

Ohio Housing Council 2023 Fall Symposium

October 17, 2023

An Introduction of the OHIO AIR QUALITY DEVELOPMENT AUTHORITY (OAQDA)

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WHO WE ARE

Our mission is to improve air quality by supporting businesses, creating jobs, and improving communities while enhancing the health and safety of all Ohioans.

- A resource for businesses of any size working to comply with environmental regulations or meet corporate sustainability goals
- A non-regulatory, independent state agency, governed by a seven-member Board:
 - Five members appointed by the Ohio Governor
 - Two ex-officio members (Directors, EPA & Health)
- For 50 years, OAQDA has been committed to serving the economic and environmental needs of Ohio businesses and communities.
- Authorized by Chapter 3706 of the Ohio Revised Code.



WHAT WE DO

- Conduit Bond Issuer
 - Financed “air quality facilities” in the State of Ohio
 - OAQDA does not directly loan money – rather, we leverage private investment in bonded debt for projects that improve air quality.
 - Through OAQDA bonds, companies receive financial benefits via tax exemptions for sales and use, real property, and other applicable taxes.
 - Bonds can be issued through private lenders of the company’s choice or on the open market
- Active \$3 billion portfolio featuring hundreds of air quality projects by large and small businesses.



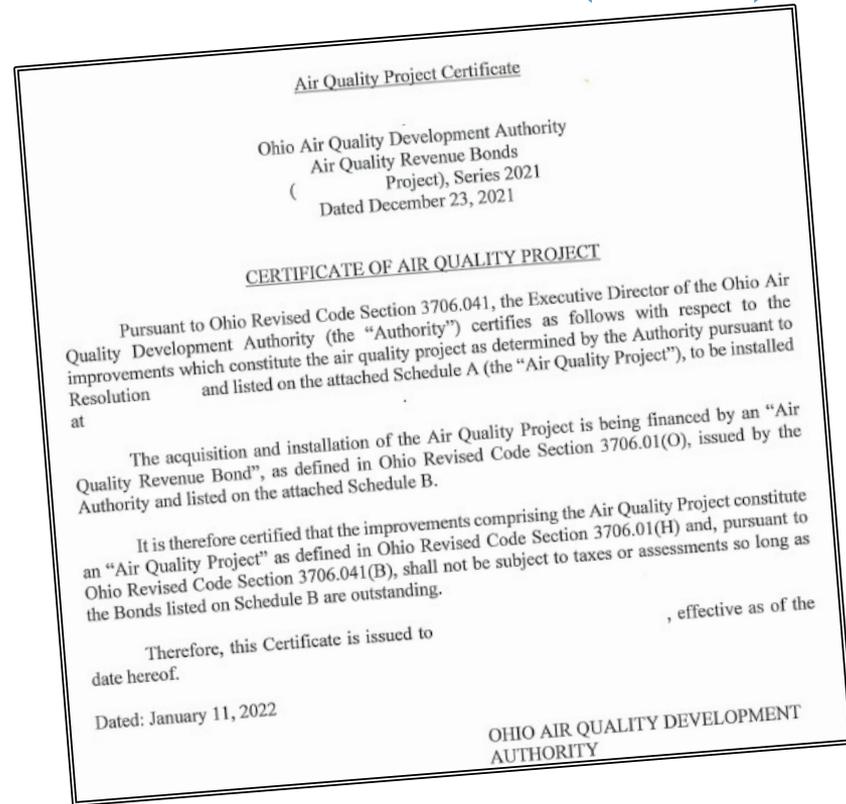
CLEAN AIR IMPROVEMENT PROGRAM (CAIP)

- Ability to issue taxable or federally tax-exempt revenue bonds as a project financing tool for businesses of all sizes.
- Eligible uses and project type includes:
 - Energy conservation measures (ECMs)
 - Efficiently designed whole building (new or retrofit)
 - Renewable energy (utility-scale or customer-sited)
 - Clean transportation (electric, hydrogen, natural gas)
 - Pollution control or recycling
- All project requests are reviewed by OAQDA during a due diligence process to verify expected performance and then presented to the Board for approval.
Strong focus on accountability and transparency.



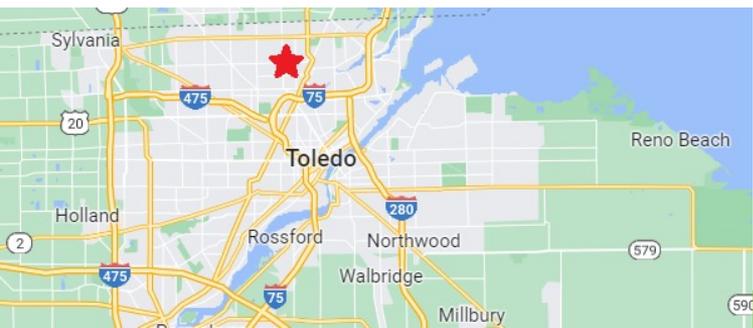
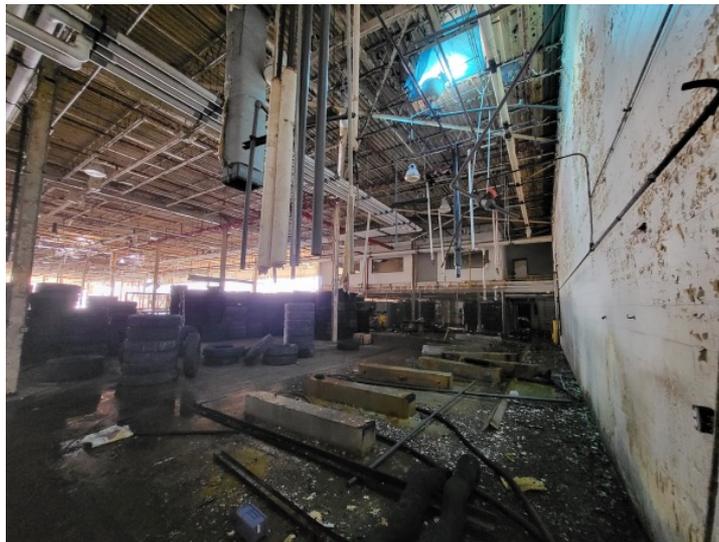
CLEAN AIR IMPROVEMENT PROGRAM (CAIP)

- **AIR QUALITY CERTIFICATE**
- Issued by OAQDA after closing
- Exempts the approved air quality facility from applicable taxes (sales & use, real property)
- Sent to project owner (borrower), local county auditor, and Ohio Tax Commissioner
- Effective until bond maturity (which is aligned with asset's useful life)



CASE STUDY: JAM

Finance sustainable rehabilitation of a vacant industrial property



Quick Facts

- Energy efficiency & solar = 32.8% energy savings
- \$1.5M revenue bond private placement with lender
- \$1.3M revenue bond financed with PACE through port authority
- Closed financing – June 2022
- Expected completion in second half of 2022

CASE STUDY: ALTERRA REAL ESTATE ADVISORS

Finance sustainable features of real estate properties



“Being able to upgrade the units reduces or eliminates repair costs while also allowing us to be more energy efficient. I think seeing the overall reduction in expenses is a nice factor for our tenants.”

– Brad Kitchen, Alterra

Stoneridge project

Quick Facts

- Three projects with the same developer over a period of two years
- Projects included a variety of energy conservation measures as well as rooftop solar

CASE STUDY: PLK Communities

Finance sustainable features of a new residential, mixed-use development on a historic rail spur to achieve a minimum 50% energy savings compared to similar buildings.



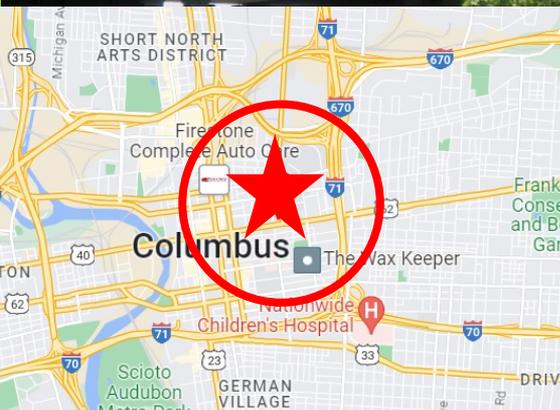
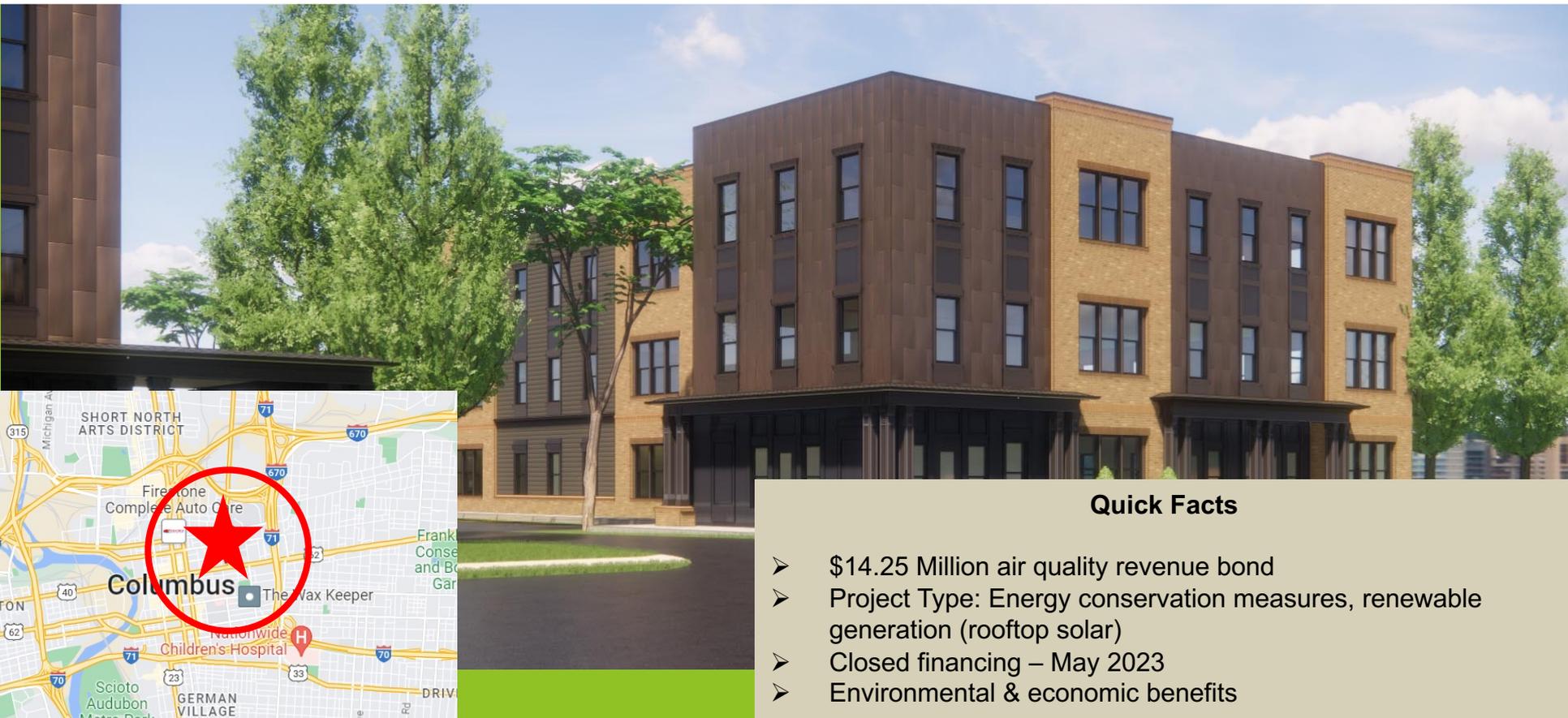
Quick Facts

- Whole building energy efficiency & solar = 68% energy savings
- \$20M revenue bond private placement with lender
- Closed financing – March 2022
- Expected completion in Feb/Mar 2023



CASE STUDY: Preston Pointe

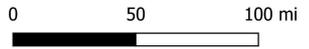
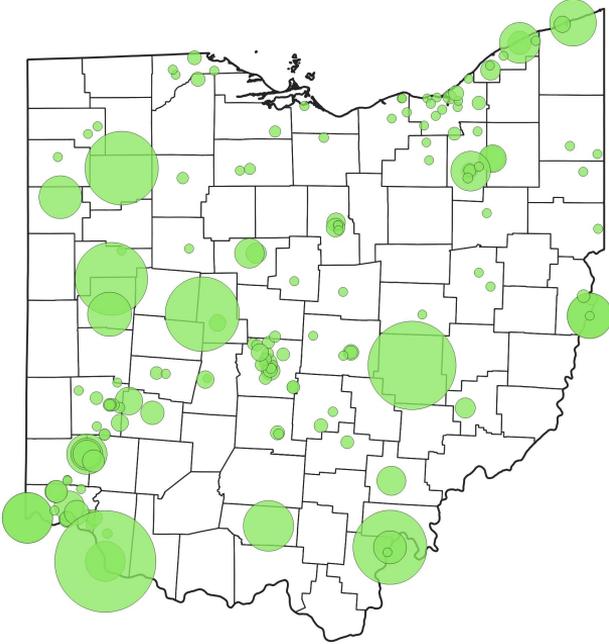
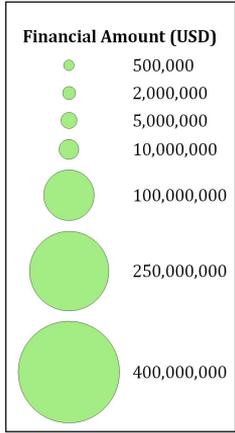
Finance energy efficiency and renewable components of an affordable housing development in Columbus, achieving combined energy savings of 63 percent



Quick Facts

- \$14.25 Million air quality revenue bond
- Project Type: Energy conservation measures, renewable generation (rooftop solar)
- Closed financing – May 2023
- Environmental & economic benefits

OAQDA FINANCED PROJECTS



Ohio's Plan to the Greenhouse Gas Reduction Fund



Components of the EPA's Greenhouse Gas Reduction Fund

	National Clean Investment Fund	Clean Communities Investment Accelerator	Solar for All (State Led Funding)
Funding Amount	\$13.97 Billion , \$2 billion must be expended in low-income and disadvantaged communities.	\$6 Billion	\$7 Billion
Number of Awards	2-3 National Non-profits	2-7 Hub Non-profits	60 Grants to States, Municipalities, Tribal Governments and Eligible Recipient (Non-Profits)
Project Goals	Focused on funding 2-3 national non-profits for the purpose of providing clean technology to accelerate energy independence and a net-zero future.	Will fund 2-7 non-profits to build the financial capacity of networks within public, quasi-public and non-profit community lenders ensuring low-income and disadvantaged communities have access and support for cost-saving and pollution-reduction clean technology projects.	Will provide up to 60 grants to State, Tribal governments, municipalities, and non-profits to expand the number of low-income and disadvantaged communities that are primed for residential and community solar investment
Types of Projects	Grantees will partner with private capital providers to catalyze tens of thousands of clean technology projects , aimed at reducing or avoiding greenhouse gas emissions, or assisting communities in the efforts of reducing or avoiding greenhouse gas emissions	Grantees will support community lenders, which in turn support deployment of qualified projects within three broad categories: distributed power generation and storage; decarbonization retrofits of existing buildings; and transportation pollution reduction.	Grantees will enable low-income and disadvantaged communities to deploy or benefit from residential rooftop and community solar photovoltaic (PV) projects , associated storage, and enabling upgrades
Eligible Applicant	Non-profit organizations set forth in 2 CFR § 200.1	Non-profit organizations set forth in 2 CFR § 200.1	States, Municipalities, Tribal Governments and Eligible Recipient (Non-Profits)



BUILDING A HEALTHY OHIO

THEMES

- Using clean energy innovation to enhance Ohio's economic engine
- Achieving healthy homes and communities
- Building wealth for Ohio Families

KEYS TO SUCCESS

- Strong multi-sector partnerships focused on market transformation
- Long-lasting program design and delivery through regional and local implementation network
- Mobilize funding to leverage private capital and public incentives



MARKET SIZING SURVEY

Share your
organizational
needs and
project ideas to
help Ohio
advocate for
funding.



GET INVOLVED

Join our mailing list:





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