

Appendix A: Submission Contents to Join the Municipal Investment Fund Cohort

Below are the fields of information that will be requested when submitting a Municipal Investment Fund Proposal in June 2025. Respondents are encouraged to prepare the information below to aid their submission to the form.

The form will contain four sections with the corresponding evaluation weightings (as a percent of the total):

- a) Community profile and coalition (10%)
- b) Community goals and public-private partnership plan (40%)
- c) Project pipeline associated with plan (20%)
- d) Market building and predevelopment grant narrative (30%)

APPLICANT CONTACT INFORMATION	
Organizational Name	
Organization Type (e.g. Local Government or Tribe)	
Organizational Mailing Address	
Point of Contact Name and Title	
Point of Contact Phone Number	
Point of Contact Email Address	
CO-APPLICANT CONTACT INFORMATION	
Organizational Name:	
Organization Type (e.g. Not-For-Profit Partner)	
Organizational Mailing Address	

Point of Contact Name and Title	
Point of Contact Phone Number	
Point of Contact Email Address	

a. COALITION (10%)

COALITION	
Description of Coalition and Approach	Describe the coalition of entities such as community organizations, labor, businesses, utilities, and project developers that form a ‘whole community’ approach and the efforts you will take to work together to accelerate the deployment of capital to build the clean power platform and achieve GHG reductions, energy savings, jobs, and improved health.
Stakeholder Engagement	Provide a description of your stakeholder engagement to date to support implementation of your plan, with a specific focus on your engagement strategy with LIDACs.
Brief Description – Key Coalition Member #1: Application Lead	Provide an organizational description of lead coalition member and expertise of key staff.
Brief Description – Key Coalition Member #2: Application Co-Lead when applicable	Provide an organizational description of co-lead and expertise of key staff.
Brief Description – Key Coalition Member #3 (optional)	Provide an organizational description of additional member and expertise of key staff.
Brief Description – Key Coalition Member #4 (optional)	Provide an organizational description and expertise of key staff.

Brief Description – Key Coalition Member #5 (optional)	Provide an organizational description member and expertise of key staff
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b. COMMUNITY GOALS AND PUBLIC-PRIVATE PARTNERSHIP PLAN (40%)

Vision and Objectives	Provide a high-level description of your clean energy goals. Outline the specific objectives (e.g. increasing renewable energy, reducing carbon emissions, creating jobs, lowering energy costs, improving health outcomes). Discuss how the project aligns with local, state, or national goals such as achieving net-zero targets or meeting renewable energy standards.
Plan Description	Provide a description of the most significant NCIF qualified projects and portfolios in your plan (e.g. community solar, microgrids, large scale energy storage, EV infrastructure and fleet conversion) including geographic scope (location and size of project) and technical details like energy capacity, expected output, and grid integration requirements.
Public-Private Partnerships	Make a case for how you will use public-private partnerships to accelerate the deployment of capital to meet your clean energy goals and project implementation quickly and cheaply. Outline the government’s contributions (e.g. land, regulatory frameworks, tax incentives, or grants). Detail the responsibilities of private partners such as project financing, design, construction, operation, and maintenance.
Description of Policy Interventions	Describe your proposed policy interventions. Explain what your community will put in place to increase customer demand (policies that promote NCIF projects, supportive zoning and land use policies, clean energy aggregation initiatives) and concrete ideas to accelerate the supply and/or reduce cost of projects (customer acquisition efforts, streamlined permitting and contractor licensing).

Financing Structure	Please provide any information that can help us understand your capital plan and needs. Include: funding sources (federal/state grants, loans, tax incentives, green bonds); revenue mechanisms (power purchase agreements, user fees, renewable energy credits); risk sharing amongst public/private partners, and cost estimates needed to achieve your clean energy goals.
Monitoring and Evaluation	Describe a clear methodology your plan uses for tracking clean energy generation, air pollution, energy cost reductions and GHG emissions reductions.
Community and Economic Benefits	<p>Job Creation: Include plans to promote create jobs and provide workforce training programs.</p> <p>Energy Savings: Ensure the projects improve energy access and affordability for residents.</p> <p>Community Outreach and Education: Outreach to communities, especially LIDACs.</p>

c. PIPELINE ASSOCIATED WITH PLAN (30%)

PROJECT PIPELINE ASSOCIATED WITH PLAN	
Project Pipeline	Please submit a summary of the projects and portfolios that you will be submitting as part of your proposal. Download and complete Appendix B: Project Pipeline Template . The template will be uploaded to the web form with your submission.

d. MARKET BUILDING AND PREDEVELOPMENT (20%)

<p>Market Building</p>	<p>Provide a narrative describing your approach to building a market for clean energy, specifically in LIDACs.</p> <p>Market-Building Activities mean activities that meet all three of the following criteria: 1) Build the market for financeable Qualified Projects (as defined in the NCIF Award); 2) Are not tied directly to Qualified Projects the Recipient intends to finance; and 3) Are necessary and reasonable for the deployment of Financial Assistance to Qualified Projects.</p> <p>Market-building activities include activities to generate market-wide demand for Qualified Projects, including (but not limited to) marketing, customer education and engagement, community outreach, contractor engagement, workforce development, and other non-financial market-building activities. Market-building activities also includes activities to build more supportive financial market for financing Qualified Projects including, but not limited to) standardization of documentation, development of new financial products, and other financial market building activities that lower customer acquisition costs for LIDACs to receive clean energy services.</p>
<p>Predevelopment</p>	<p>Provide a narrative describing your approach to using predevelopment funding to unlock capital for the plan and deliver projects specifically in LIDACs.</p> <p>Predevelopment Activities mean activities that meet all three of the following criteria: 1) Improve the likelihood of the CGC financing Qualified Projects; 2) Are tied directly to Qualified Projects the CGC intends to finance; 3) Are necessary and reasonable for CGC to deploy financial assistance to Qualified Projects.</p> <p>Predevelopment activities include (but are not limited to) site and building assessments (e.g.</p>

	energy audits); financial and technological feasibility studies (e.g. solar resource studies); design and engineering support, permitting support, project labor agreements, and community benefits agreements.
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Examples of Public Private Partnerships (non-exhaustive list)

Energy Generation and Distribution:

- Community Solar + Storage Program:** A local government partners with a private solar and storage developer to install **solar-plus-battery systems** on community centers and low-income housing. The project operates on a subscription-based model, with the city acting as the anchor subscriber, committing to a significant portion of the energy generated. This commitment ensures financial viability, enabling private financing and reducing subscription costs for low-income residents and community centers. Other residents and businesses can subscribe for additional energy capacity. The project is funded through **private equity**, state clean energy grants, and federal tax credits (e.g., Investment Tax Credit - ITC). This partnership improves energy access for disadvantaged communities, strengthens local grid resilience, and promotes affordable, clean energy.
- Municipal Solar Program:** A local government partners with a private solar developer to build solar installations on municipal buildings. The private partner funds and builds the project, while the city provides rooftop space and agrees to purchase the electricity under a long-term power purchase agreement (PPA). The project is financed through a combination of private equity, federal tax credits, and municipal green bonds. This framework ensures a balanced, effective partnership that achieves public goals while leveraging private expertise and capital.
- Virtual Power Plant Deployment:** A local government partners with a private energy technology firm and the local electric utility to install **rooftop solar and residential batteries** across municipal, participating homes, or small businesses. The city contributes by offering access to municipal sites and agreeing to use municipal loads as part of the aggregated system. The local utility plays a key role in integrating the virtual power plan into the grid, managing grid stability, and providing incentives for energy storage and distributed generation. The private partner funds and operates the systems, aggregates the energy assets, and optimizes them to enhance local grid resilience and reduce energy costs. Homeowners and businesses participate through flexible purchase or lease agreements, and low-income households are supported with subsidies and grants. This partnership accelerates local clean energy deployment, promotes equitable access, and enhances collaboration between municipalities and utilities.
- Community Microgrid Project:** A city partners with a private energy developer and utility company to create a microgrid serving a neighborhood with critical facilities (e.g., hospitals, fire stations). The private partner funds and builds the microgrid infrastructure, while the city facilitates permitting and provides land access. The utility integrates the microgrid into the larger grid, improving reliability. Financing comes from private investments, federal grid resilience grants, and utility incentives. This partnership enhances energy resilience and reliability in vulnerable areas.

Zero-Emissions Transportation

- **Electric School Bus Deployment:** A school district partners with a private transportation company to implement an Electrification-as-a-Service (EaaS) model, simplifying the transition to electric school buses. The private partner owns and maintains the electric buses and charging infrastructure, while the district pays a fixed annual service fee aligned with its existing transportation budget. This approach eliminates upfront capital costs for the district and reduces operational complexities. Financing includes federal clean school bus grants (EPA funding), state clean transportation incentives, and utility rebates for charging infrastructure. The service also integrates advanced features such as Vehicle-to-Grid (V2G) capabilities, enabling buses to return energy to the grid during peak demand, providing grid support, and potential revenue streams. This model accelerates clean transportation adoption, enhances community air quality, and ensures costs predictability for school districts.
- **Freight Electrification Program:** A port authority partners with a private logistics company and EV service provider to deploy electric freight vehicles and charging infrastructure at a major shipping hub. Following the Electrification-as-a-Service (EaaS) model, the private partner provides affordable leasing options for electric freight trucks and manages the installation of charging depots at and around the port. The program is funded through a mix of private investments, federal clean energy grants, and state clean transportation incentives, with additional utility support for grid upgrades. Priority is given to small fleets and independent operators, ensuring equitable access to the clean energy transition. This partnership reduces emissions, lowers operational costs for freight operators, and addresses environmental justice concerns by nearby communities disproportionately impacted by air pollution.
- **Electrified Public Transit Corridor:** A regional transportation authority partners with a private bus manufacturer and a clean energy company to electrify a high-traffic transit corridor. The private partners supply electric buses and charging stations, while the transportation authority manages operations. Financing includes federal transit grants, state incentives for zero-emission vehicles, and utility rebates for charging infrastructure. This partnership reduces transit emissions and improves air quality in densely populated areas.

Net-Zero Buildings

- **Commercial PACE (C-PACE) for Heat Pump Upgrades:** A local government partners with a private PACE financing provider to help commercial property owners retrofit aging HVAC systems with **energy-efficient heat pumps**. Property owners receive upfront financing through **C-PACE loans**, which are repaid via an assessment on the property tax bill over 10-20 years. The city supports the program by providing administrative oversight and facilitating the property tax mechanism. Financing tools include PACE loans, state clean energy incentives, and federal tax credits (e.g., ITC). This partnership reduces energy costs and emissions while improving building performance.
- **Net-Zero Affordable Housing Development:** A local government partners with a private developer to build **net-zero affordable housing** that integrates energy-efficient design, rooftop solar, and energy storage. The private partner funds and builds the development, while the city provides tax incentives, land, or subsidies to reduce costs. Financing includes **low-income housing tax credits (LIHTC)**, federal clean energy tax incentives, and private investments. This partnership ensures affordable, sustainable housing for low-income residents.
- **Community Thermal Energy Network Program:** A local government partners with regional natural gas utility and a private district energy developer to establish a district heating and cooling network powered by ground-source heat pumps. The utility takes a leading role in developing, funding, and operating the system, leveraging its existing infrastructure and customer relationships

to streamline deployment. The city provides land access, regulatory support, and alignment with local climate action goals. Financing includes private capital, green bonds, state renewable energy incentives, and federal taxes. This collaboration also explores the utility's transition from traditional natural gas distribution to low-carbon thermal energy services. This partnership delivers cost-effective, low-carbon heating and cooling, enhances community resilience, and supports equitable access to clean energy solutions.

- **Green Workforce Housing Initiative:** A city partners with a private real estate developer to construct net-zero workforce housing near public transit hubs. The private partner funds and builds the housing, integrating energy-efficient designs, solar panels, and EV charging stations. The city supports the project with zoning adjustments, tax abatements, and land grants. Financing includes workforce housing tax credits, green bonds, and private equity. This partnership provides sustainable, affordable housing for essential workers.