



Greenhouse Gas Reduction Fund Execution Roadmap

Democratizing the Clean Energy Transition
September 2024

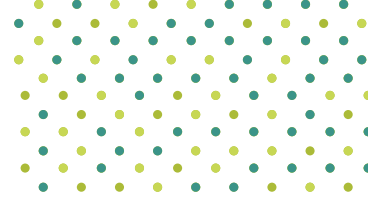


Why We're Sharing This With You

City First Enterprises (CFE) is a community development financial institution (CDFI) specializing in affordable housing, small business, and clean energy lending. At CFE, we envision a future where every community can transform its future through equitable access to capital.

The Greenhouse Gas Reduction Fund (GGRF), established under the Inflation Reduction Act (IRA), represents a significant opportunity to decarbonize underinvested American communities. We also believe the GGRF will permanently alter the way CDFIs engage with the communities they serve. As a GGRF sub-awardee, CFE will deliver green, transformative capital to facilitate an equitable green energy transition.

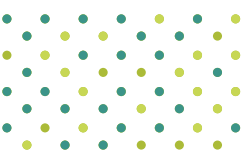
Beyond facilitating capital deployment, CFE will act as a catalyst at the intersection of clean energy and community development. In keeping with our commitment to transparency, we offer this public summary of our internal GGRF execution plan to peers and future partners across the CDFI, financial, and development sectors.



How to Get Involved

We invite questions and feedback from our colleagues across the development and renewable energy fields in response to our emerging plan. Fellow CDFIs interested in GGRF partnerships should reach out to CFE's Clean Energy Programs Manager, [Christian Perkins](#). We also stand ready to engage with developers, community-based organizations, and other entities interested in deploying renewable energy technology.

Programs Overview



Strategic Objectives

01.

Leverage GGRF Resources for Leadership Among Community Development Lenders

Develop institutional capacity – including technical expertise, culture, leadership, and management systems – to maintain CFE’s role as a central organization among energy transition leaders.



02.

Integrate Green Lending into CFE’s Broader Portfolio and Operations

Facilitate access to capital for developers, nonprofits, small businesses, and local governments focusing on clean energy projects throughout the supply chain.



03.

Create a Platform that Increases Community Access to Public Resources

Leverage in-house expertise so partners and clients can access public benefits that allow borrowers to stack, braid, and otherwise maximize the many financial incentives available for renewable energy implementation.



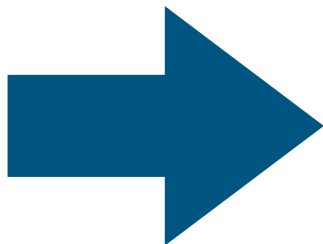
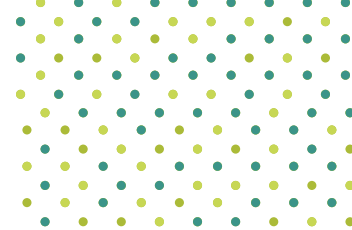
04.

Contribute to the Just Energy Transition through Capacity Building

Share expertise and best practices alongside equitable financing so community members and partners better understand the need to electrify their local, regional, and national economies.

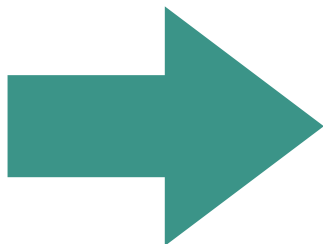


Execution Roadmap



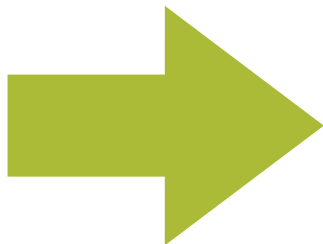
Phase 1: Planning

This phase is about setting up the foundation for various program components and the future of CFE's green lending operations, including first-generation financial products. We are also planning ways to templatize EPA reporting requirements while adhering to compliance standards regarding Build America Buy America (BABA) and David-Bacon and Related Acts (DBRA).



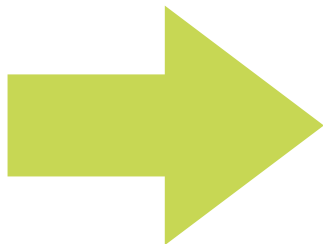
Phase 2: Implementation

With first-generation financial assistance products solidified, CFE will deploy capital to renewable energy and efficiency projects using internal infrastructure that streamlines the application and lending processes. First generation products will include bridge loans, construction to permanent loan with an identifiable takeout, and a line of credit for high-capacity developers. Be on the lookout for CFE's finalized first-generation products!



Phase 3: Monitoring and Evaluation

As capital is deployed, the need for reliable, automated methods of compliance and reporting will increase. Part of this need includes formalizing and standardizing how CFE reports outcomes, including greenhouse gas emissions reductions, capital mobilization, and more.



Phase 4: Scaling and Next Generation

Once first-generation products are deployed, CFE will adapt its financial assistance tools to expand our reach into new clean energy technology and innovative lending models. This will include recycling GGRF capital – a requirement of the program – in ways that align with [CFE's 2024-2026 Strategic Plan](#). Such processes scale impact and make for generational change in green lending.

In sum, CFE aims to leverage the GGRF to lead the green energy transition among target communities. Our strategic objectives focus on enhancing institutional capabilities, integrating green finance into daily operations, and maximizing community benefits. Through careful planning, implementation, and ongoing evaluation, CFE can directly deliver substantial progress towards a sustainable and equitable energy future while advancing the nation's effort to scale renewable energy buildout.

