New York State’s Green Bond Program
New York launched its Green Bond Program in 2016
- First CBI Certified Green Bond For Affordable Housing

Certification based on objective scientific standards
- CBI’s Mission is to mobilize the bond market towards substantive climate change reversal

Certified Housing must meet emissions reductions equivalent to the top 15% of the market
2014 & 2015 brought extreme weather events that greatly impacted New York State communities where we finance projects.
Partnersed with Enterprise, CBI and the State’s Energy Authority to develop proxies for meeting CBI’s top 15% performance standard
- Energy Star Multifamily High Rise
- Energy Star Certified Homes Version 3.1 plus an 8% improvement in energy consumption levels
- Energy Star Certified Homes 3.0\(^1\) plus an 9% improvement in energy consumption levels

Developed a green framework to document formal processes for green bond issuance and approval

Engaged CBI-approved verifier to confirm compliance with certification requirements

\(^1\) Energy Star Certified Homes 3.0 expired October 1, 2017
Green Bond Principles & CBI Standards

**Use Of Proceeds**

Proceeds need to be used to construction of the certified green project

**Project Nomination Process**

Projects are nominated for a green bond issue as part of internal credit approval

**Green Bond Principles**

**Management of Proceeds**

Segregated accounts for green bond project disbursements

**Reporting**

Include green status of the project annually

La Central Supportive, 160 units, supportive formerly homeless adults & adults with special needs
### 2017 Series H Official Statement

**New York State Housing Finance Agency**

#### 2017 Mortgage Loans

**2017 Series H Projects (Projects Financed with Climate Bond Certified/Green Bonds Proceeds)**

The proceeds of the 2017 Series H Bonds are expected to be used to finance the 2017 Mortgage Loans for the 2017 Series H Projects included in the table below. The proceeds of the 2017 Series H Bonds expected to be used to finance the 2017 Mortgage Loans for the 2017 Series H Projects will not exceed the total development costs of the 2017 Series H Projects.

The 2017 Series H Projects may benefit from other sources of funds for construction or permanent financing, including under a variety of subsidized programs, and certain 2017 Series H Projects receive operating assistance through Subsidy Programs as indicated in the table below. Additionally, each of the 2017 Series H Projects are expected to receive allocations of Federal low income housing tax credits and/or State low income housing tax credits ("Tax Credits").

| 2017 Series H Project Name | Project Category | County | Number of Units | Outstanding Period | Original Supplemental Security dom (subject to prior satisfaction of debt) | Subsidy Program | Mortgage Loan Amount (Original) $ | Permanent Mortgage Amount | Permanent Mortgage Interest Rate | Project NPV Potential
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**NYSHFA Official Statement, Exh. G**

**New York State Housing Finance Agency**

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Issued Over $270MM certified green bonds since program inception

- Required all borrowers to comply with Green Building Guidelines as of January 1, 2017, which includes a requirement for borrowers to benchmark energy data
- Financed 13 certified green projects with 1,521 units
- Seen increased investor diversity and new interest from “green funds” and other social impact investors
- Approx. $225.5MM expected issuance by year end