

**PORTLAND CLEAN ENERGY COMMUNITY BENEFITS FUND (PCEF)**

**GRANTS COMMITTEE MEETING MINUTES**

**August 18, 2022 • 6:00 PM – 8:00 PM**

**Zoom Meeting Call**

<b>Committee Members</b>	<b>Position</b>	<b>Affiliation</b>	<b>Present</b>
Michael Edden Hill	Chair	Journeyman Electrician	Yes
Dr. Megan Horst	Co-Chair	Associate Professor, School of Urban Studies & Planning at Portland State University	Yes
Shanice Brittany Clarke	Member-at-Large	Director of Community Engagement, Portland Public Schools	No
Faith Graham	Member-at-Large	Principal Director, West Coast Strategy and Development, Elevate Energy	Yes
Jeffrey Moreland Jr.	Member-at-Large	Contractor	Yes
Maria Gabrielle Sipin	Member-at-Large	Technical Assistance Manager, Safe Routes Partnership	Yes
Ranfis Villatoro	Member-at-Large	Oregon State Policy Manager, BlueGreen Alliance	Yes
Robin Wang	Member-at-Large	Vibrant Future LLC	Yes
Sam Baraso	Program Manager	PCEF	Yes
Cady Lister	Deputy Director	PCEF	Yes
Jaimes Valdez	Org. Development & Policy Manger	PCEF	Yes
David Grandfield	Green Infrastructure and Regenerative Agriculture Project Manager	PCEF	Yes

**OTHER ATTENDEES:** Alundis Brice, Director of Business Development, Exceed Enterprise; Micah Meskel, Activist Program Manager, Portland Audubon.

**INTRODUCTIONS**

- The meeting was called to order at 6:01 PM.

**PUBLIC COMMENTS**

- No public comment.

## PROGRAM UPDATES

- As of July 20, 2022, Portland City Council approved the funding recommendations. On September 6, 2022, PCEF will conclude the 45-day due diligence period and report to Portland City Council on the process outcomes.
- The Heat Response Program has installed 2,260 heat pump cooling units—which is over 75% of the program goal. All remaining units have been allocated. The waitlist for next year's distribution is open. A program evaluation meeting with community redistribution partners is being planned.
- Staff is interviewing potential committee members.
- Starting in September 2022, a hybrid meeting will be held on the 3<sup>rd</sup> Thursday of the month, and small group meetings will be held on the 1<sup>st</sup> Thursday of the month.

## STRUCTURAL CHANGE: PROGRAM CONCEPTS FOR TREE CANOPY AND HIGH-EFFICIENCY AFFORDABLE HOUSING

- Staff provided an overview of three hypothetical examples of future strategic solicitations or programs. Committee members shared their initial responses and reactions to the examples for staff to determine what work needs to be done between August and December 2022 and what information to bring back to the committee.
- Example 1: Equitable Tree Canopy
  - Committee member questions and concerns:
    - The role of Portland Parks & Recreation's workforce equity commitment and goals
    - The integration of workforce development into implementation programs
    - How would this program fit into Portland's larger tree canopy context?
    - Learning from best practices in other jurisdictions
    - Leveraging federal and state funding
    - Learn what an equity tree canopy would look like for Portland
    - Will PCEF have oversight of Portland Parks & Recreation, or would they self-regulate?
    - There are concerns Portland Parks & Recreation will use the funding to backfill another project.
    - The role PCEF should play in assessing the effectiveness of a program and its partners
  - Portland Parks & Recreation's role would be to hire staff and possibly provide technical advice, coordination, and procurement. PCEF and Portland Parks & Recreation can define roles and establish funding agreements through conversations. Ensuring Portland Parks & Recreation and PCEF have overlapping workforce equity goals will be part of the planning process.
  - Street trees alone do not solve the tree canopy problem. There is potential to plant trees on public and private properties. Maintenance of existing tree canopy is a large body of work and is done differently in other jurisdictions.
  - **Action item:** The Committee will revisit the conversation about maintaining the existing tree canopy.
  - **Action Item:** Jaimes Valdez will present federal dollars and programs that can be leveraged.

- Example 2: Energy Efficiency and Renewable Energy in Multifamily Housing
  - Committee member questions and concerns:
    - What is the need for strategic solicitations or programs?
    - How would PCEF have oversight of PCEF dollars with another city agency?
    - How can PCEF ensure city agencies honor PCEF's equity lens and priority populations?
    - PCEF should be thoughtful about what they mean by redevelopment to determine who is the right partner and fund electrification.
    - Wage theft in the affordable housing construction
    - Affordable housing providers' low responsiveness to operations and maintenance
    - Would Portland Housing Bureau explore community benefits agreements?
    - Multiple players lead to complexity, making the outcomes difficult to visualize and quantify.
    - Could the strategic solicitations or programs start simpler with fewer initiatives and scale up after evaluation and capacity building?
    - Is a model in another jurisdiction PCEF can learn about programs and grantmaking?
    - PCEF should not become a part of the gentrification issue
    - Lack of wage rules for building low-income subsidized housing
    - Making 20–30-year commitments to projects with the potential for economic downturn and reallocation of grant funding to program funding
    - The administrative cap should be conservative regardless of what agency the money shifts to or if it stays in PCEF
    - Not lose sight of PCEF standards
  - The Portland Housing Bureau funds all housing providers currently funded with PCEF dollars
  - There is a need for program implementation to work more efficiently, avoid missed project opportunities, and accelerate funding in alignment with the measure's intent. Strategic solicitations or programs would be a 20–30-year investment. Every 3-5 years, PCEF can adjust and evaluate the strategic solicitations or programs.
  - An approach and the process of approving and implementing strategic solicitations or programs need to be developed and approved by the committee and Portland City Council.
  - PCEF can define what the oversight, measures, and reporting will be. However, a loss of control does happen when its staff no longer administers a program. PCEF could create grant requirements, and Portland Housing Bureau projects must meet requirements and provide oversight.
  - Affordable housing, four stories or less, with no commercial on the ground floor, is not subject to state wage rules. Portland Housing Bureau could be required to follow 180% of wage rules for the PCEF portion of the project.
  - Electrification is currently not required. It has the potential to become an avenue or program.

- PCEF administrative cap needs to increase since the program is understaffed, the body of work needs to be contracted, and most resources go out via grants. Codes updates specific to 7.07 of PCEF City Code may need to be implemented.
- **Action Item:** The committee will revisit the code areas that impact budget structures, particularly the administrative cost cap.

#### **COMMITTEE MEMBER CLOSING COMMENTS**

- This was Jeffrey Moreland Jr's last PCEF Grants Committee meeting.

#### **THE MEETING WAS ADJOURNED AT 7:57 PM.**

**NEXT MEETING:** The next meeting will be Thursday, September 1, 2022.

Submitted by Camerina Galván, Notetaker, Galvan Consulting LLC.