

PUBLIC SOLAR NYC

A proposal to create good jobs,
accelerate clean energy development,
and lower energy costs for New Yorkers



NEW YORK CITY COMPTROLLER
BRAD LANDER

PUBLIC SOLAR NYC

is a proposal to

Add

600 MW

of solar installations in a way that is equitable and financially sustainable

Create

13,000

high-road jobs in a non-union sector of the green economy

Generate energy

cost savings

and community benefits for energy-burdened and environmental justice communities





**Public Solar NYC would
install more than**

25,000

solar arrays over 8 years





**Public Solar NYC could generate
enough energy to power**

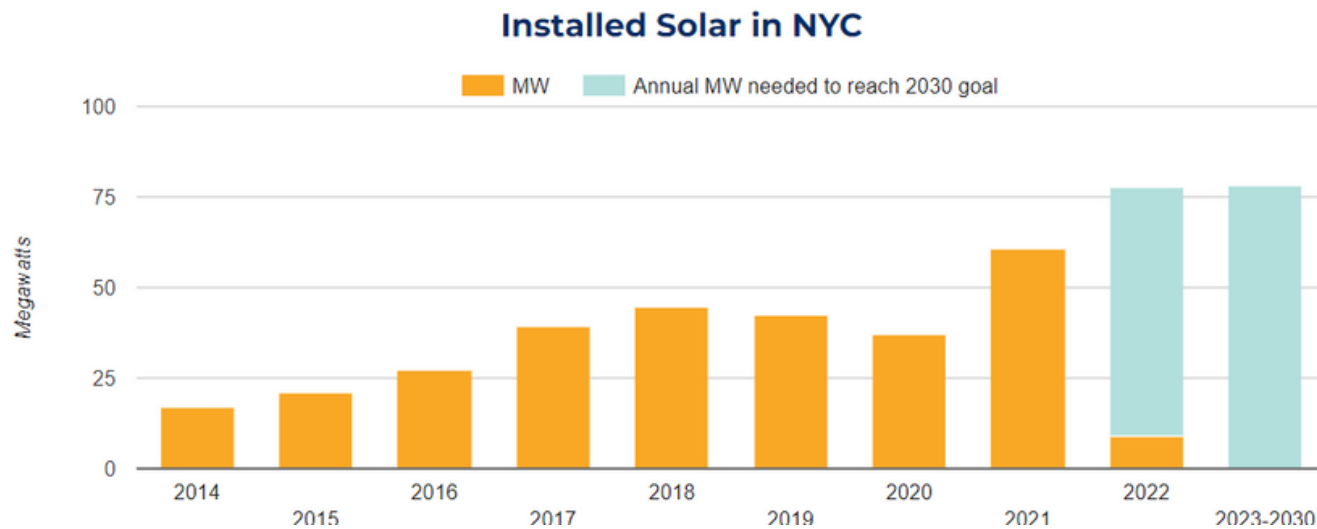
150,000

**single-family homes
OR 240,000 apartment units**



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Business as usual will not be enough to meet our 1,000 MW by 2030 solar target.



NYC needs to install 600 MW in the next 8 years to meet our goals.

NEW YORK MUST ACT NOW

A rare convergence of opportunity

New Inflation Reduction Act incentives, such as the Greenhouse Gas Reduction Fund & direct payments to cities for solar development

State & Fed Support

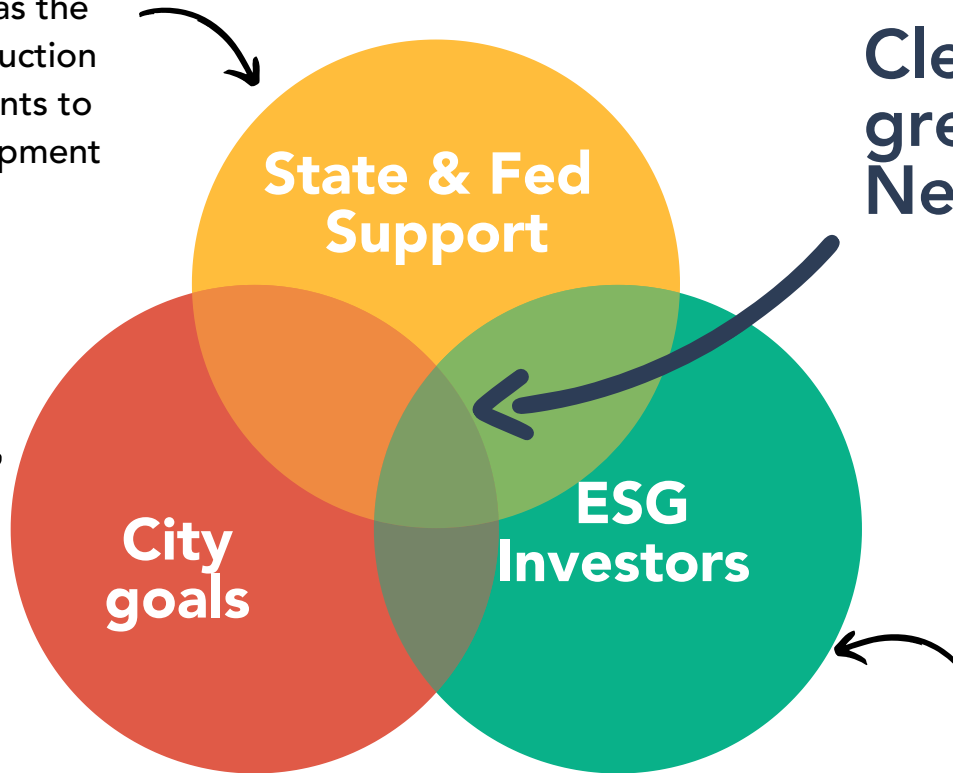
Clean energy & green jobs for New Yorkers

Building owners need ways to lower their carbon footprint for LL97 compliance

City goals

ESG Investors

Growing demand for Environmental, Social, and Governance (ESG) investments



BARRIERS TO SOLAR ACCESS

Low-income and environmental justice communities face disproportionate barriers to access affordable solar



HOMEOWNERS

- High upfront capital costs
- Complex permitting
- Credit scores limit ability to borrow
- Market lacks consumer-friendly products



LANDLORDS

- Few installers focus on multifamily
- Split incentives between tenants and owners, who do not typically reap energy cost savings
- Flat roofs add soft costs under NYC permit system



TENANTS

- Do not control building improvements
- Limited opportunities to sign up for affordable clean energy



BUSINESSES

- Payback period too long relative to other investment opportunities
- Split incentives between owners and tenants

WHAT CAN THE CITY DO?

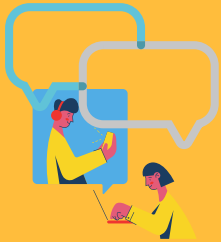
The City of New York
must use all its tools
to create good green
jobs and clean,
affordable energy.

To create a pathway for private buildings to
adopt solar, the City can:

- Target customers with highest barriers to solar
- Front costs for property owners
- Streamline the permitting process
- Develop a large-scale citywide project pipeline
- Reduce energy bills for low-income homeowners
- Reach our climate goals
- Create and enforce good job standards
- Pave the way for battery storage & resilient energy

PUBLIC SOLAR NYC OVERVIEW

Fill major gaps in the solar marketplace while serving NYC's unique needs



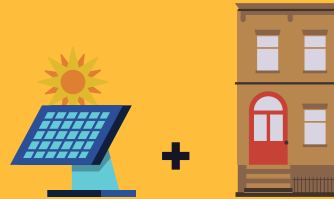
BUILD THE PIPELINE

- Pre-screen building stock for roof readiness
- Create simple-to-understand products that require zero-upfront cost for New Yorkers
- Train robust outreach workforce with staff from target communities
- Conduct culturally appropriate, multilingual, outreach



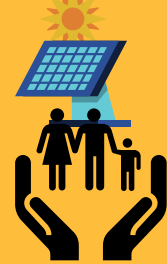
LEVERAGE RESOURCES

- Aggregate projects across the city to create economies of scale
- Efficiently leverage federal, state, city, and private resources to lower project costs



MAKE SOLAR HAPPEN

- Sign up building owners for turnkey solar installations
- Streamline City permitting
- Require high-road employment standards in installation contracts
- Own and manage solar assets



OPPORTUNITY FOR NEW YORKERS

- Deliver energy cost savings to New Yorkers through energy services agreement and/or rooftop lease payments
- Create 13,000 good green jobs with wage and benefit standards for New Yorkers in frontline communities



HIGH-ROAD GREEN JOBS

Public Solar NYC is the only proposal to that promotes high-road solar employment in a non-union sector of the green economy

No strong labor standards apply to small-scale solar installation on private buildings, which make up the vast majority of rooftops in NYC

- Federal and state requirements only cover job standards for large-scale solar that far exceeds the size of rooftop installations in NYC.
- Solar on City-owned buildings must use prevailing wage

Public Solar NYC would transform the NYC's solar industry to:

- Proactively adopt strong labor standards in a currently non-union sector
- Create good new green jobs by building demand for financially viable small-scale solar installations
- Include significant commitments to apprenticeship and pre-apprenticeship programs with career ladders



UNLOCKING OPPORTUNITIES WITH AN LDC STRUCTURE

Public Solar NYC will be structured as a unique, City-capitalized, 501(c)(3) non-profit Local Development Corporation (LDC) controlled by the City

Innovative Public Finance

Leverage City's public finance, blended with private resources, to lower cost of project development

Oversight & Governance

Board appointed by Mayor and Comptroller to ensure strong government oversight on job standards

Procurement & Long-Term Asset Management

- Require labor standards be built into contracts with qualified solar installers
- Efficiently bid contracts to match installers to the types of jobs they are most qualified to undertake by segmenting the market (e.g., affordable housing, commercial real estate)
- Improve entry into solar market for M/WBE & smaller vendors by ensure robust project pipeline
- Reduce costs associated with doing business with the City
- Finance, permit, install, own, asset manage, and maintain a portfolio of small- and mid-sized rooftop arrays



CITY OF NEW YORK

Board appointments



SOLAR BOND ISSUER

- Bond issuance entity
- Sells bonds onto municipal bond market and directs proceeds to Public Solar NYC
- Funds project and operational costs directly to public solar



PUBLIC SOLAR NYC

- 501(c)(3) Local Development Corporation
- Operating entity with staff
- Sign up owners and aggregate projects for investment
- Provide blended financing to pools of projects
- Install and maintain solar arrays
- Require and enforce high labor standards



HOW MUCH WILL IT COST?

Public Solar NYC can operate as a financially self-sustaining program. We estimate:

Years 1-4

- \$10M/year for initial start-up costs, project development, and operational expenses
- \$35M/year in debt service (based on market conditions as of December 2022)

Years 5+

- Program begins generating sufficient revenue to cover ongoing expenses
- \$560 million raised through bond issuances and levered into \$2.4 billion of project costs
- \$523 million solar asset book value estimated by year 8



THANK YOU

For more information on how the NYC
Comptroller's Office is confronting the
climate crisis, please visit our website:
comptroller.nyc.gov/climate



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