

SAG Meeting, March 23, 2011

OVERVIEW OF THE CHICAGO REGION
INITIATIVE FOR BETTER BUILDINGS (CRIBB)



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Agency for Planning

Background and General Information

- Building energy consumption accounts for 61% of greenhouse gas emissions in the region, and 70% in Chicago.
 - Twice energy consumed by comparable buildings in the Midwest.
- Previous research, including the 2008 Chicago Climate Action Plan calls for retrofitting 400,000 residential housing units to reduce greenhouse gas emissions by 25 % by 2020
 - Current capacity can retrofit only 8,900 units a year.



Background and General Information

- **Chicago Region Initiative for Better Buildings (CRIBB)**
 - Chicago Program = \$25 million
 - Goal: Build a comprehensive, sustainable energy efficiency retrofit program that aggressively targets commercial, industrial, and residential buildings across CMAP's 7-county , northeastern Illinois region, including Rockford.
 - Over the three-year grant period, the project is expected to retrofit at least 8,000 units, leverage more than \$125 million in local investments, and create more than 2,000 jobs.
 - Tie our results into national BetterBuildings goals:
 - Replicable
 - Scalable
 - Market Transformation



About the CRIBB Partnership

- CMAP is lead agency
- Policy guidance from the CRIBB Retrofit Steering Committee and the Project Partners
 - Project Partners: City of Chicago Department of Environment, City of Rockford
 - Retrofit Steering Committee includes:
 - IL Dept. of Commerce and Economic Opportunity (DCEO)
 - City of Chicago and Rockford
 - Peoples/Northshore Gas, ComEd, Nicor
 - Northern Illinois Energy Project



City of Chicago
Richard M. Daley, Mayor

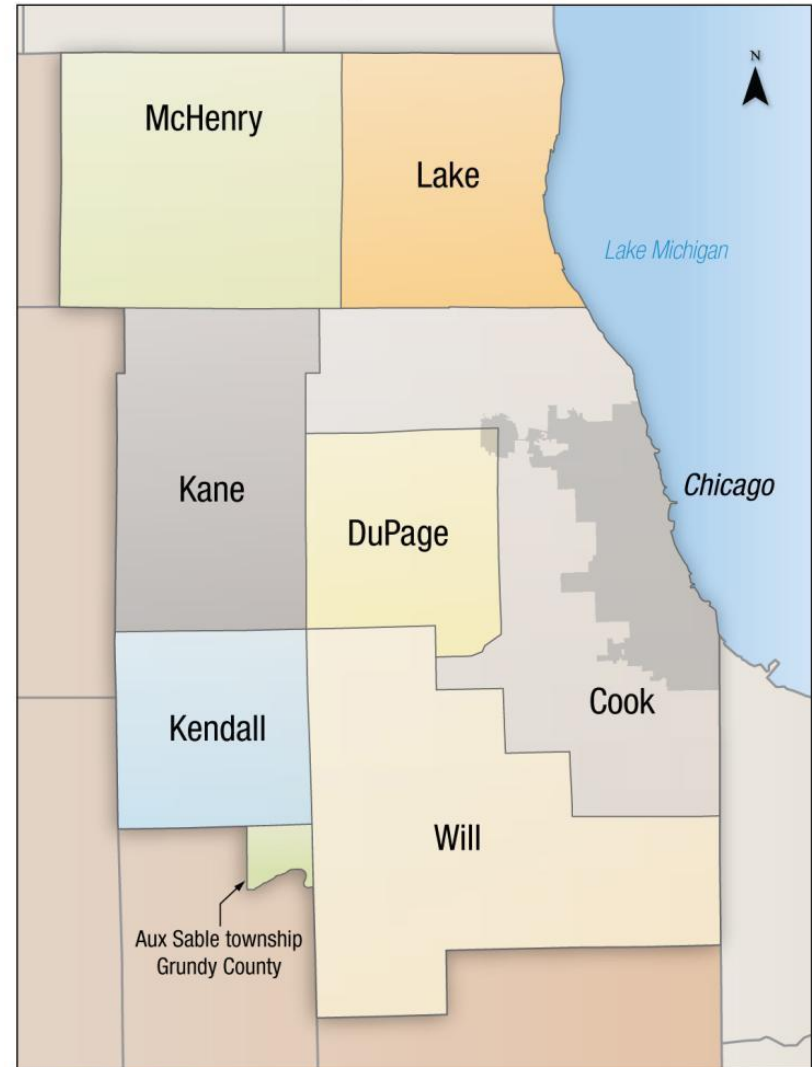


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About CMAP

- Established in 2005 to better integrate planning for land use and transportation.
- CMAP's staff was created by merging the Northeastern Illinois Planning Commission (NIPC) and Chicago Area Transportation Study (CATS).
- New, streamlined regional agency serves seven counties that make up the third largest U.S. metropolitan region
 - 284 municipalities
 - Nearly 1,400 units of local government
- Recently released 'GOTO 2040' Strategic Plan
 - Identifies and prioritizes energy efficiency / building retrofits to reach energy goals

The CMAP Region



CR3 Program Design

Designed to directly address three key barriers to market transformation

Access to information

\$6,550,000 for 3 activities

- Communication strategy
 - Market Research/Customer Segmentation
 - Branding /Marketing
- Comprehensive Information System (CRIBB IS)
- Web-based, Building Energy Tool(s)
- Target community outreach, 6 communities

Access to finance

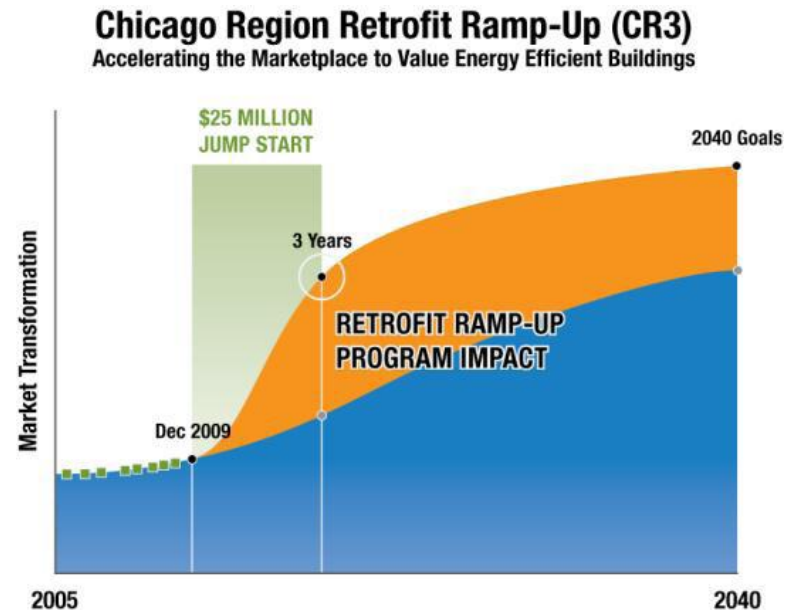
\$15,750,000; 6 financial products

- Multifamily Loan Loss Reserve Fund (Energy Savers)
- Multiunit Retrofit Improvement Loan Program (HUD Home and CDBG dollars)
- Employer Assisted Retrofit Program
- Residential Retrofit Fund
- Commercial/Industrial Retrofit Fund
- Residential EE Rating Incentive Financing (HPwES)

Access to workforce

\$400,000, 2 activities

- Launch workforce intermediary
- Contractor services and outreach

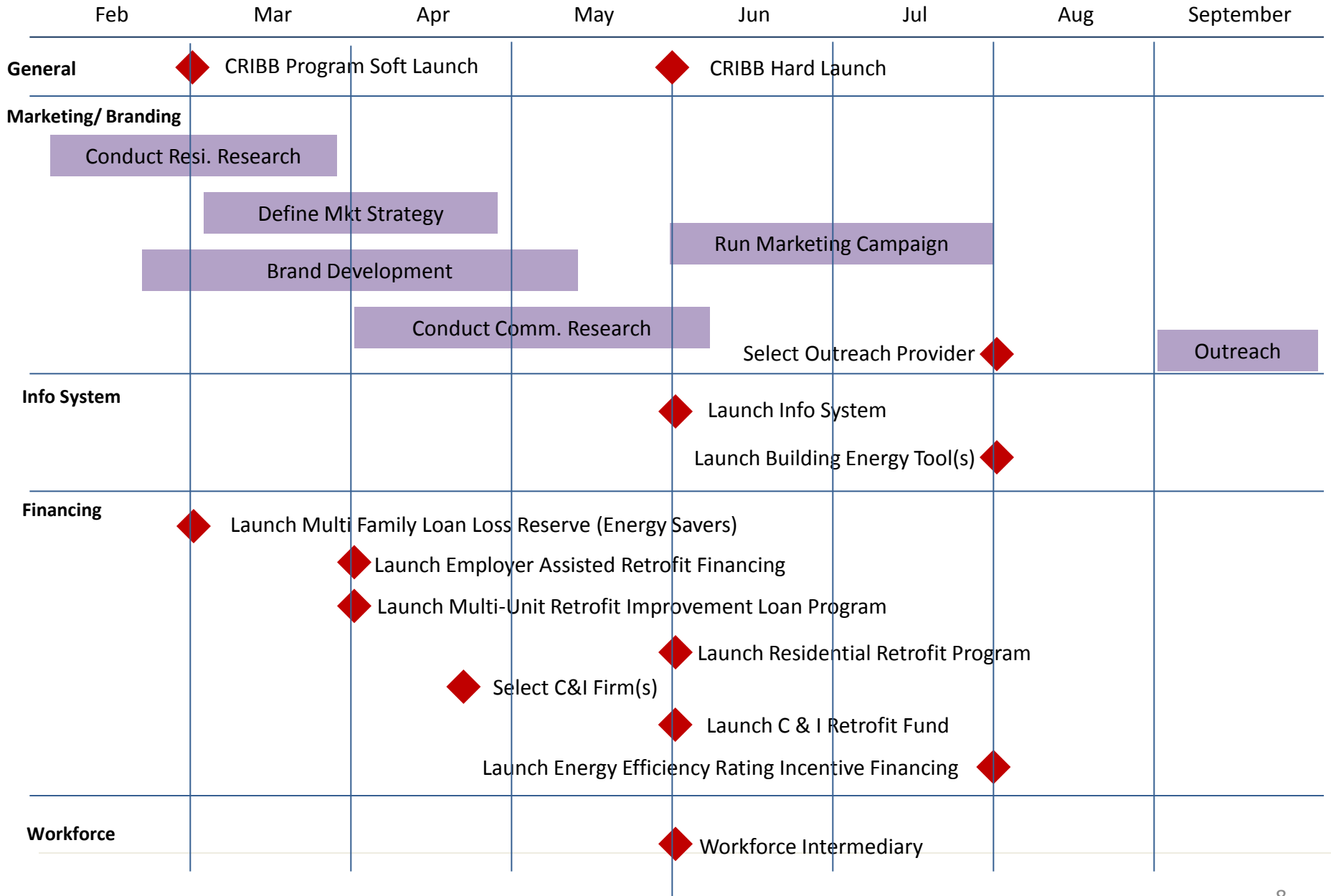


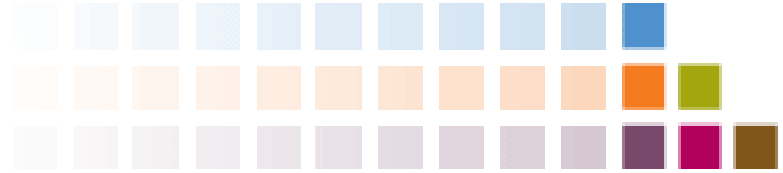
Success in the Energy Efficiency Market

CRIBB is using this comprehensive approach to transform the retrofit market.

Current Situation	Expected Market
Disorganized market	Efficient Market
No consistent understanding of what a retrofit is	Understanding of what a retrofit is, and what it means to different consumers
Disaggregated information	Centralized information sources
Minimal number of service providers	Many suppliers in the retrofit space
Little access to financing	Financing available for all building

BetterBuildings 2011



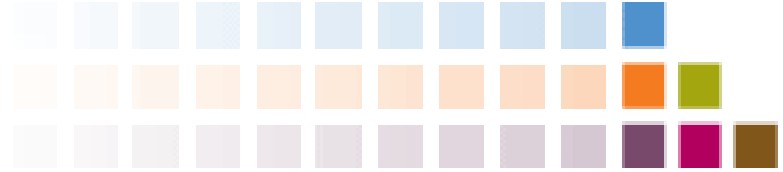


Multifamily Loan Loss Reserve (Energy Savers)

DOE Grant:	\$1,500,000
Administrator:	Community Investment Corporation (“CIC”)
Description:	The program will provide technical assistance to building owners and conduct the retrofit work which entails: identifying a pipeline of buildings, performing energy audits, deploying retrofit contractors and providing construction oversight of the retrofit work.
Target:	Multifamily buildings with low/moderate income households
Type of Financing:	Loan Loss Reserve Fund
Terms:	3.0% fixed; 7 – 10 year term. Secured.
Est. Retrofits:	3,000
Retrofit Value:	\$4,500,000



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Employer Assisted Retrofits

DOE Grant: \$500,000

Administrator: Metropolitan Planning Council (“MPC”)

Description: Provision of a max. \$3,000 retrofit incentive to participating employees through an employer match of \$3,000. Employer tax credits may be leveraged to bring addition funds back into program.

Type of Financing: Revolving Loan Fund

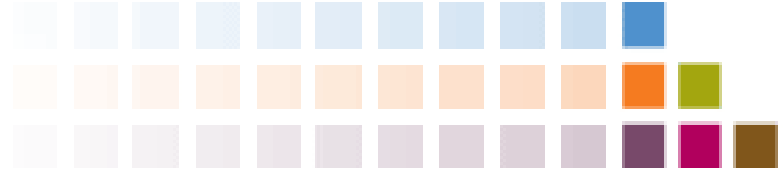
Target: Employees/homeowners of participating employers

Est. Retrofits: 150

Retrofit Value: \$1,000,000



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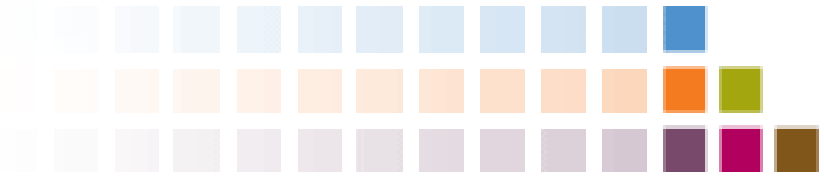


Multiunit Retrofit Improvement Loan Program

DOE Grant:	\$1,250,000
Administrator:	City of Chicago & Village of Oak Park
Description:	Program will target low and moderate income residential building units through aligning energy efficiency retrofit activities with existing housing rehabilitation projects, administered with CDBG and/or HOME dollars with established multi-unit rehab programs.
Target:	Building owners with 51% of units rented to Low or moderate income residents.
Type of Financing:	Revolving Loan Fund
Terms:	2% fixed. 3-year term; secured.
Est. Retrofits:	500
Retrofit Value:	\$1,250,000



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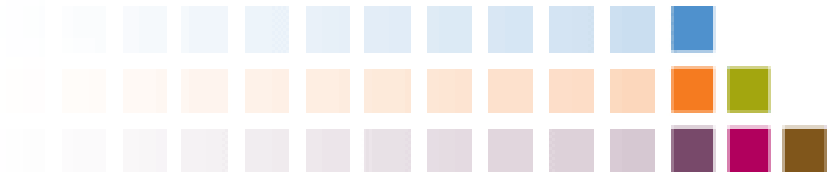


Residential Retrofit Fund

Grant Amount:	\$2,000,000
Administrator:	AFC First
Description:	AFC offers energy loan origination with financial conduit strategy in which AFC purchases loans and pools with loans from other programs. Proceeds will be used to recapitalize program.
Target:	Owners of 1 – 4 unit residential properties
Type of Financing:	Senior subordinate structure.
Terms:	7.99% fixed; up to 10 year term. Unsecured.
Est. Retrofits:	3,400
Retrofit Value:	\$20,000,000



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Commercial & Industrial Retrofit Fund

Grant Amount: \$10,000,000

Administrator: To Be Determined

Description: Program goal is to identify and retrofit commercial and industrial properties in the Chicago region.

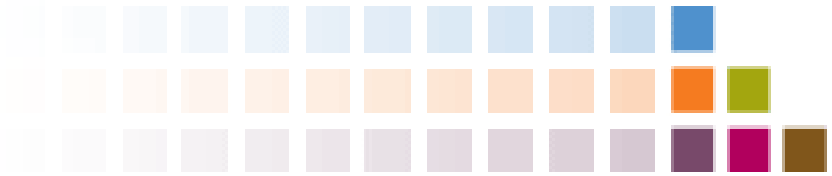
Type of Financing: TBD.

Est. Retrofits: 750

Retrofit Value: TBD. Our goal is to obtain at least \$100,000,000



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EE Rating Incentive Financing

Grant Amount: \$500,000

Administrator: TBD

Description: Proposed program will include Home improvement with Energy Star.

Target: Residential building owners in Greater Rockford area.

Type of Financing: TBD

Est. Retrofits: 200

Retrofit Value: TBD



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