parking lots, on-street parking on public right-of-way, government buildings, public libraries, municipal and state parks, municipal recreation centers)

Must be located in a NYS designated Disadvantaged Community (DAC) and accessible to the public

Incentive Level (per port)	Workplace & MUD	Publicly-Owned Facility
Base incentive	\$2,000	\$4,000
Located in DAC	\$2,500	\$4,000
Assigned Parking	\$1,000	N/A
Minimum Ports per Site		
Small Location	Four (4)	Four (4)
Large Location	Ten (10)	Four (4)

- > A large workplace must have over 100 employees working out of that location and a large MUD must have over 25 living units

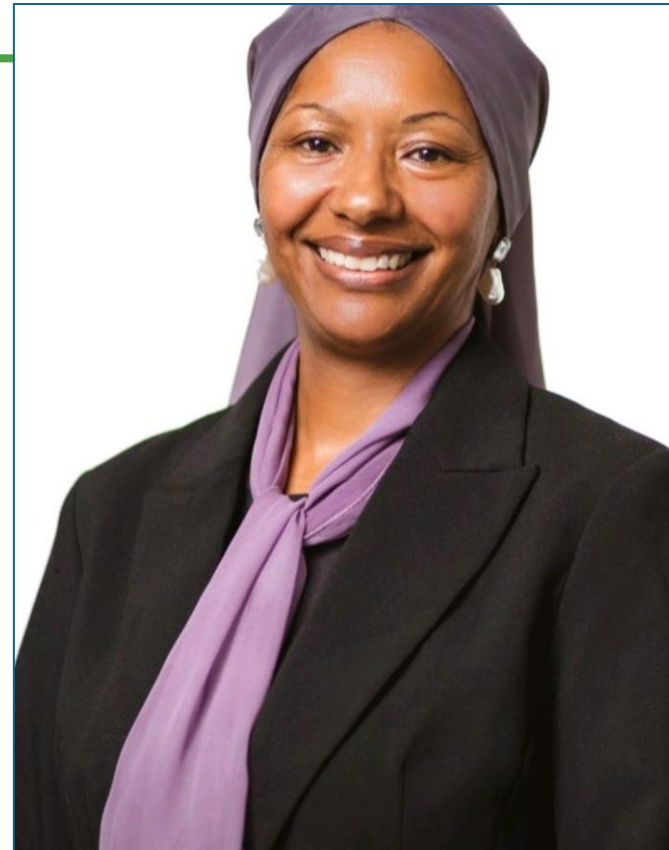
WELCOME AND INTRODUCTION



Nathan King

Co-Founder & CEO

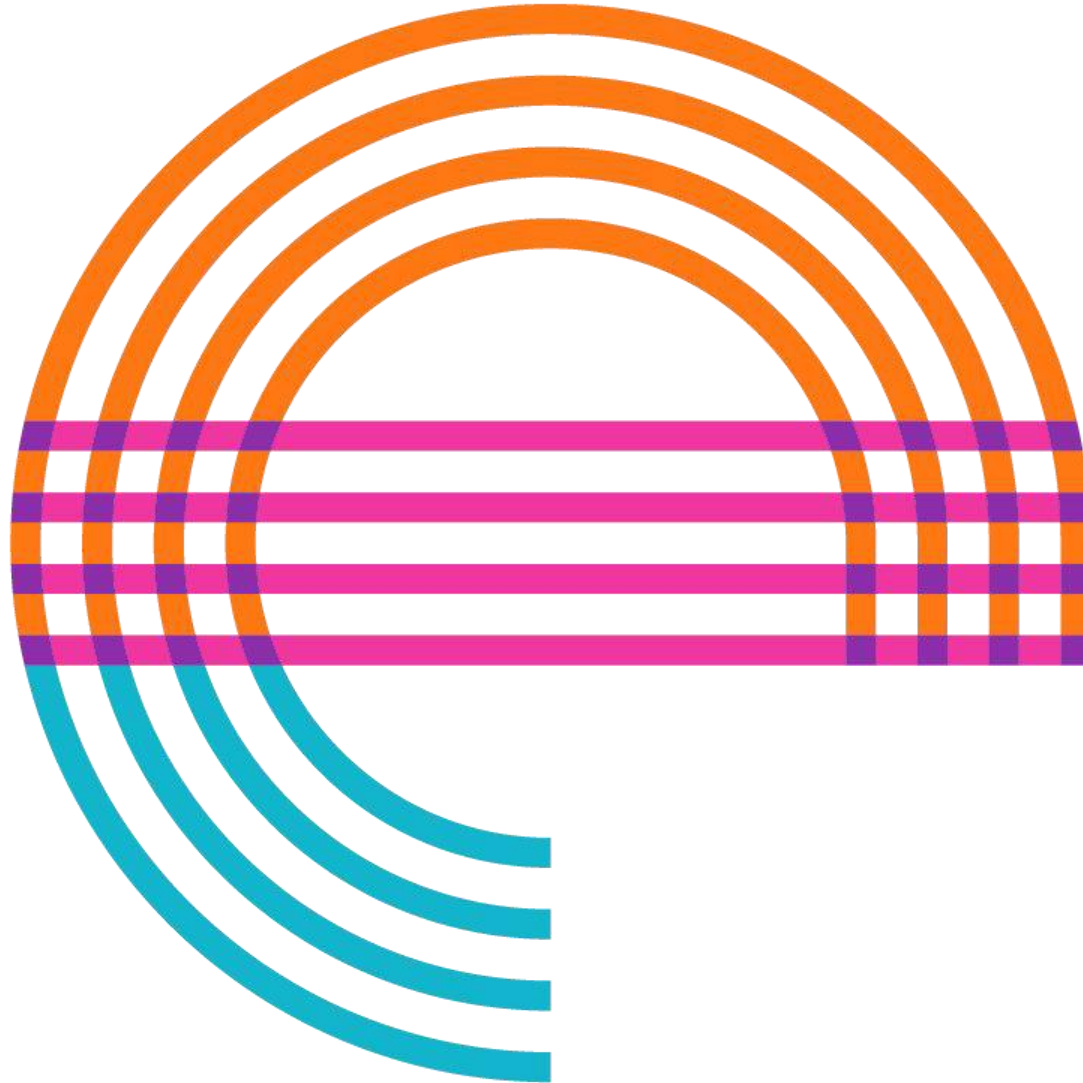
It's Electric



La'Shawn Allen Muhammad

Executive Director

Central Brooklyn Economic Development



Solving the biggest barriers cities face in the deployment of public EV charging

it's electric

AARON MARSHALL MATT SIMON BUSINESS JAN 24, 2022 7:00 AM

Wait, So Where Will Urbanites Charge Their EVs?

Homeowners with garages can easily charge their electric cars, but not apartment dwellers. Here's what it'll take to get plugs everywhere in cities.



'Charger Desert' in Big Cities Keeps Electric Cars From Mainstream

For city dwellers who would love an E.V., the biggest hurdle might be keeping it juiced up without a garage or other convenient charging stations.



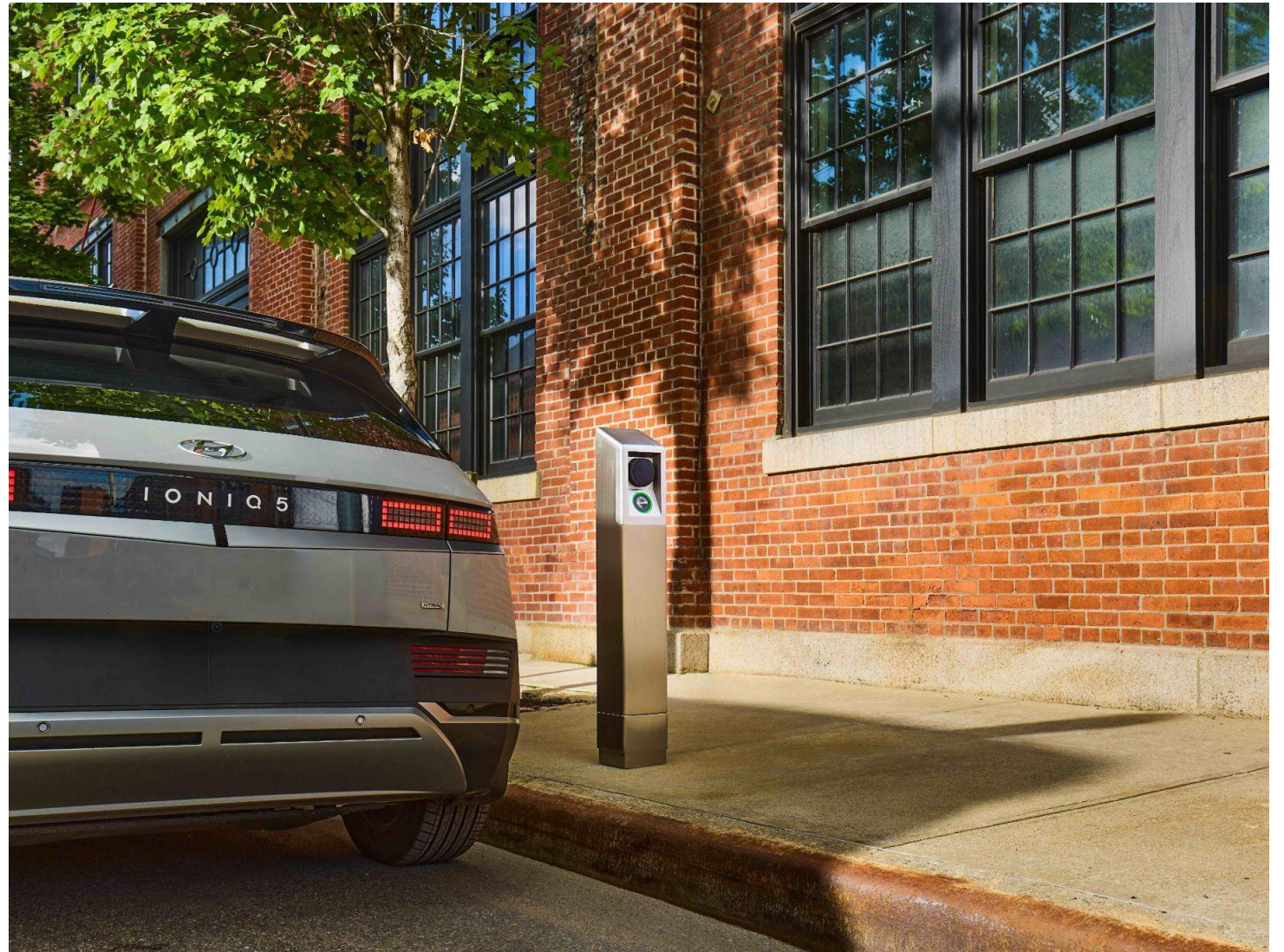
1M public L2 chargers are needed in the US by 2030

For the 48 million EVs expected
on the road by the same date

(Currently the US has 126,000 chargers)

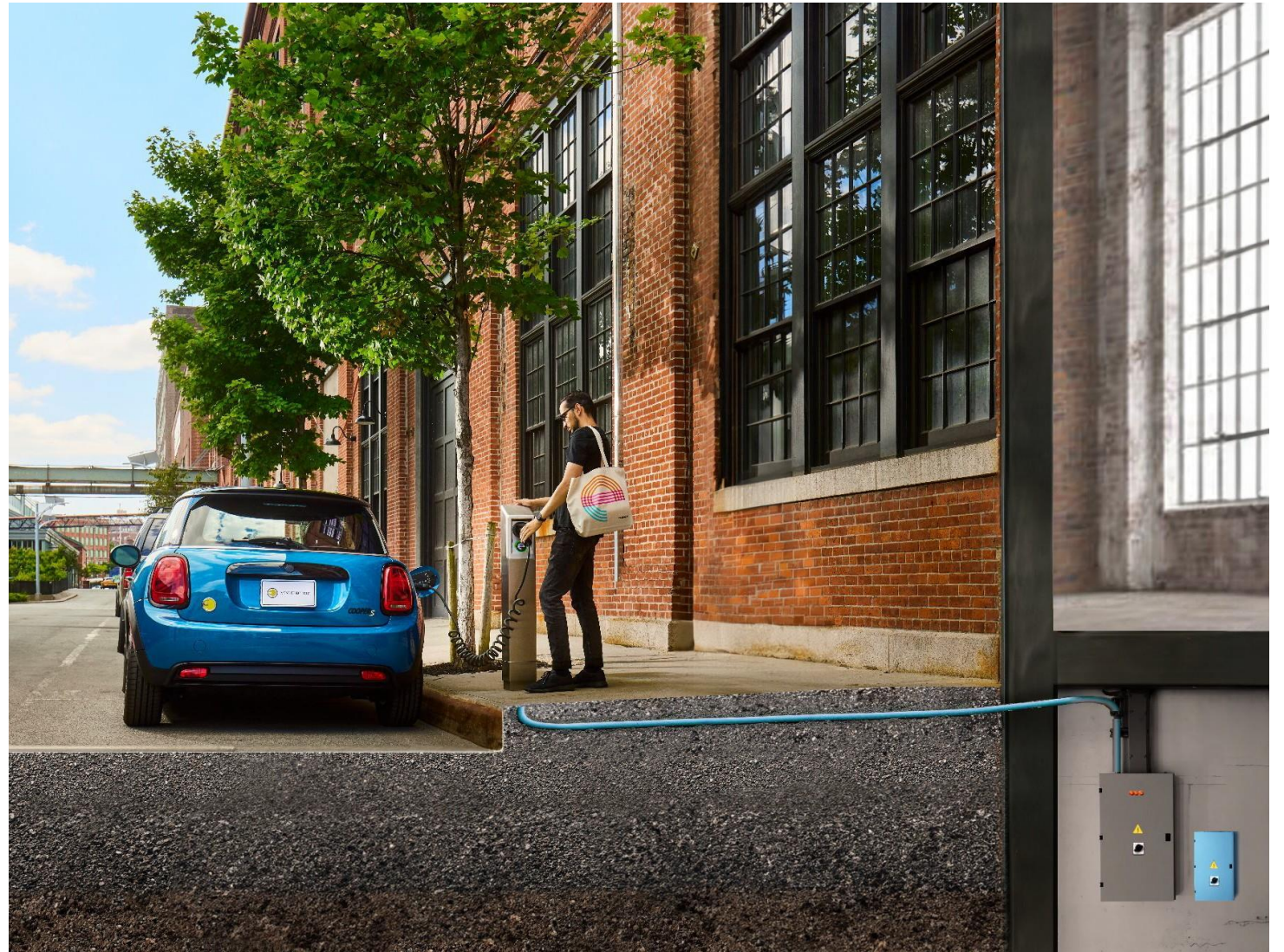
itselectric is the
world's first public
charging system
powered by
buildings

Solving the
biggest barrier
cities face in the
deployment of
chargers



Instead we utilize
existing residential and
commercial
infrastructure to power
our chargers

We simply run a
shallow conduit from
the building's panel
to the curb to power
a public charger



We are also the first US company to offer a detachable cable



Keeping streets free of cables when a car is not charging



Multifamily Benefits

Community Amenity
Passive Income
City-managed Parking



Minimal Interior Disruption
High Utilization
Network-owner-operator

Building Revenue Share (Per Charger)

15% utilization

1314 hr/yr of use per charger

$7.6 \text{ kWh} * 1314 \text{ hrs} = 9986 \text{ kWh}$

$9986 \text{ kWh} * \$0.4/\text{kWh} = \$3995/\text{yr}$

20% share = \$799/yr per charger

25% utilization

2190 hr/yr of use per charger

$7.6 \text{ kWh} * 2190 \text{ hrs} = 16644 \text{ kWh}$

$16644 \text{ kWh} * \$0.4/\text{kWh} = \$6658/\text{yr}$

20% share = \$1332/yr per charger

65% utilization

5694 hr/yr of use per charger

$7.6 \text{ kWh} * 5694 \text{ hrs} = 43274 \text{ kWh}$

$43274 \text{ kWh} * \$0.4/\text{kWh} = \$17310/\text{yr}$

20% share = \$3462/yr per charger

itselectric provides
the pathway for
equitable public
charging



New York to Pilot Revenue-Sharing EV Charging

The U.S. has many "charging deserts" where EV owners have no place to plug in. itselectric is proposing an urban model where property owners gain revenue from free chargers installed at their locations. New York City has a pilot program.

As seen in:

FAST COMPANY



CRAIN'S
NEW YORK BUSINESS

THE
WALL STREET
JOURNAL.

The Atlantic



The future
it's electric

hello@[itselectric.us](mailto:hello@itselectric.us)



Glenmore Manor Entrepreneurial Hub



Glenmore Manor Ground Floor Plan



Central Brooklyn Economic Development Corporation (CBEDC)

- Gross SF: 8,312 | Net SF: 7,775
- CBEDC has been a leading community development program since its founding in 1989.
- Local economic development cooperative that uses a people-centered, equity-based approach to create a self-sufficient community that builds individual and community wealth.
- Current programs: Business incubator, economic justice project (micro-grant program), workforce Development (construction training certification), adult literacy academy, women's leadership/entrepreneurship Program, after-school program (Entrepreneurship Program)
- General Contractor is working with Central Brooklyn Economic Development Corp. to identify new Non- Certified and Certified Minority and Women Business Enterprises (M/WBEs) to prepare these businesses to participate in the bidding process.



**Thank You and
Questions**



Questions?

THANK YOU FOR TUNING IN

Contact Today's Speakers

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Nathan King, It's Electric - Nathan@itselectric.us

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