



National Green Building Financing Commitment

Wall Street's Recovery for Main Street's Recovery

COMMITMENT

We Pledge & Call on Others to Complete by and Jointly Report at the October 2013 COMMIT! Forum:

- As led by the City of New York and State of California, schedule investment bank top management meetings to launch additional national green building financing products like Citi's green home retrofit bonds
- Investment bank launch and announcement of additional national financing programs
- Initiate as needed, material updates to the rationale below for this Commitment
- Track the economic stimulus and needed pollution reductions to stop climate credit risk / irreversibility

BACKGROUND

National Green Building Financing Was Launched with Citi, rating agencies, and leading investors and environmental groups on September 28, 2012 at TIAA-CREF, NYC. Citi, the States, and Capital Markets Partnership announced Citi's green home retrofit bonds.

Financing Must Be Accelerated as covered at the TIAA-CREF Event, based on peer-reviewed Wall Street due diligence released at the NYSE shows that to achieve the expected \$1 trillion private sector stimulus, 8 million new jobs, \$400B in new wages, and reduce 6 gigatons of climate pollution through four million green buildings by 2015 to prevent dangerous climate change from going irreversible and unmanageable.

The Due Diligence Released at the NYSE Identified the Business Case with national statistically valid data and consensus underwriting standards measuring increased value complying with national financing requirements, and was reviewed at national public meetings at Federal Reserve Offices and concurred with by Treasury and the Fed.

Wall Street Has the Speed & Capital to Achieve the Urgent Financial Stimulus / Pollution Reduction. Federal government can't act quick enough with any other measures but will follow. Two trillion dollars are needed to retrofit the building stock. Investors representing over \$80 trillion in assets support green building financial products as announced at the TIAA-CREF Event. Rating agencies agreed to rate green building securities. No government approvals are required.

The Needed 6 Gigaton Climate Pollution Reduction was Released at the NYSE with assistance from the State of California, IPCC Scientists, NASA and Harvard as published in peer-reviewed due diligence reports released at the NYSE with financial support from JPMorgan, Bank of America, Federal Home Loan Banks, Home Depot, Energy Foundation, and Capital Markets Partnership: *Creating an Economic Stimulus & Stopping Climate Credit Risk I Irreversibility and Capital Markets Briefing Paper: Business Case for Commercializing Sustainable Investment.*

Dangerous Climate Change is Causing Systemic Damages as stated in the National Financing White Paper distributed at the TIAA-CREF Event, in at least the following sectors of the global economy: insurance, investment, government, agriculture, forestry, fisheries, and the built environment. The Wall Street due diligence documented that these systemic damages including in many additional global sectors, were predicted and widely publicized in detail by the Bush II White House and United Kingdom.

The Emergency and Urgency of this Pollution Reduction Need is Emphasized by NASA in its September 2012 report on Avoiding Dangerous Irreversible Tipping Points with an unprecedented and compelling conclusion (p. 18):

"Can human[s act] before the climate system passes a point of no return? What we have shown in this paper is that time is rapidly running out. The era of doubts, delays and denial, of ineffectual half-measures, must end. The period of consequences is beginning. If we fail to stand up now and demand a change of course, the blame will fall on us, the current generation of adults. Our parents did not know that their actions could harm future generations. We will only be able to pretend that we did not know. And that is unforgiveable."