

Energy Community Conversations: Housing in America's Energy Communities

We will begin shortly!



EnergyCommunities.gov



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LIVE

RECORDING

Energy Community Conversations: Housing in America's Energy Communities



Interagency Working Group on Coal and Power Plant Communities and Economic Revitalization

Brian J. Anderson, Ph.D.

*Executive Director, Interagency Working Group on
Coal and Power Plant Communities and Economic Revitalization*



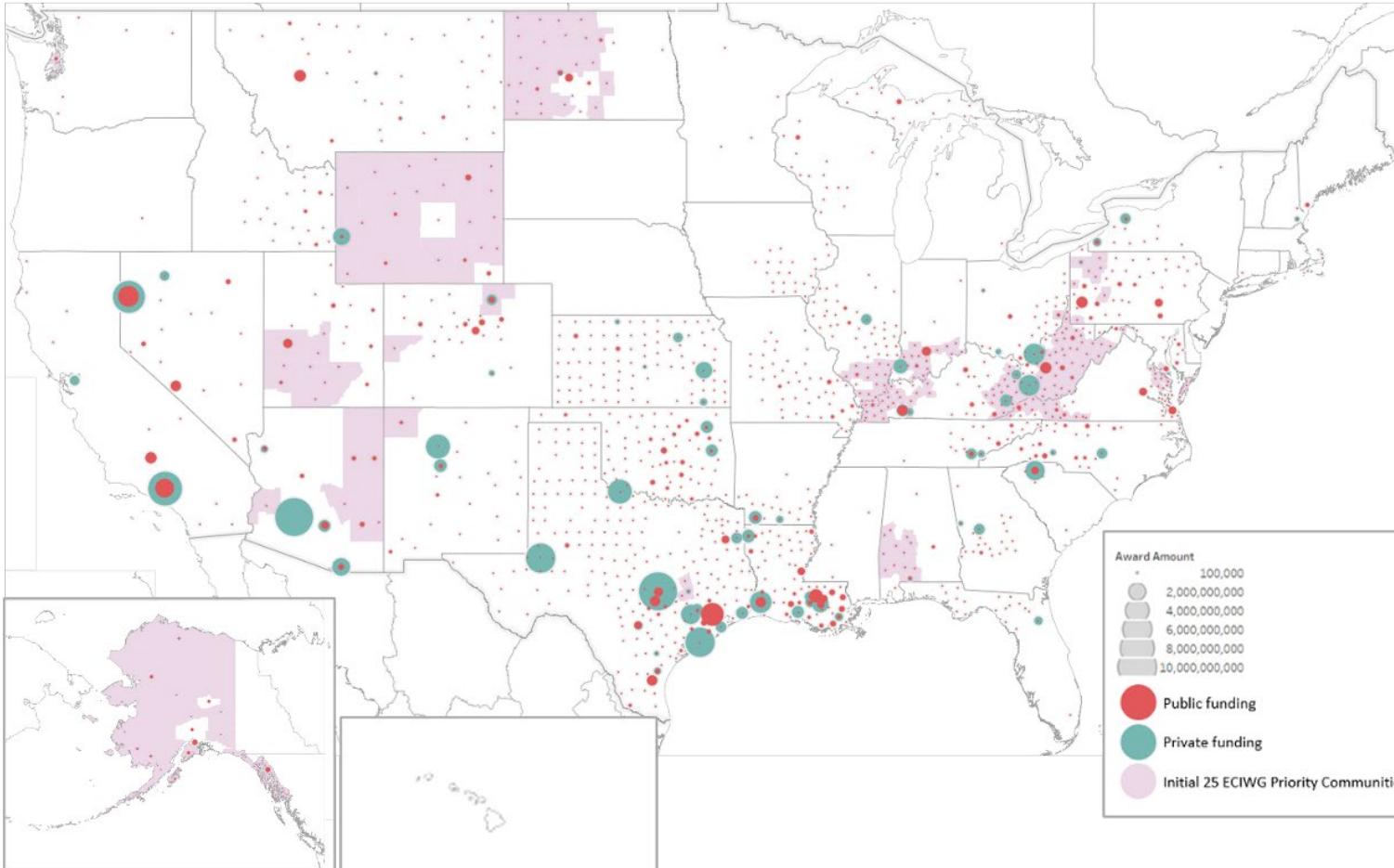
December 19, 2024

Our Impact



Whole-of-Government Approach to Increase Efficiency

Public and Private Sector Investments in Energy Communities



\$315B

Private sector investments in energy communities

\$54B+

Total federal awards announced for energy communities

25

Prioritized distressed energy communities

13,000+

Direct engagement with energy community stakeholders

50+

Energy community-focused events

1,000+

Navigator inquiries

Growing Need for Affordable Housing in Energy Communities



55% of energy community respondents listed **AFFORDABLE HOUSING** as a priority for federal assistance.



Gurney's Bend Housing Development Alliance in Hazard, Kentucky

QUOTES FROM STAKEHOLDERS

"We are also very deficient when it comes to affordable/attainable housing, which makes it even more challenging to recruit new industries and grow and maintain our critical services."

— RFI Respondent

"Rural communities are facing housing crises... These rural communities have many mobile homes that were built decades ago. They are in desperate need of repair, but the communities lack the resources to make these repairs. These communities need funding to ensure that their living environments are not health hazards."

— RFI Respondent

Moderator

Molly McCabe

CEO and Founder, HaydenTanner



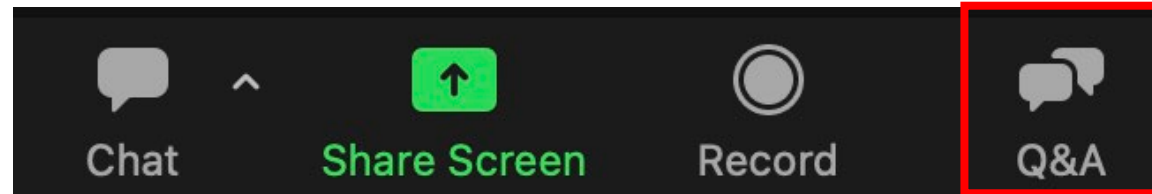
Housekeeping



All attendees are muted.



Send questions to the **Q&A** by clicking the Q&A icon on the bottom of screen.



*Slides, webinar recording and resources will be posted to **EnergyCommunities.gov** and sent by email.

Send **technical assistance** questions in Chat to **Host**.

A Blueprint for Collaboration: Partnerships in Housing Development

Hon. Tammy Tincher

Commissioner, Greenbrier County, WV

Matt Ford

President, Greenbrier Environmental Group, Inc.



A Blueprint for Collaboration: Partnerships in Housing Development

Rupert School Repurposing
Greenbrier County, West Virginia



2016 Historic Flooding



Community Gatherings and Planning



Rupert Elementary School



Rupert School Apartments



Rupert School Apartments



Rupert School Apartments

Rupert School LP APARTMENT FOR RENT

Our spacious and modern apartments offer everything you need for comfortable and convenient living.

Each unit contains a stove, refrigerator, dishwasher, washer & dryer, microwave, central heating and air conditioning.

Looking for the perfect place to call home? Look no further than Rupert School Apartments

AVAILABLE UNITS:

16 - 1-bed/1-bath (700-800 SF)

4 - 2-bed/1-bath (900-1000 SF)

Mixture of market rate and income-restricted units.

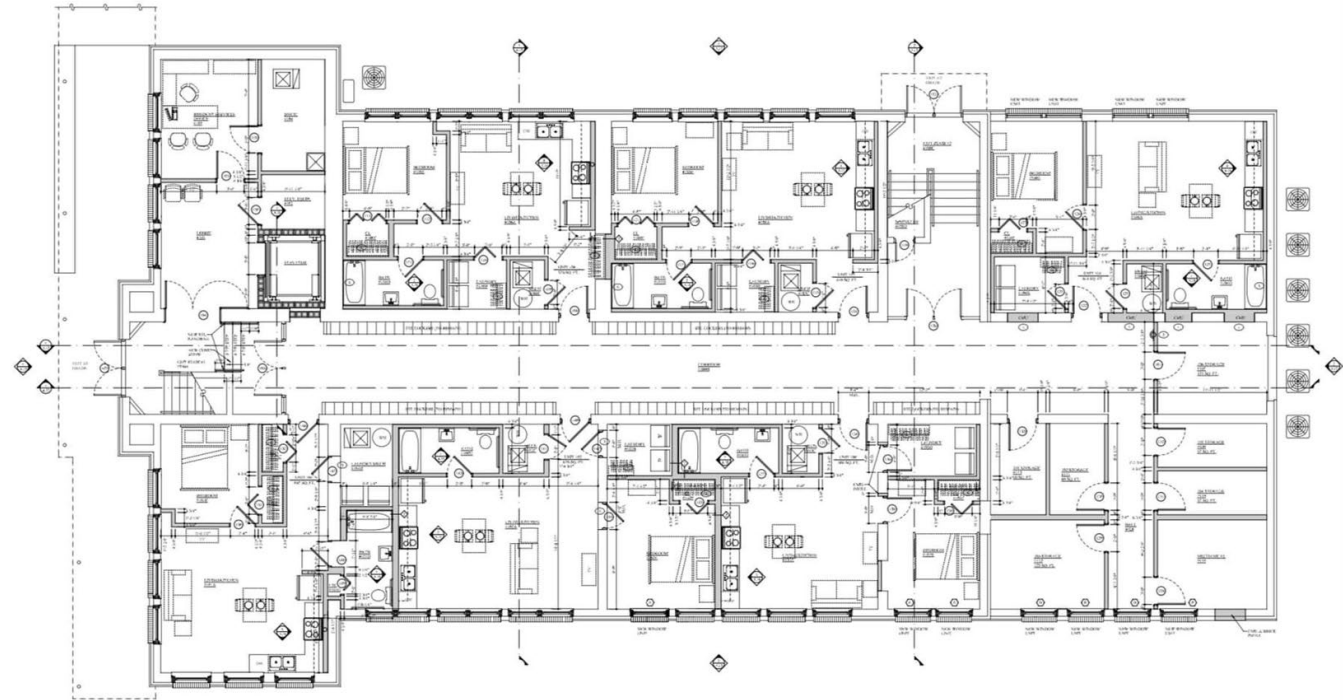
Contact Dana at:

dcavendish@mountaincapwv.org

OR call 304-438-7879

Projected to be available in Mid-February 2025

www.mountaincapwv.org



1st FLOOR PLAN

RUPERT SCHOOL RENOVATION
255 CHESTNUT STREET
RUPERT, WEST VIRGINIA 25964



DATE: 11/11/2024
SCALE: AS SHOWN

A.02R

A three-story brick building with a gabled roof and a covered entrance. The name "RUPERT ELEMENTARY SCHOOL" is visible on the brickwork. The building is surrounded by a green lawn and trees under a blue sky with light clouds.

Thank You

Commissioner Tammy Tincher
President, Greenbrier County Commission
tammyshifflet.tincher@gmail.com

Matt Ford
President, Greenbrier Environmental Group, Inc.
mford@greenbrierenv.com

Building Value: Leveraging Investments for Housing Growth

Ron Walker

President, CFC Properties



COOK MEDICAL

Building Homes, Growing Communities

Ron Walker

President, CFC Properties

President, Workforce Housing LLC

December 19, 2024



Cook Medical: Who we are

- Bloomington-based global medical device manufacturer
- Since 1963, still family-owned
- Our products serve over 40 medical specialties
- Products available in 135 countries
- ~10,000 employees globally
 - Over 4,000 employees based in South-Central Indiana



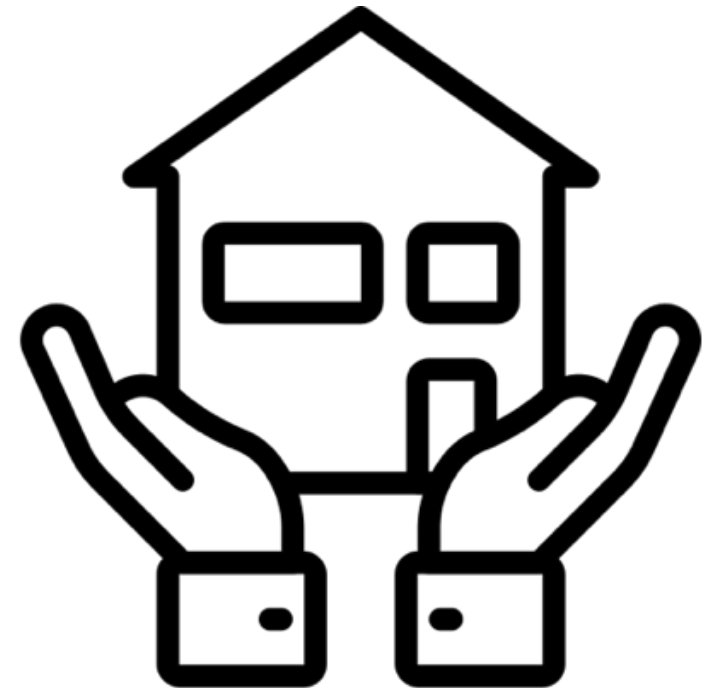
What is the problem?

- **Not enough single-family housing**
- **Not enough houses that people can afford to buy**
- Not enough housing near the workplace
- Not enough rental housing
- Aging housing stock
- Inadequate housing



Why should we take a lead?

- Employee Recruitment & low unemployment rate
- **Employee feedback**
- **Workforce stability**
- Economic opportunity
- Vibrant, viable **communities**
- “Workforce housing”
- **Government and communities need private sector help**



Let's build houses

- West Baden & French Lick, Indiana: 40 homes
- Spencer/Owen County: 99 homes
- Lot size: roughly 1/3 acre
- Price: \$200,000 - \$300,000
- House: 3-4 bedroom, 2 bath, 2-car attached garage
- All appliances included



Spencer, Indiana

- Six Models So Far....
 - Smallest: 1,311 Sq Ft (3bdr)
 - Largest: 1,876 SF (4bdr)
 - Electric – underground
 - Fiber - underground



ROOM FINISH SCHEDULE						
ROOM NAME	FLOORING	SIZE	AREA	BASEBOARD	BASEBOARD HEIGHT	WALLS
2 CAR GARAGE	NA	21' x 24'	500.1 sq ft.	NA	NA	Paint 1
BATH	Vinyl 1	5' x 8'	41.4 sq ft.	Baseboard/square	3.500"	Paint 1
BEDROOM # 1	Carpet 1	10' x 12'	120.1 sq ft.	Baseboard/square	3.500"	Paint 1
BEDROOM #1 - CLOSET	Carpet 1	2' x 6'	12.1 sq ft.	Baseboard/square	3.500"	Paint 1
BEDROOM # 2	Carpet 1	12' x 13'	153.1 sq ft.	Baseboard/square	3.500"	Paint 1
BEDROOM #2 - CLOSET	Carpet 1	2' x 8'	16.0 sq ft.	Baseboard/square	3.500"	Paint 1
ENTRY	Vinyl 1	4' x 4'	16.0 sq ft.	Baseboard/square	3.500"	Paint 1
HALL	Carpet 1	3' x 7'	22.1 sq ft.	Baseboard/square	3.500"	Paint 1
HALL2	Vinyl 1	4' x 5'	20.3 sq ft.	Baseboard/square	3.500"	Paint 1
KITCHEN	Vinyl 1	11' x 14'	149.4 sq ft.	Baseboard/square	3.500"	Paint 1
DINING	Vinyl 1	11' x 14'	152.7 sq ft.	Baseboard/square	3.500"	Paint 1



Spencer, Indiana



How does this work?

- **Partner with the local economic development leaders!**
- Partner with community for infrastructure, amenities, etc.
- Build houses
- Provide education and resources to employees
- Connect employees with lenders, encourage mortgage pre-approval
- Open applications

Covenants: Workforce Housing

- Owner-occupied ONLY
- Developer right to repurchase if for sale (first 3 years)
- Developer Right of First Refusal (next 5 years)
- No HOA

Questions?



Engaging with Energy Communities: Rapid Response Teams

Rusty Bell

*Director of Diversification, Office of Economic Transformation, Gillette
Community College*

Matthew Dalbey

*Senior Advisor for Economic Development,
U.S. Environmental Protection Agency*



Financing Futures: Unlocking Capital for Housing Development

Anna Moon

Head of Business Development, Collective Clean Energy Fund





Collective Clean Energy Fund

Catalyzing Clean Energy Investment in More Communities

CCEF: Mission & Vision



CCEF is a **mission-first, nonprofit investment fund** that fills existing financing **gaps** to accelerate clean energy adoption. CCEF is not a typical depository financial institution. Instead, CCEF is a financial institution with **energy expertise and flexible capital**.

Our vision is a just and equitable transition to a decarbonized economy, with **CCEF serving as the North Star** for clean energy projects and collaborators across Colorado.

We expand the impact of clean energy programs by complementing regulations, incentive programs, and other support programs



What Is CCEF's Purpose?



Expand Access – Enable better coverage of the market, by increasing the number of projects that can access financing and by bringing in customers that may have not otherwise been able to participate



Increase Effectiveness of Public Funds – Leveraging private capital and integrating delivery with incentives to reduce direct program costs and mitigate financing (credit) risk

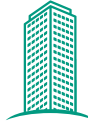


Support Deeper Energy & GHG Savings – Supporting larger projects with longer payback periods to maximize lifetime energy savings translates into more greenhouse gas emissions reductions



Organize & Support Markets – Engaging and coordinating stakeholders such as customers, contractors, utilities and financial institutions. Provide proof of concept technical support and demonstration projects to prove the market.

48



Commercial Projects Financed

3,511



Residential Projects Financed

49



Counties Served in Colorado

\$24.3M



Capital Directly Invested



\$202.5M

Capital Mobilized



759

Affordable Housing Units Served



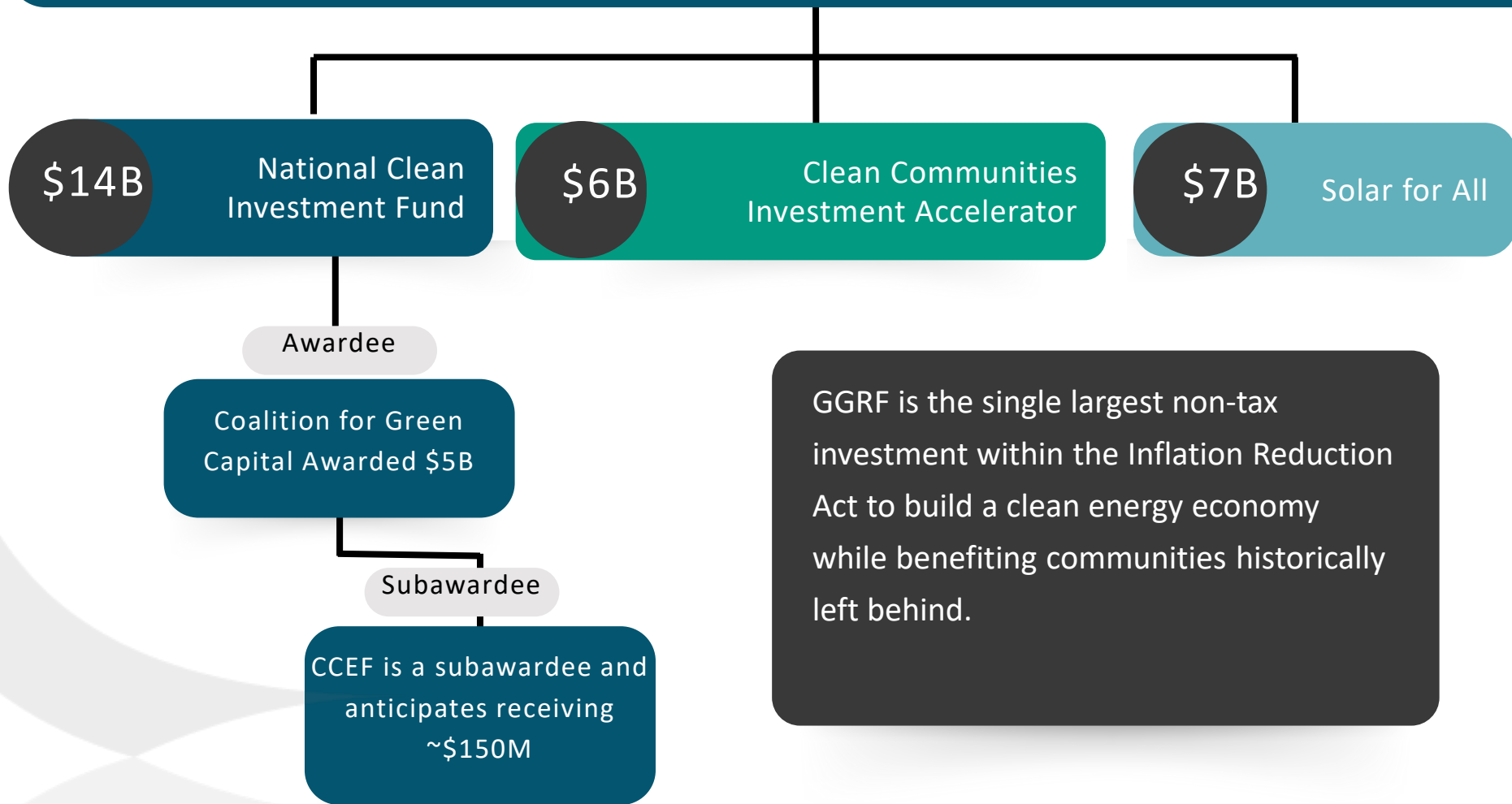
51.5%

\$ Financed in LIDAC Communities



GREENHOUSE GAS REDUCTION FUND (GGRF)

\$27 Billion Greenhouse Gas Reduction Fund (GGRF)

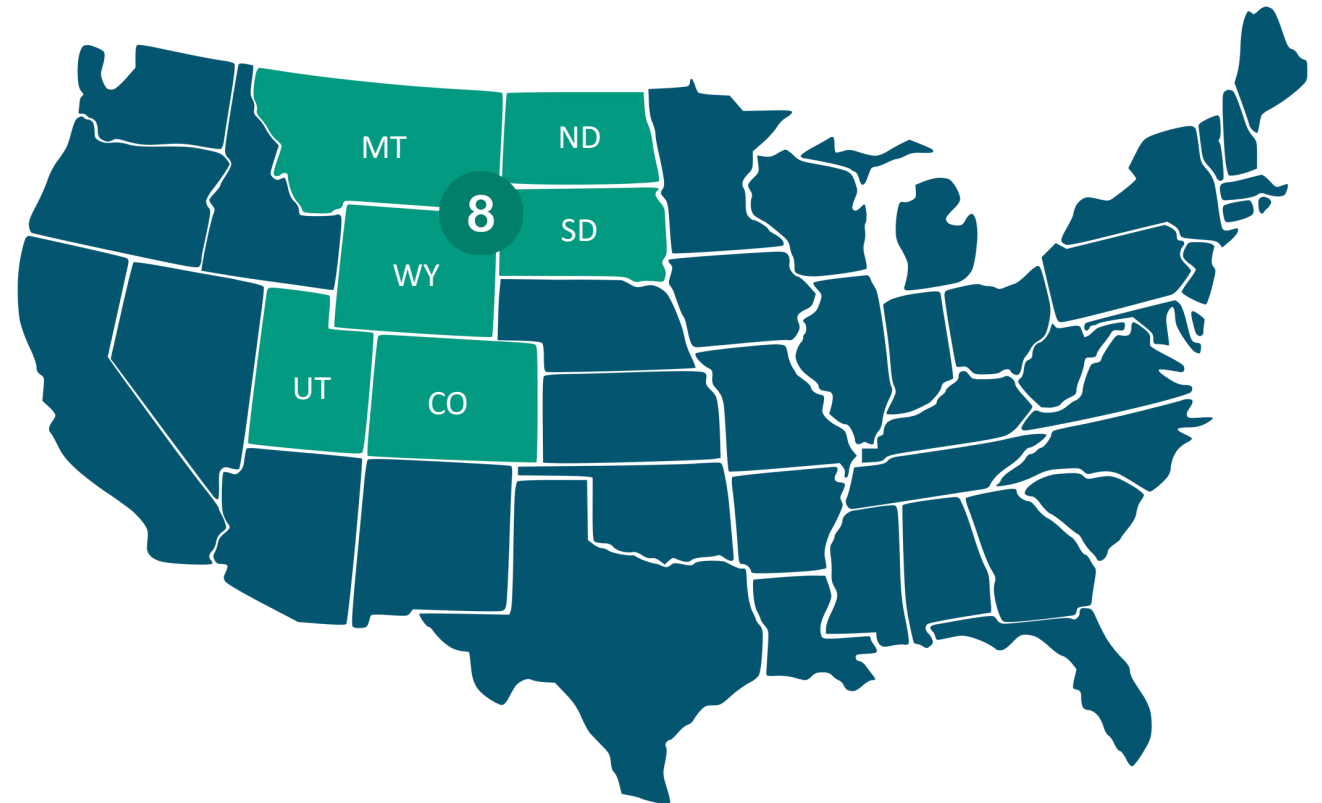


GGRF is the single largest non-tax investment within the Inflation Reduction Act to build a clean energy economy while benefiting communities historically left behind.

Key Geographies for Capital Deployment Across EPA Region 8

CCEF will primarily target capital deployment in EPA Region 8, which includes the following states and territories:

- Colorado
- Utah
- Wyoming
- Montana
- South Dakota
- North Dakota
- 28 Tribal Nations



Project Types for Capital Deployment

Flexible terms +
Below market
interest rates

~\$150M

Capital CCEF anticipates receiving for various project types
including:



Distributed Energy
Generation & Storage



Net-Zero Emissions Buildings



Zero-Emissions Transportation

And more!

Submissions Now Welcome!

Access cost-effective loans to fund your building decarbonization projects



CCEF is soliciting submissions from projects that are shovel-ready and anticipate closing on financing within the next 6 to 12 months. Financing requests of \$1 million and higher are encouraged.



Amount
\$1,000,000 and higher
encouraged



Terms
TBD



Rates
Below market rates



PROJECT QUALIFICATION REQUIREMENTS AND CONSIDERATIONS

Project Eligibility



Build America, Buy America Act (BABA)

- Projects receiving funding through the NCIF award will be required to comply with the [Build America, Buy America Act \(BABA\)](#).
- Items subject to BABA on projects deemed “public infrastructure” must be produced in the U.S. “Public Function” test to determine applicability:
 - Examples of Public Infrastructure:
 - Community solar serving residential communities
 - Public EV charging stations
 - Publicly-owned transportation facilities
 - Examples of Non-Public Infrastructure:
 - Privately-owned multi-family housing
 - EV charging stations at privately-owned facilities with no public access



Project Eligibility



Davis-Bacon and Related Acts (DBRA)

- Projects receiving funding through the GGRF - National Clean Investment Fund (NCIF) award will also be required to comply with [Davis-Bacon and Related Acts \(DBRA\)](#)
- Requires payment and reporting of prevailing wages on federally funded or assisted construction projects
- Contractor & Sub-Contractor Requirements:
 - Certificate of Compliance
 - Weekly certified payroll records demonstrating wage compliance



Low-Income and Disadvantaged Communities (LIDACs)

As a mission driven organization, we intend to deploy 50% of the funds to projects that support low-income and disadvantaged communities (LIDACs) defined as:

- Climate & Economic Justice Screening Tool (CEJST)-identified disadvantaged communities,
- EJScreen-identified disadvantaged communities,
- Geographically dispersed low-income households, or
- Properties providing affordable housing.



EXAMPLE PROJECTS

Example #1: Multi-family Affordable or Workforce Housing



About the Project

Project Partners: Developer and Housing Authorities
Loan: Pre-dev, Construction, Permanent

Other Details

CCEF has partnered with Impact Development Fund, a CDFI with experience underwriting affordable housing and clean energy projects.

Example #2: New Construction

About the Project

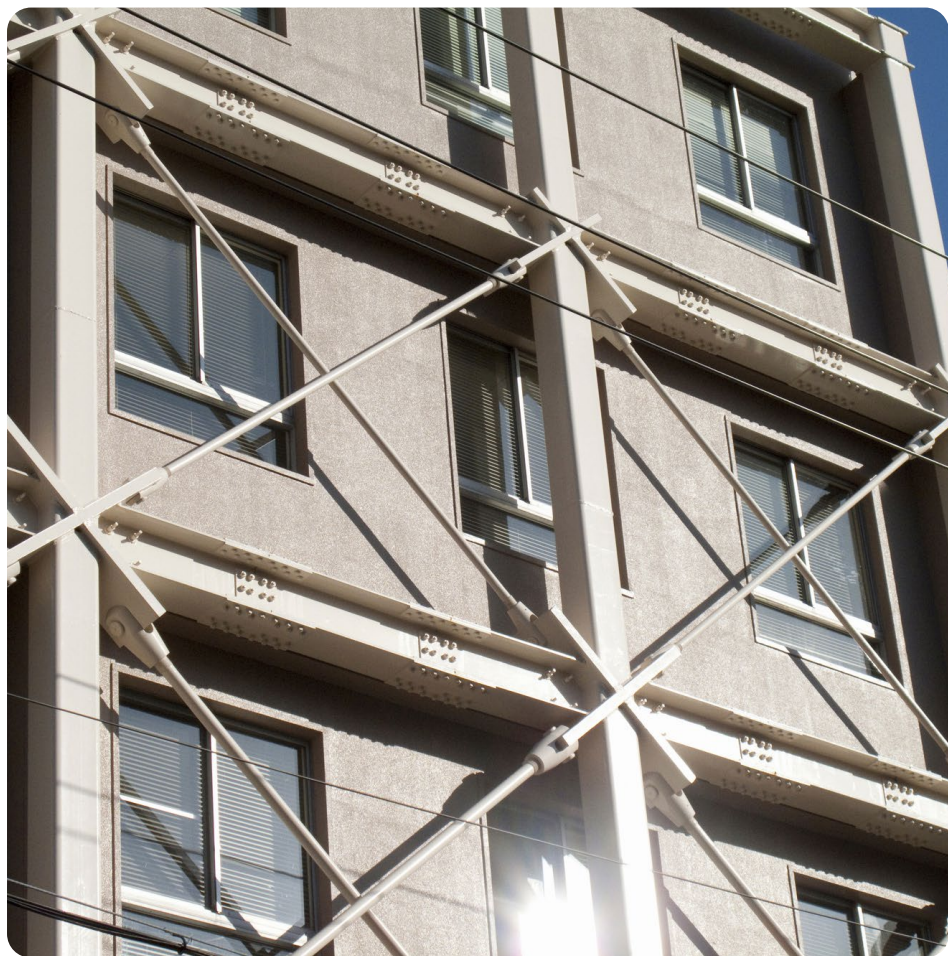
Building Type: Commercial
Borrower Type: Developer

Other Details

- Review of the clean energy elements of the project
- Energy assessment



Example #3: Retrofits



About the Project

Building Types: Multi-family, multi-use, office, industrial, manufacturing, hospitals, etc.

Other Details

For renovations on buildings over 50 years old, the National Historic Preservation Act will apply.

Example #4: C&I and Community Solar + Storage



About the Project

Loan Structure: Project based financing or a credit facility for a portfolio of projects

Other Details

Currently collecting feedback from project owners on availability to meet BABA

Example #5: Other Project Types



About the Project

- Geothermal
- Microgrid
- Industrial processes and manufacturing facilities

Other Details

Commercialized technology requirement: 3 instances each at least 5 years since project implementation

The Process

SUBMIT YOUR PROJECT



Visit the CCEF website to submit your project online

COMPLETE PROJECT INTAKE FORM



Learn about the different financing options and complete intake form

CCEF WILL CONTACT YOU



We'll set up time to learn more about you and your financing needs



CONTACT US

Anna Moon, Head of Business Development

anna@cocleanenergyfund.com

www.cocleanenergyfund.com





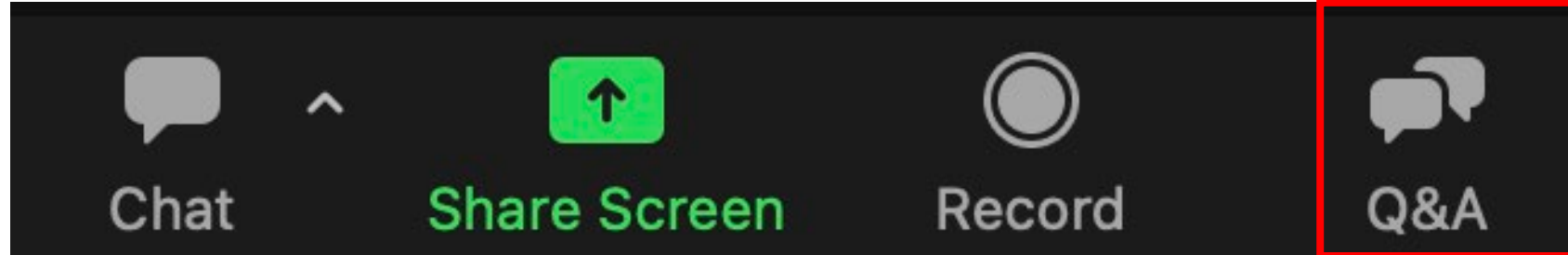
Collective Clean Energy Fund

Catalyzing Clean Energy Investment in Underserved Communities

Submit Questions in Q&A



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Thank you!

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