

COMMUNITY IS KEY



PCEF Grant Committee Meeting

December 15, 2022, 6 –8:30 p.m.

— PORTLAND
**CLEAN ENERGY
COMMUNITY BENEFITS
FUND** —



THE BUREAU OF **PLANNING
& SUSTAINABILITY**

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portland.gov/bps/cleanenergy

Virtual/Hybrid Participation Check

Guidelines for public participation

- Committee meetings open to the public
- Public invited to comment at around 6:05 p.m.
- There will be a break at 7:00pm, online participants will see a break screen. There will be no online discussion available during break.

➔ Guidelines applied to virtual/hybrid meeting:



Chatbox: open for introductions. All other times, host-only chats (PCEF Staff).



Raise Hand: used by Committee only.



Video: on for Committee only.



Microphone: public members muted.



Recording: this meeting is being recorded.



Captioning: this meeting is being captioned; settings > show subtitles.

Agenda

- 6:00 Introductions
- 6:05 Public comment
- 6:10 Timeline update
- 6:15 Community engagement update on Climate Investment Plan
- 6:20 Portland's 2020 carbon emissions and pathway analysis
- 7:00 BREAK
- 7:10 Portland's 2020 carbon emissions and pathway analysis (cont'd)
- 7:30 Climate Investment Plan funding initiative template
- 7:45 Update on strategic program to “raise the bar on new and redeveloped regulated multifamily affordable housing”
- 8:20 Report out on 12/8 ACEEE conference on Inflation Reduction Act
- 8:30 Meeting close

Introductions

Public comment

Timeline updates

COMMITTEE BRIEFING TIMELINE

Month	CIP Briefing	Additional Agenda Items	Meeting Date
November 2022	Committee Work Plan Overview CIP Community Engagement Approach	Committee Co-Chair New Committee Member Subcommittee, Bylaws Subcommittee Additional Member	11/17/2022
December	CIP Process Timeline & Community Engagement Update CIP Program Draft Template Regulated Multi-Family Affordable Housing - Phase 1	Context; Climate Emergency Workplan	12/15/2022
January 2023	TBD	Administrative Rule Making	1/19/2023
February	Regulated Multi-Family Affordable Housing - Phase 2 (2/2) CBO Capacity Building (1/2) Community Centers (1/2) Equitable Tree Canopy (RFP roles, eligibility, workforce development) (1/2)	Mini-Grant Program Update	2/16/2023
March *Small Group Briefing	Regulated Multi-Family Affordable Housing - Phase 2 (2/2) CBO Capacity Building (2/2) Community Centers (2/2)		3/2/2023

COMMITTEE BRIEFING TIMELINE CONT'D

Month	CIP Briefing	Additional Agenda Items	Meeting Date
March	Housing and Small Commercial (1/2) Transportation (1/2) Access to Capital (1/2) 82nd Avenue (1/2)	Welcome New Committee Members Heat Response Program 2023 Update	3/16/2023
April	Equitable Tree Canopy (2/2) Housing and Small Commercial (2/2) Transportation (2/2) Access to Capital (2/2) 82nd Avenue (2/2)	Grantee Spotlight	4/20/2023
May	Administrative Rulemaking (2/2)	Program Metrics Dashboard Preview Specific feedback on Committee's approach to evaluation of outcomes	5/18/2023
June	CIP Draft Iteration		6/15/2023
July	Final CIP Recommendation		7/20/2023

Funding priorities and programs adopted by City Council

CIP must include meaningful allocations for: workforce and contractor development, regenerative agriculture, green infrastructure and other greenhouse gas reducing projects

Building community organization capacity, \$8 M

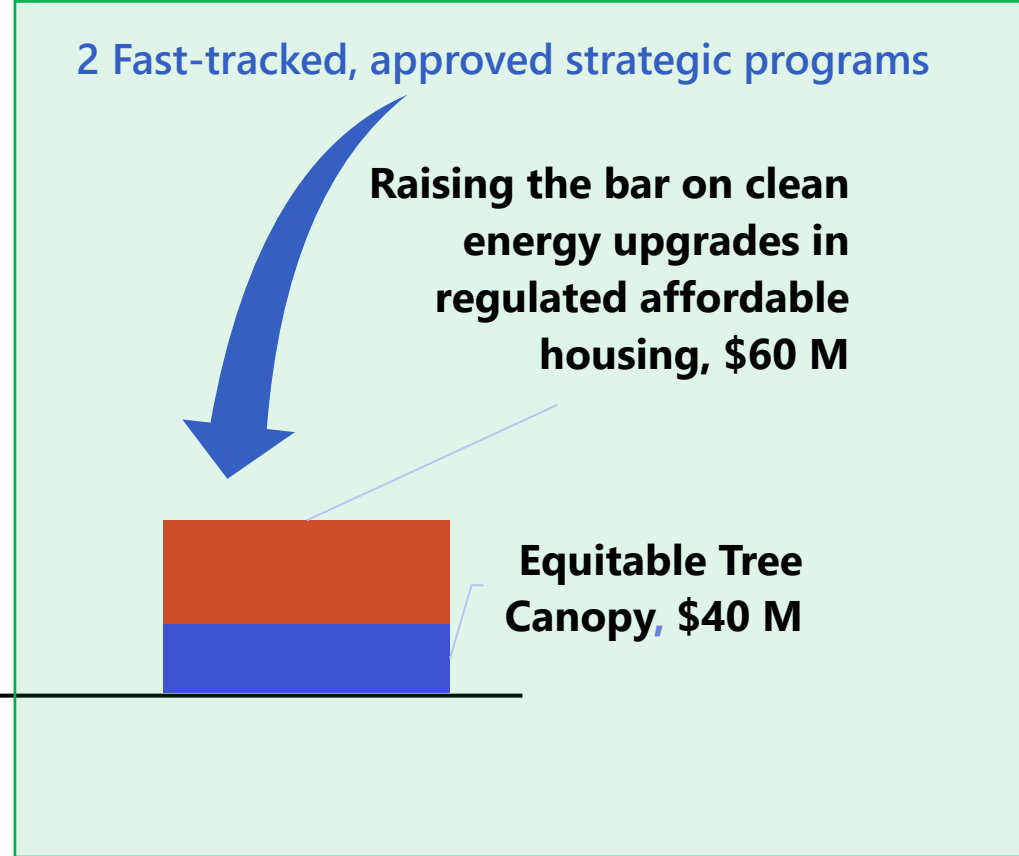
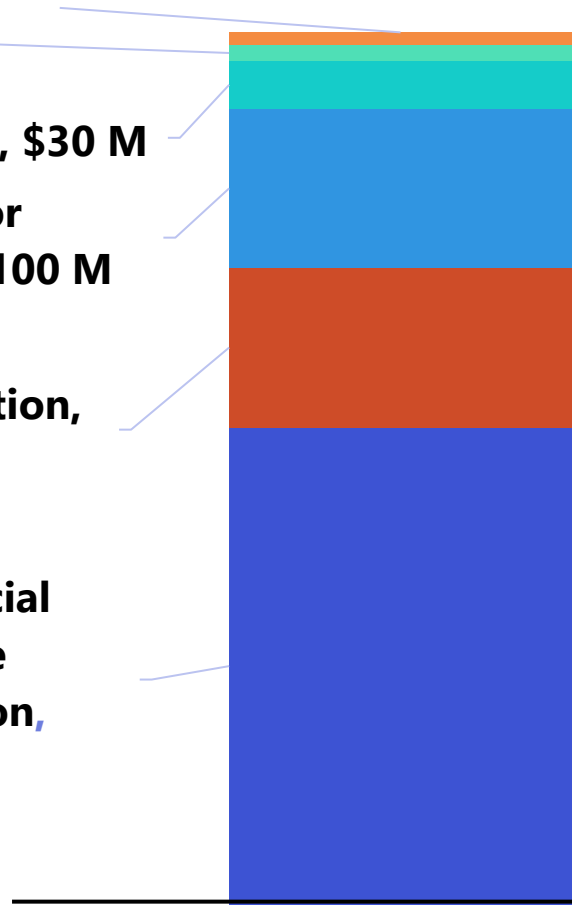
82nd Ave, \$10 M

Resilient community centers, \$30 M

Low-cost access to capital for carbon-reducing projects, \$100 M

Transportation Decarbonization, \$100 M

Housing and small commercial energy efficiency, renewable energy, and embodied carbon, \$300 M



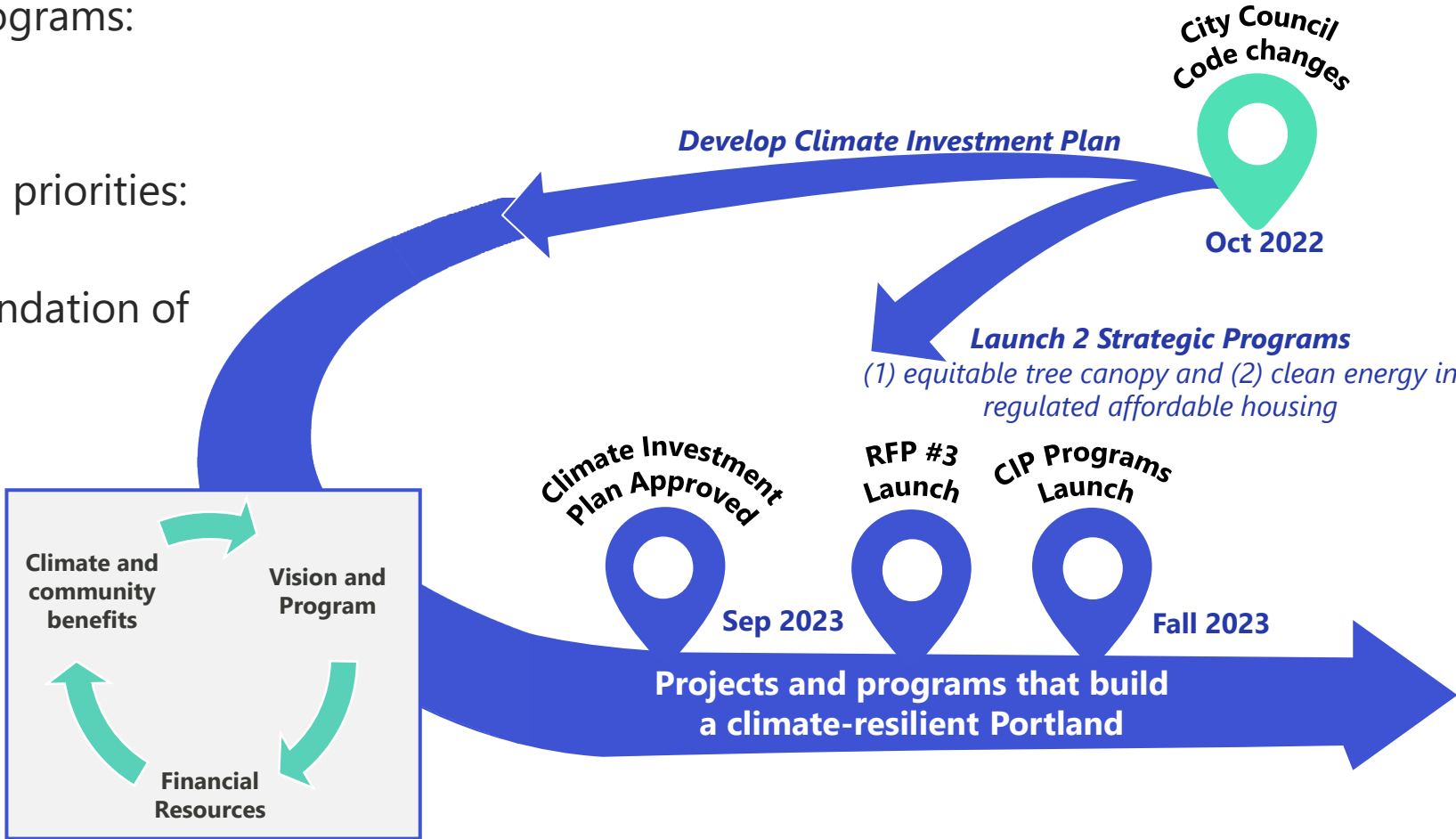
Where We're Going

Two, fast-tracked strategic programs:

- Input and feedback

CIP development and funding priorities:

- Input and feedback
- Deliberation and recommendation of a plan in June and July



Community engagement in the PCEF Climate Investment Plan 2023

Community engagement update

What are you interested in learning during this monthly update?

- December 14, 5-6:30p.m., Virtual Kick-off
 - 83 in attendance (does not include City of Portland staff)
 - 86 did not attend
 - 169 registered
- Accessibility survey open until January 4
- Topic roundtable application open until January 4

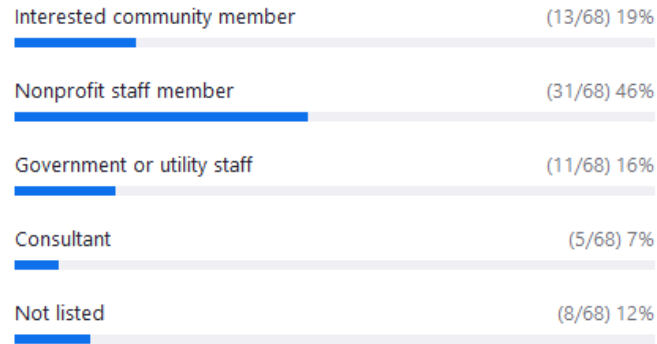
- Types of organizations
- Demographic information
- Want to make sure we're hearing from the priority communities
- Both individuals and community organization.

Who's in the room

Poll | 2 questions | 68 of 84 (80%) participated

1. Which "hat" are you wearing in this meeting? (Single Choice) *

68/68 (100%) answered



2. What are you most interested in learning about? (Single Choice) *

68/68 (100%) answered

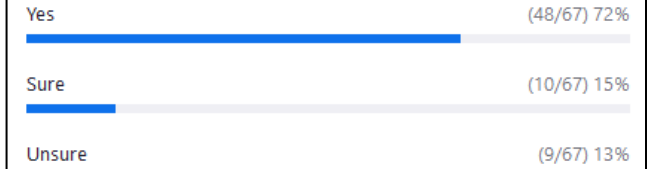


Participating in the Climate Investment Plan

Poll | 3 questions | 67 of 87 (77%) participated

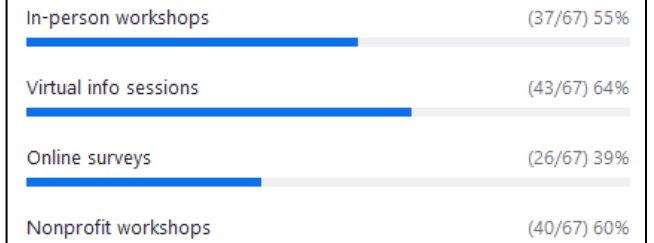
1. Will you participate in future events to give input on the Climate Investment Plan? (Single Choice) *

67/67 (100%) answered



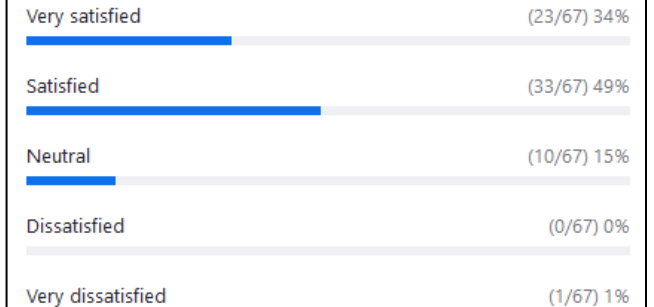
2. Which event(s) are you most motivated to participate in? (Multiple Choice) *

67/67 (100%) answered



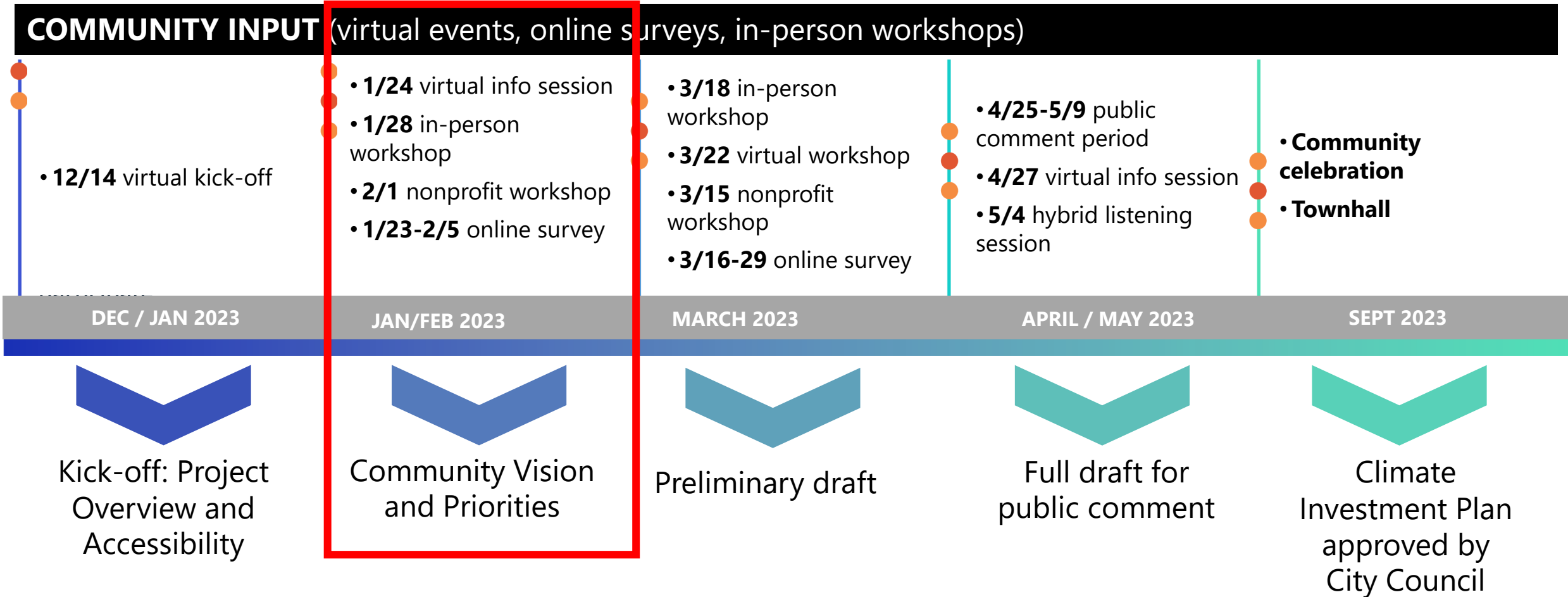
3. How satisfied are you with the opportunities to participate in the Climate Investment Plan? (Single Choice) *

67/67 (100%) answered



Upcoming events

- <https://www.portland.gov/bps/cleanenergy/climate-investment/events>



Portland's 2020 carbon emissions and pathway analysis



PORTLAND'S 2020 CARBON EMISSIONS AND PATHWAY ANALYSIS

Kyle Diesner

Climate Action Policy Analyst




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We are living in a **climate emergency.**
It's time for Portland to act like it.



The City of Portland's 2022-2025
**Climate Emergency
Workplan**
July 2022



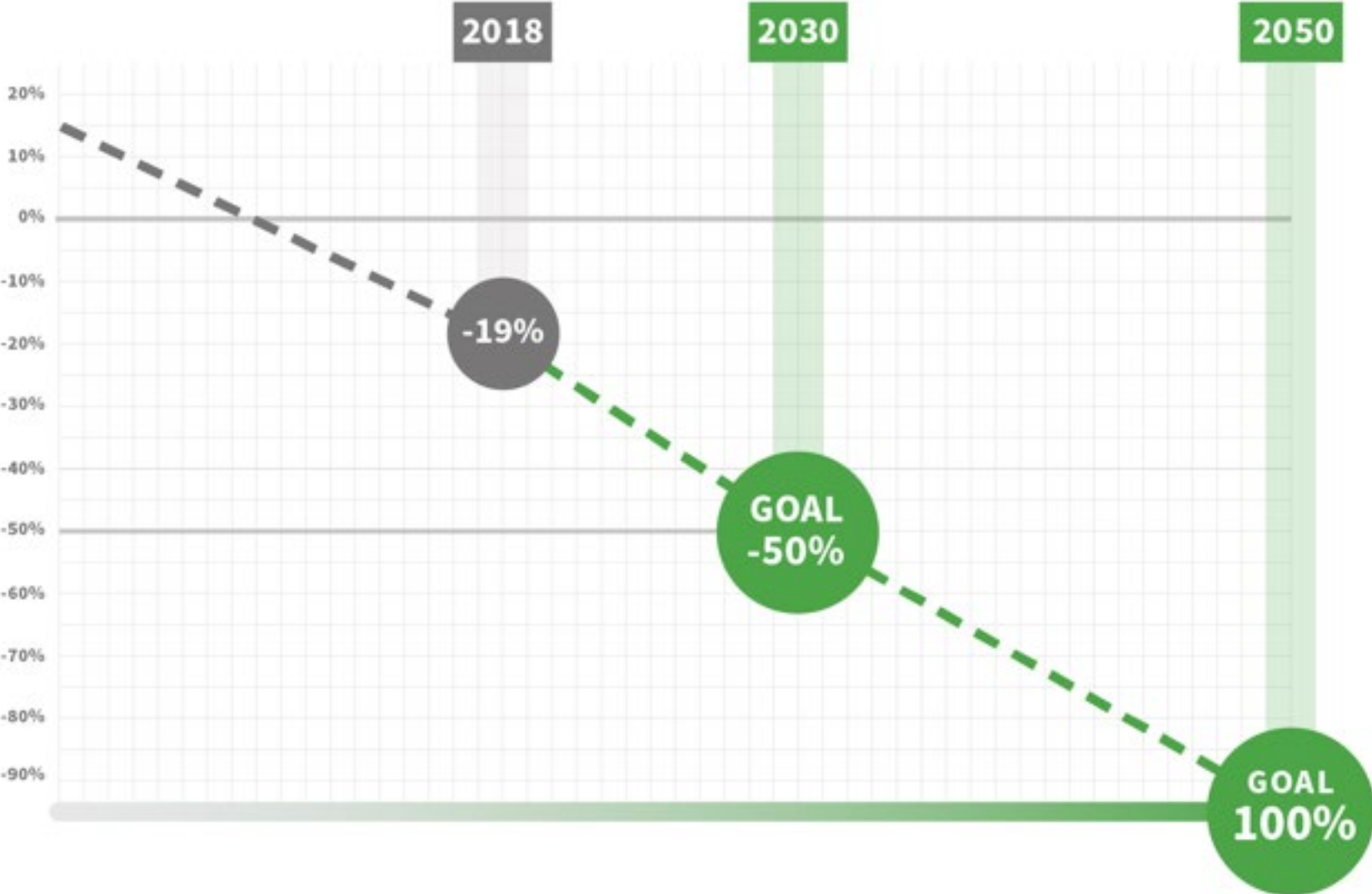


Carbon Emissions Overview

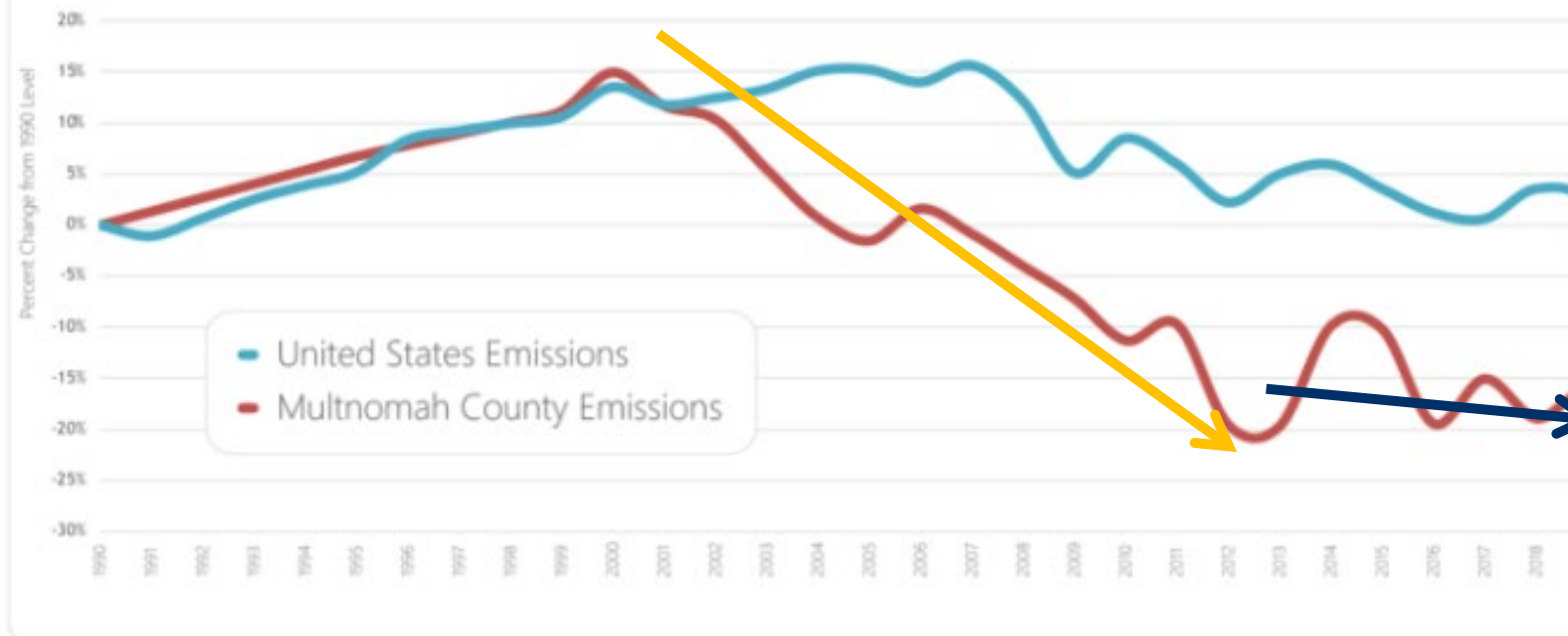


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Carbon Reduction Goals



Multnomah County Change in Carbon Emissions Compared to US (1990 - 2020)



Emissions in Multnomah County have been significantly below U.S. emissions in most years since 2002.



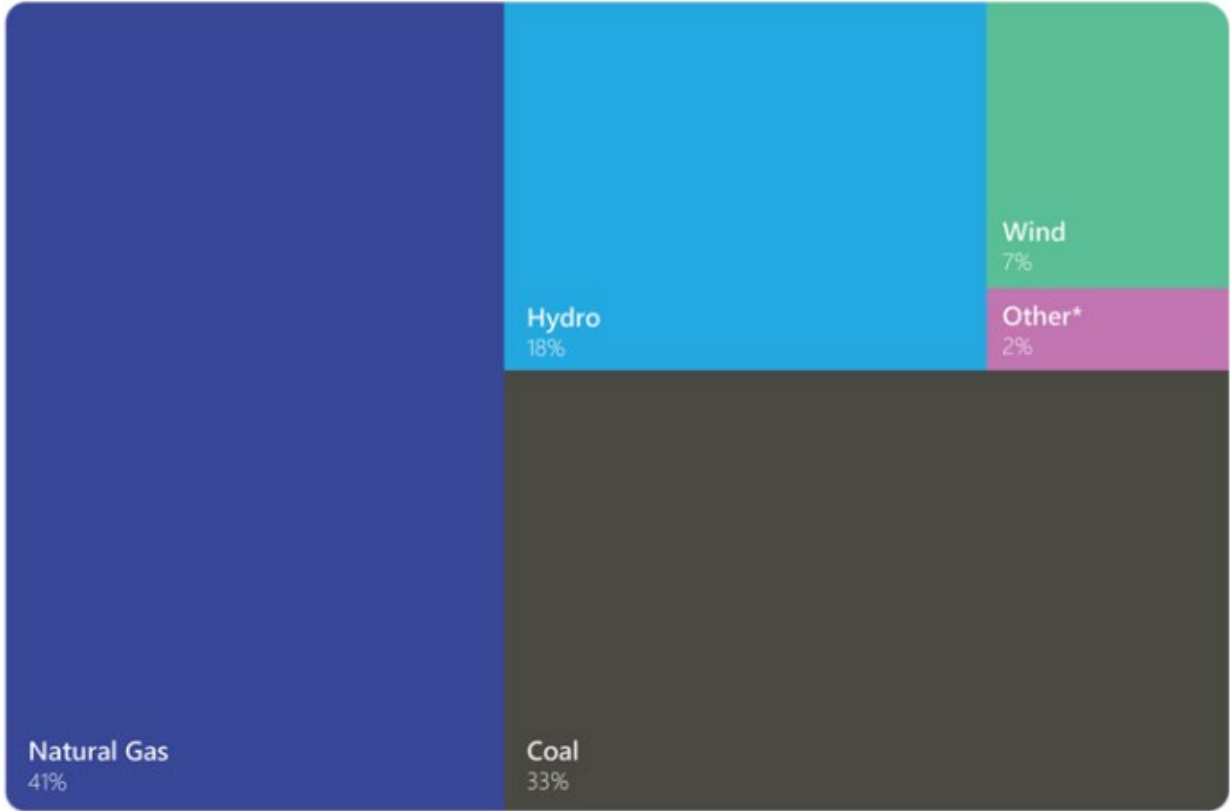
Multnomah County
Carbon Emissions by Source
(2020)



* Wastewater Treatment, Ethanol, Kerosene, Residual Fuel Oil, & Biodiesel

2019 PGE and Pacific Power Electricity Generation Sources

Weighted Average

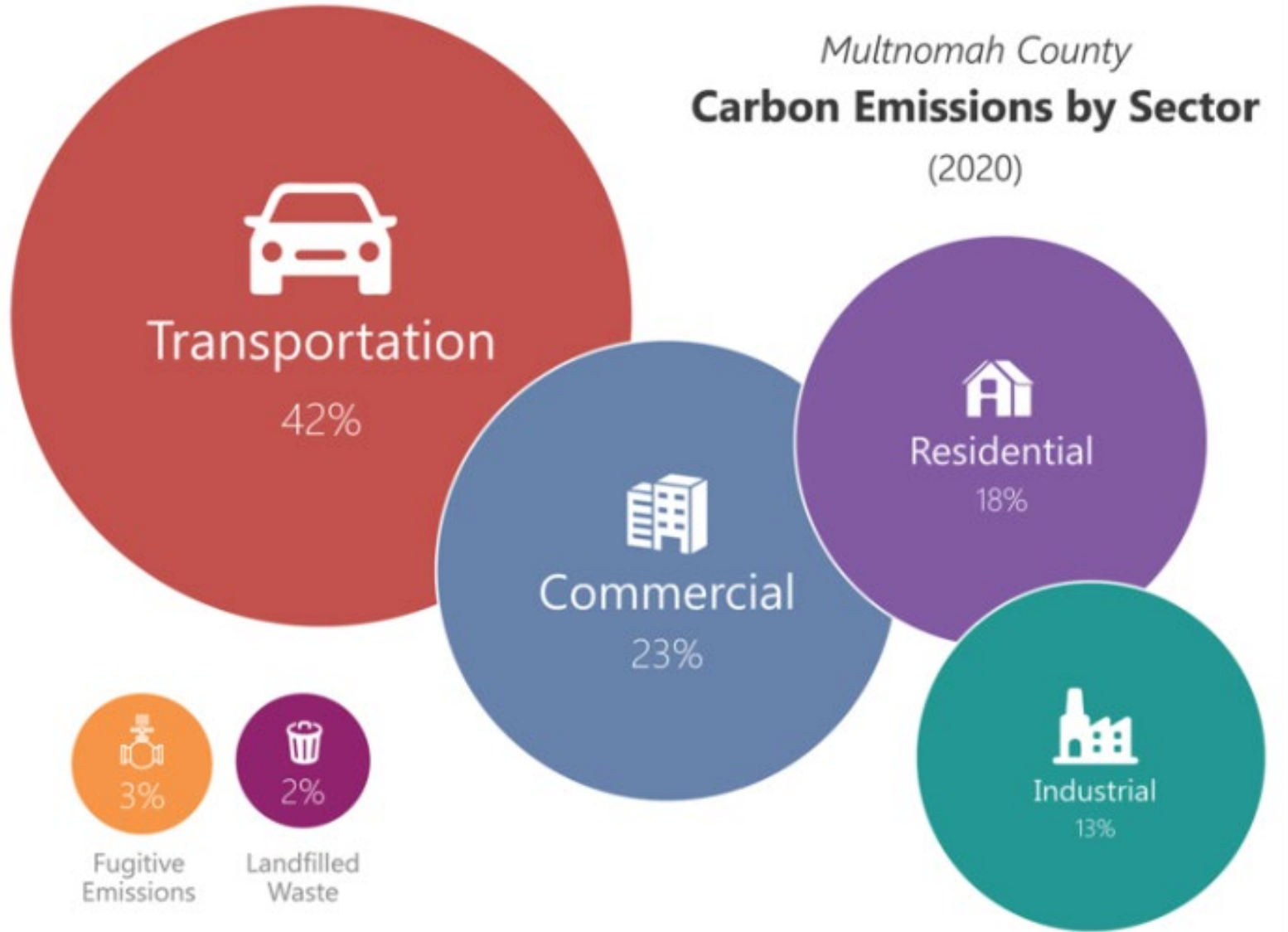


*Other = Biomass, Nuclear, Solar, Biogas, Waste, Other Biogenic, Petroleum, and Geothermal.

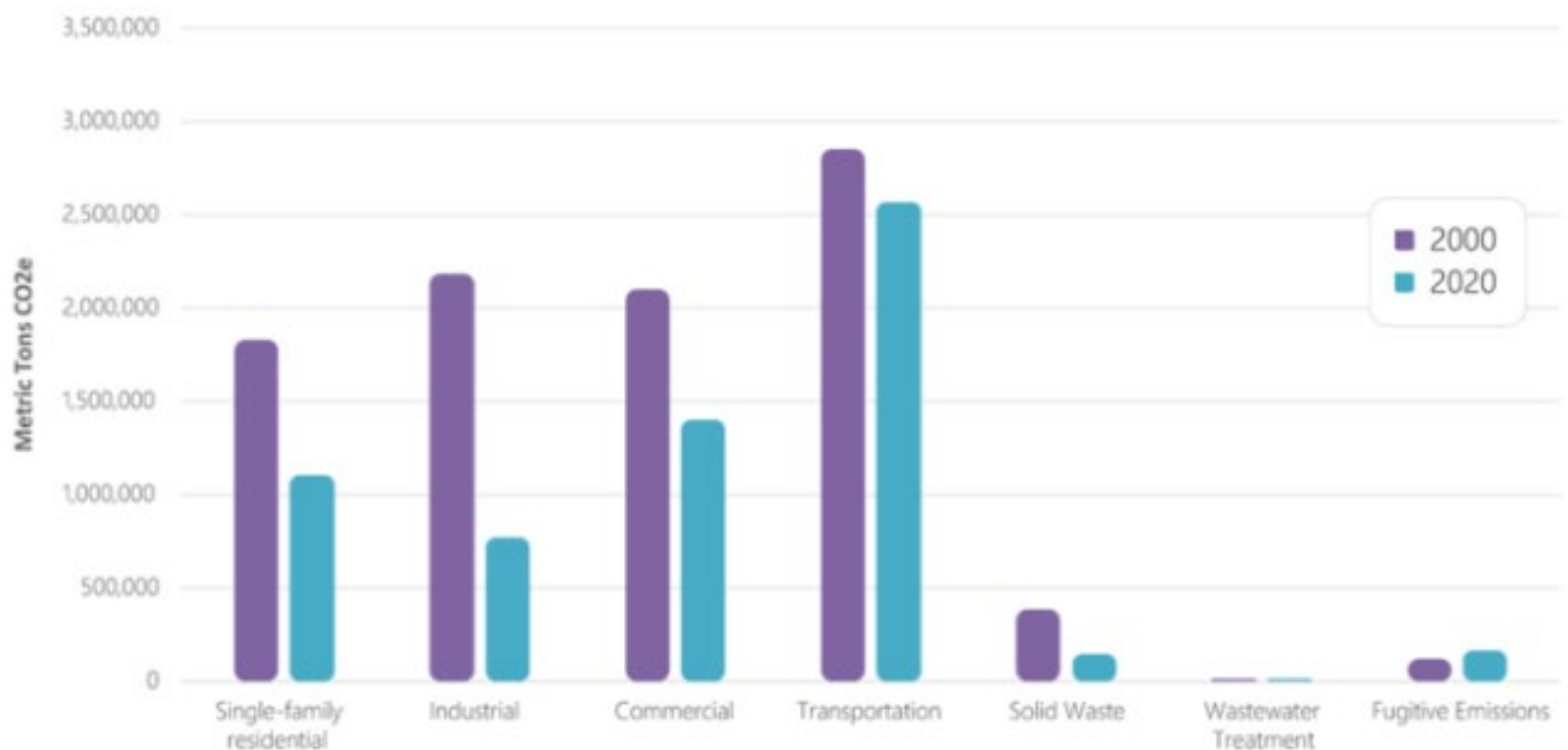
Percentage of electricity generation by source for PGE and Pacific Power in 2019. Source: Oregon Department of Energy, weighted average based on utility sales calculated by Portland BPS.



Multnomah County
Carbon Emissions by Sector
(2020)

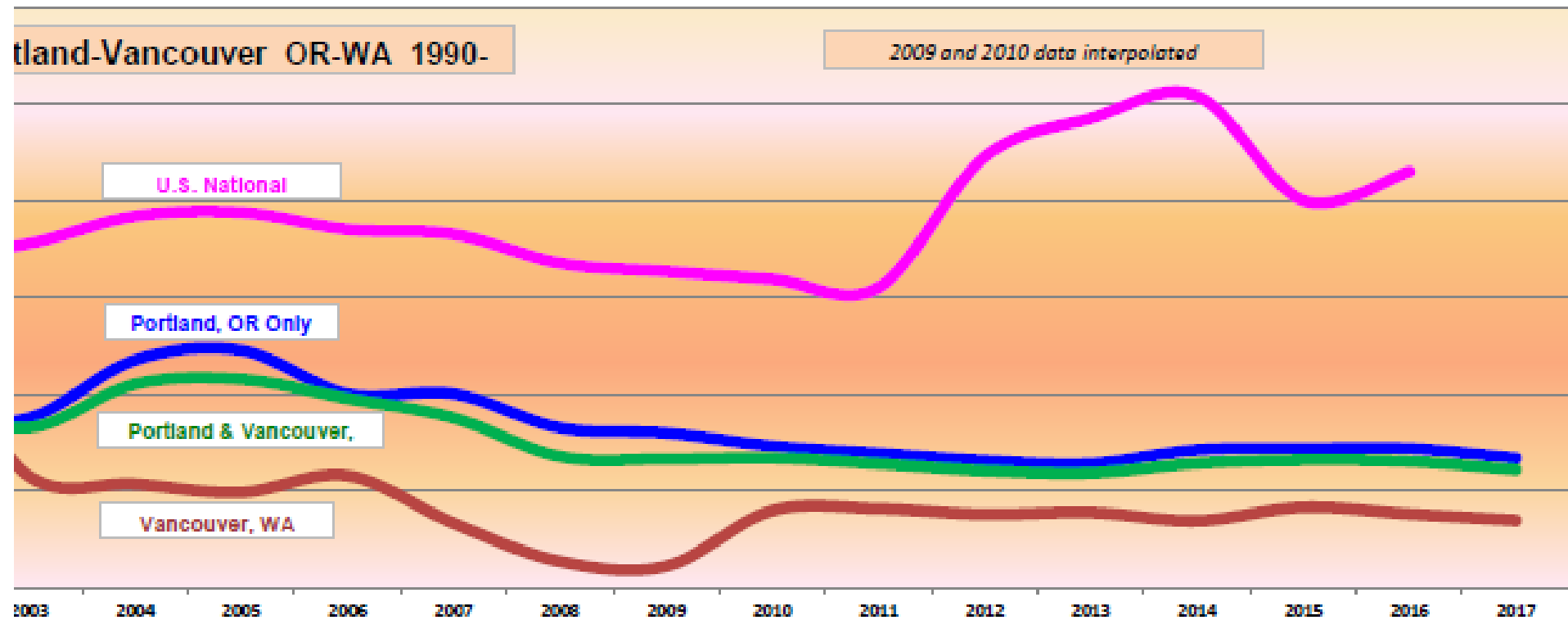


Multnomah County
Emissions Change for All Sectors
(2000 - 2020)

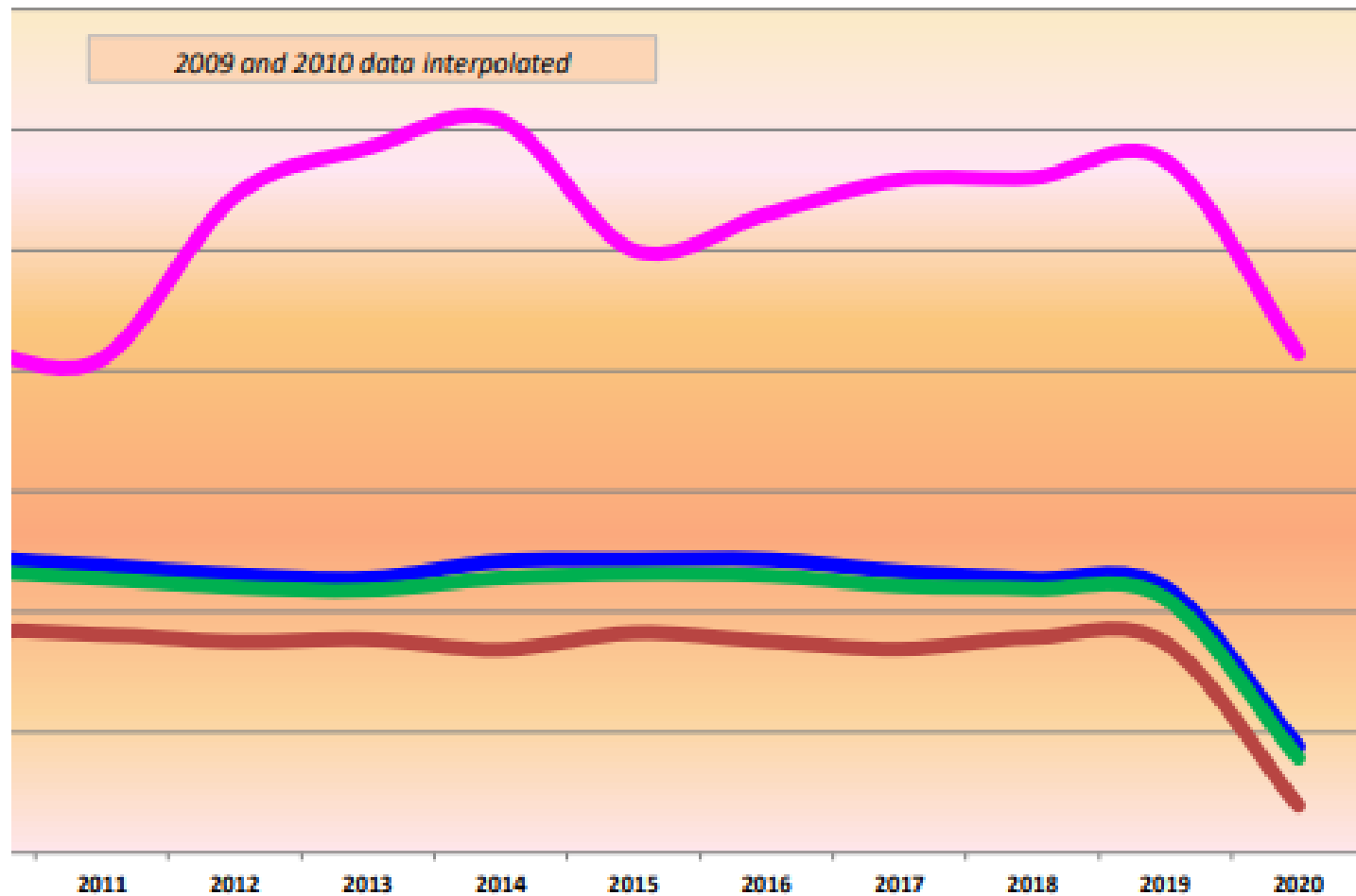


Metro area Daily VMT per person is flat.

2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
19.50	20.70	20.90	20.00	20.00	19.30	19.19	18.92	18.77	18.62	18.56	18.84	18.87	18.87	18.67
18.30	18.13	17.96	18.31	17.32	16.53	16.43	17.58	17.62	17.50	17.54	17.37	17.65	17.51	17.38
19.30	20.20	20.30	19.90	19.50	18.70	18.65	18.67	18.55	18.41	18.36	18.56	18.63	18.60	18.43
23.11	23.67	23.75	23.40	23.30	22.70	22.53	22.37	22.20	24.90	25.70	26.16	24.00	24.60	



2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
18.92	18.77	18.62	18.56	18.84	18.87	18.87	18.67	18.55	18.40	15.76
17.58	17.62	17.50	17.54	17.37	17.65	17.51	17.38	17.57	17.48	14.78
18.67	18.55	18.41	18.36	18.56	18.63	18.60	18.43	18.38	18.22	15.57
22.37	22.20	24.90	25.70	26.16	24.00	24.60	25.17	25.20	25.49	22.29



Break

Committee meeting will resume at 7:10pm



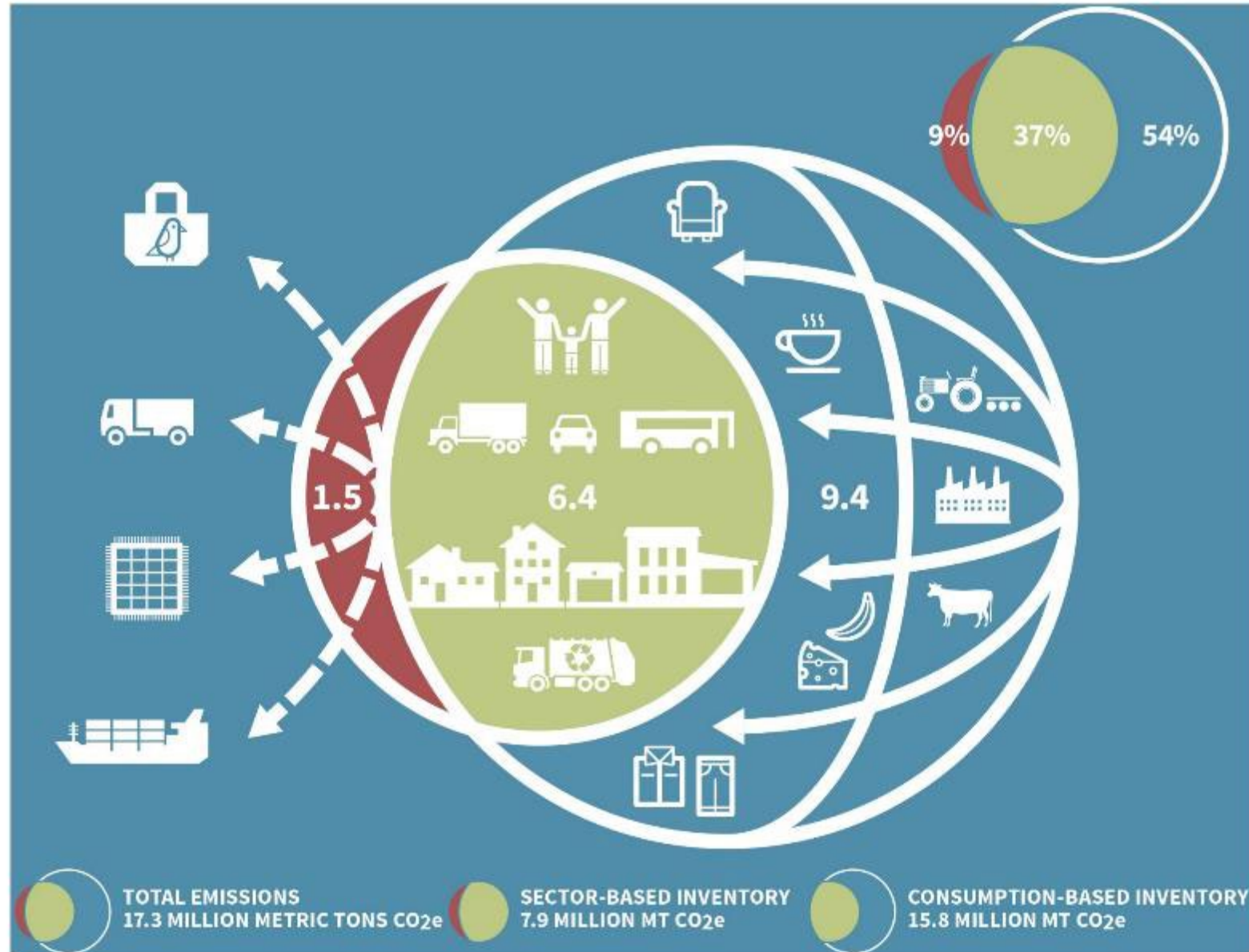
Consumption-based Emissions



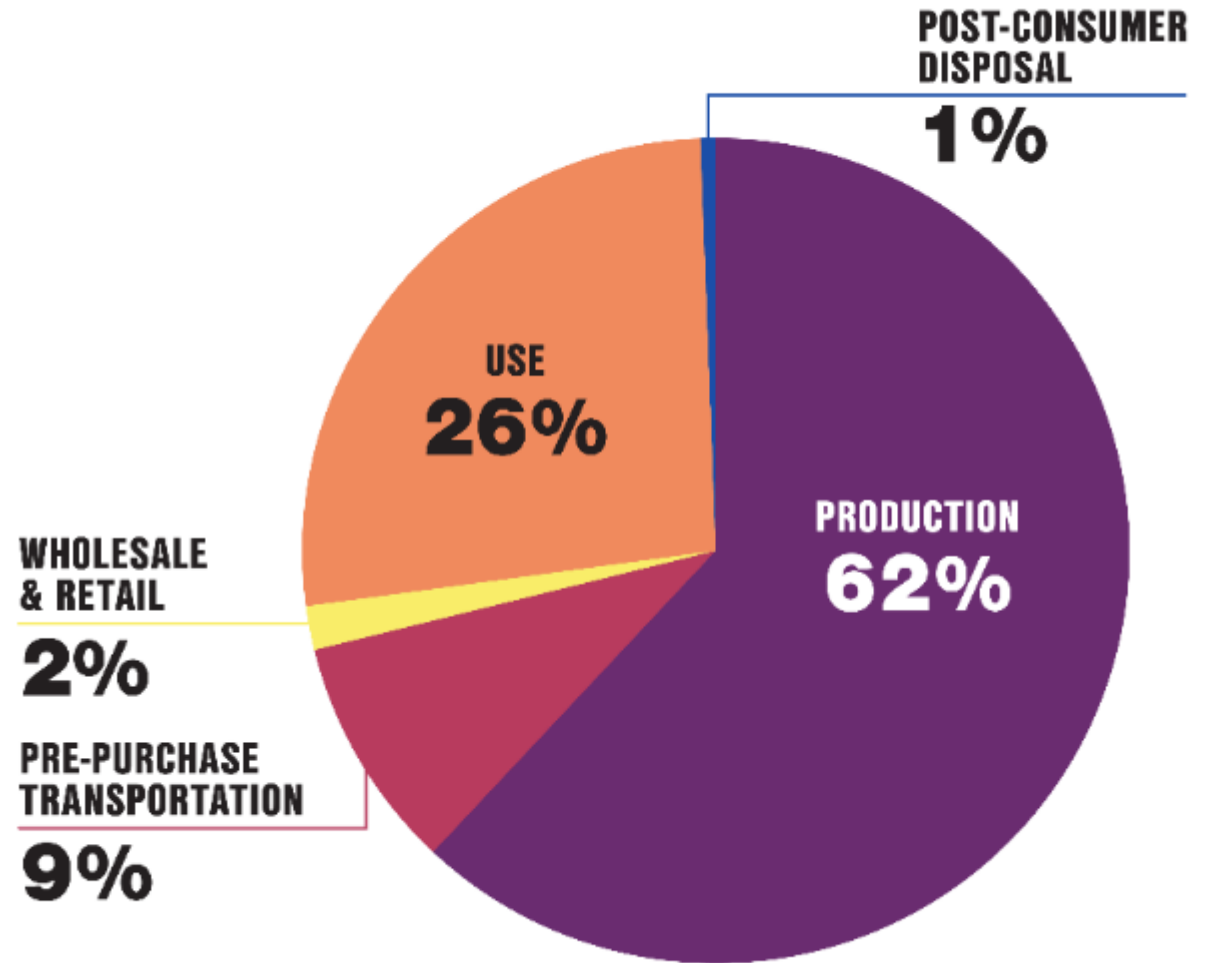
Consumption-Based Analysis Methodology

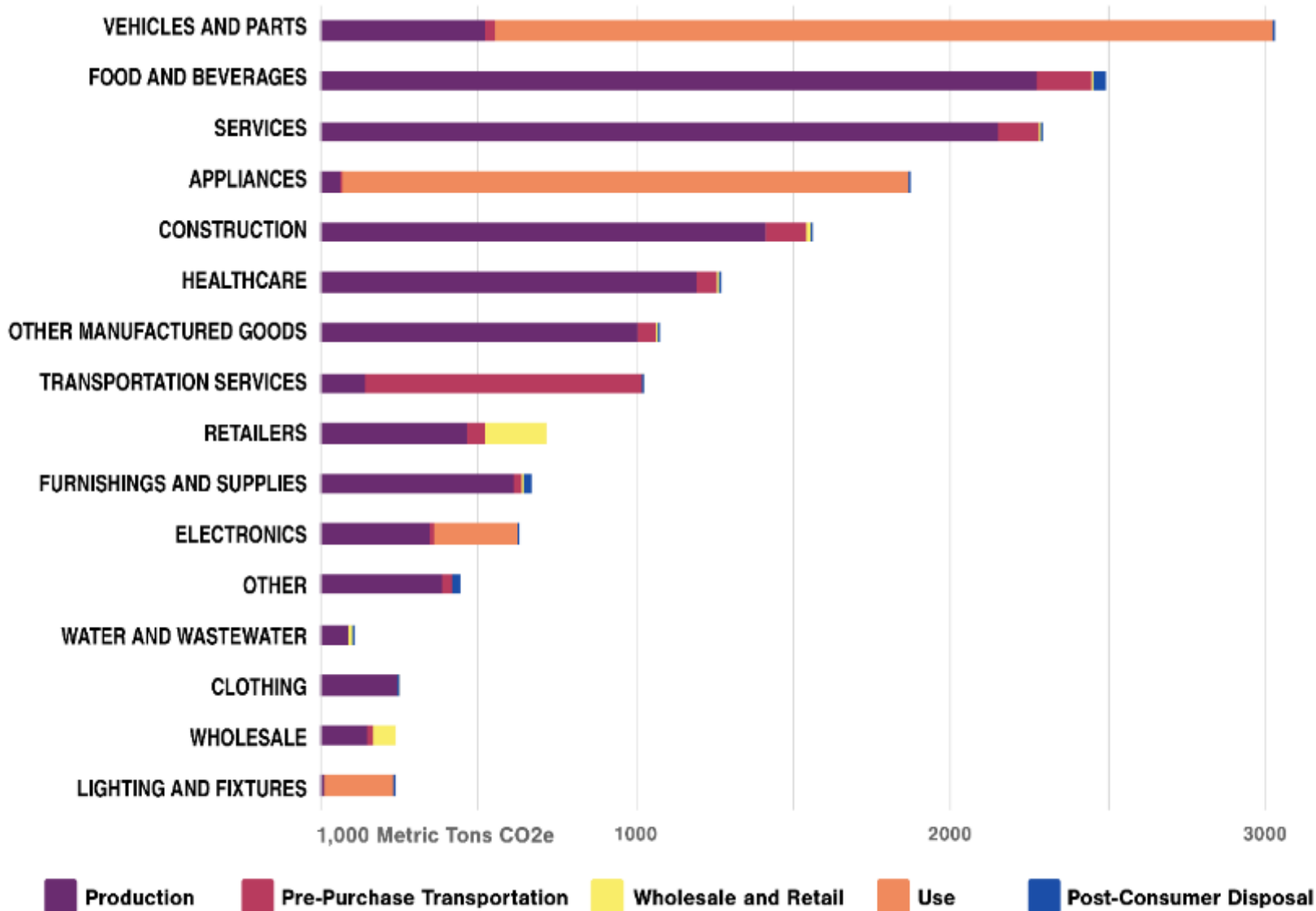
- Model developed by the Stockholm Environmental Institute's US Center for the Oregon Department of Environmental Quality and adapted for Multnomah County.
- Model uses economic data on final demand from households, governments, and business inventory/capital formation.
- Model also includes actual use and disposal phase emissions from Portland's sector-based inventory.

Global emissions as a result of local consumer demand are more than twice the volume of emissions produced locally.



Production phase emissions account for more than half of consumption-based emissions







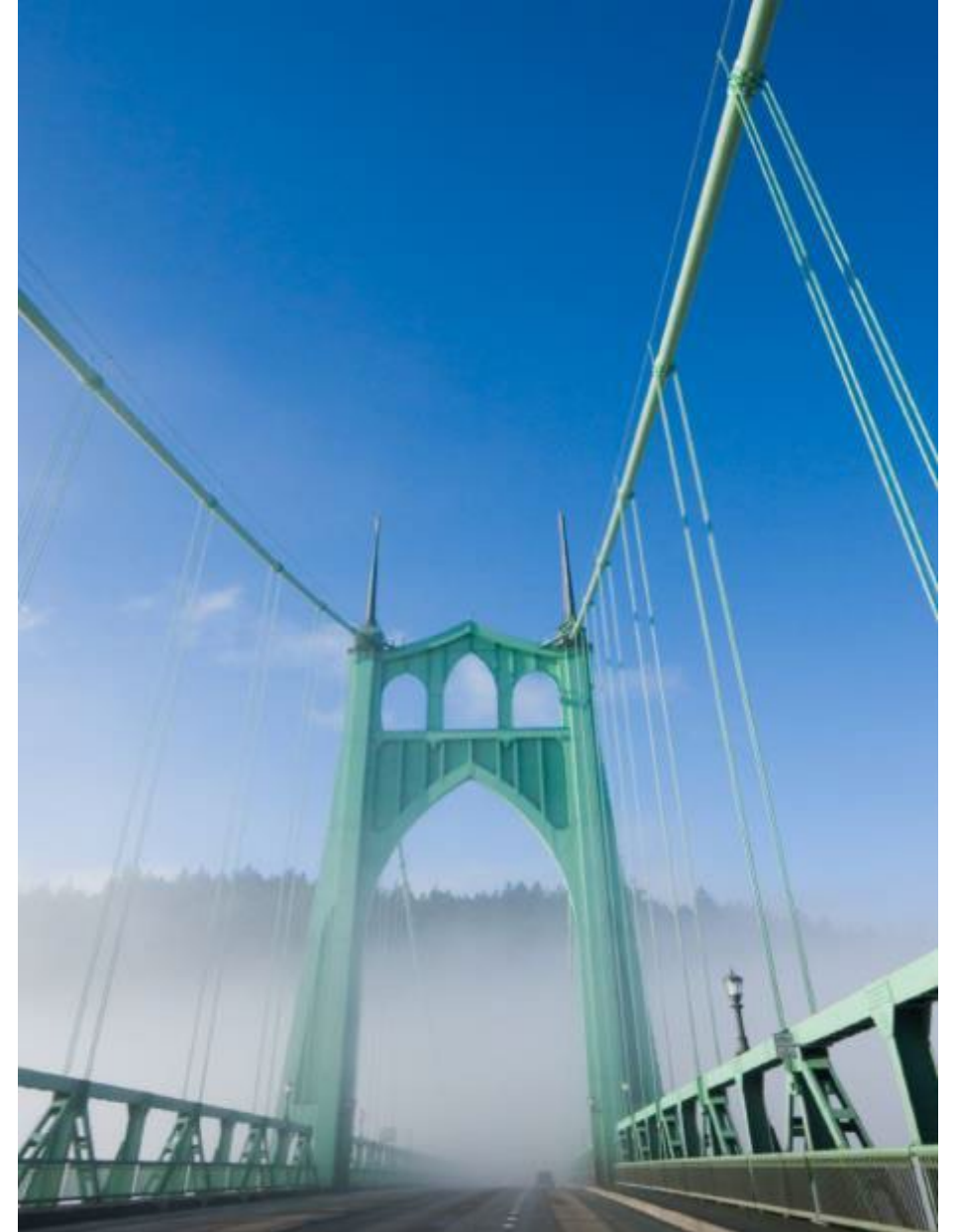
2050 Pathway Analysis and Tool



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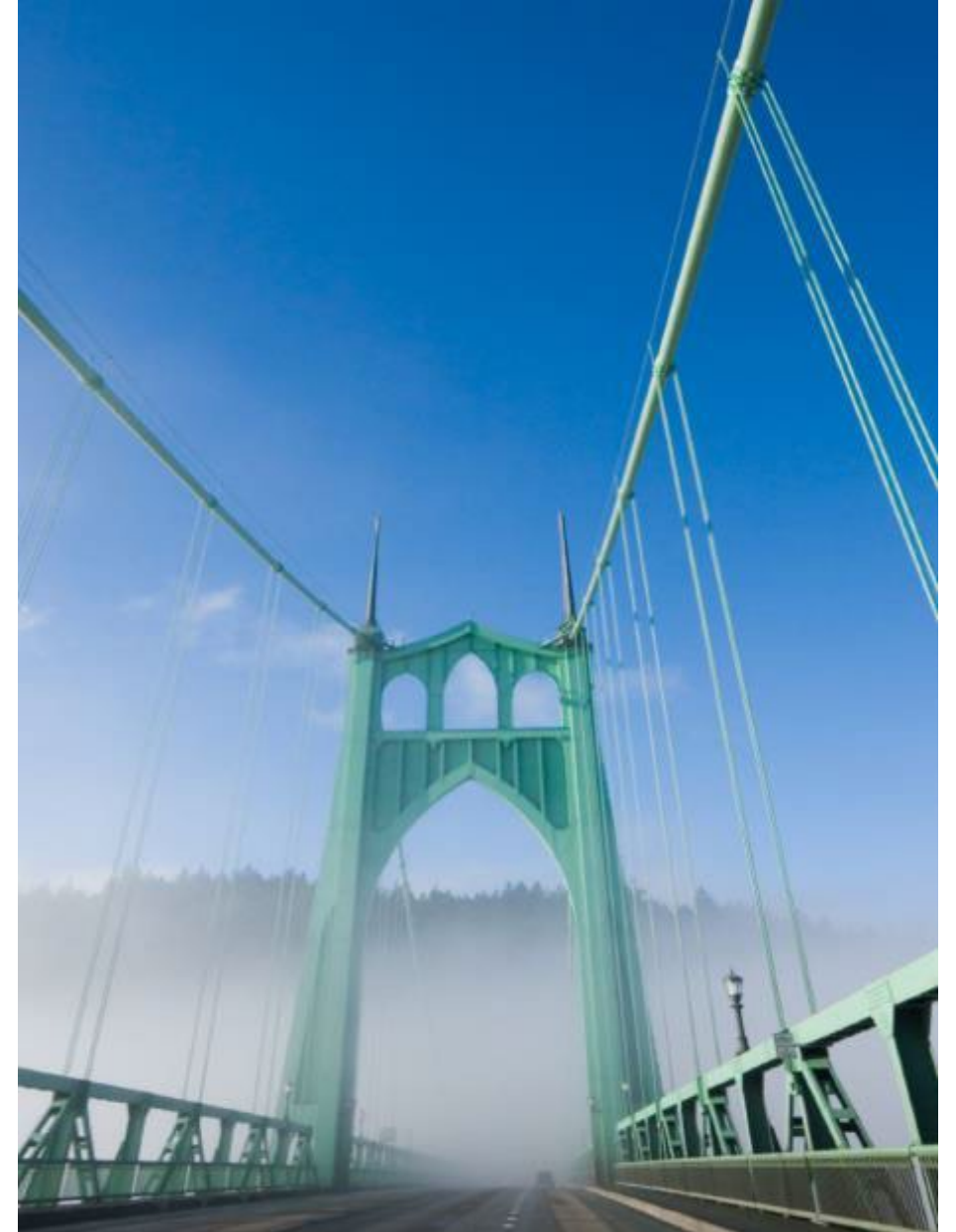
Overview

The purpose of this tool is to help interested parties visualize the scale of climate action strategies needed to meet the community's goal of Net-Zero Greenhouse Gas (GHG) Emissions by 2050 (and a 2030 goal of 50% reduction compared to 1990 GHG emissions).



This tool is really a visualizer, built upon and aligns the results from four distinct analytical resources:

1. Multnomah County Community Greenhouse Gas Inventory,
2. Portland Bureau of Transportation VisionEval modeling,
3. City of Portland's Building Analysis and Projections.
4. iTree Tool from USFS



Pathways is not prescriptive in precisely which strategies are taken and how those strategies will be implemented.



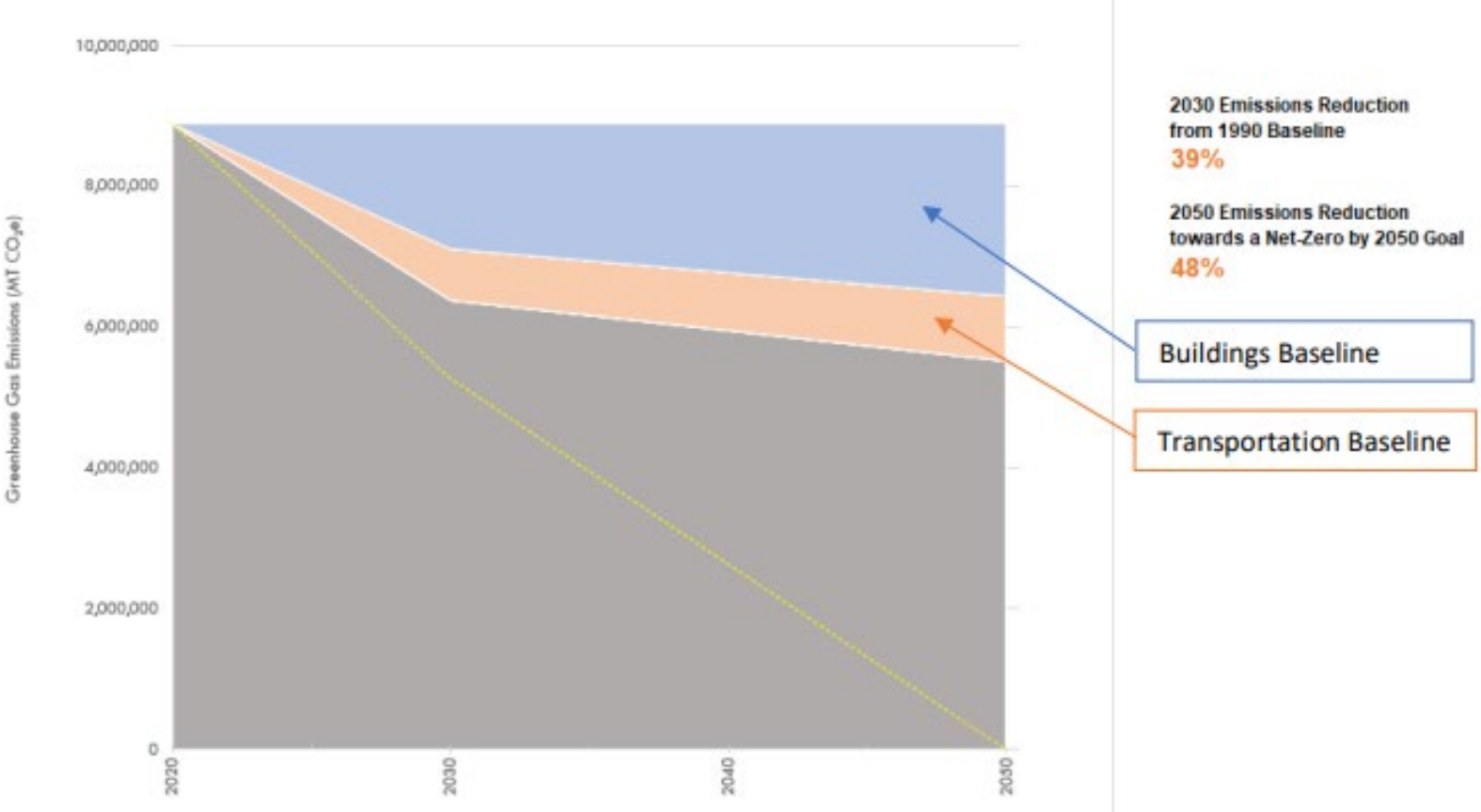


Key Limitations and Assumptions

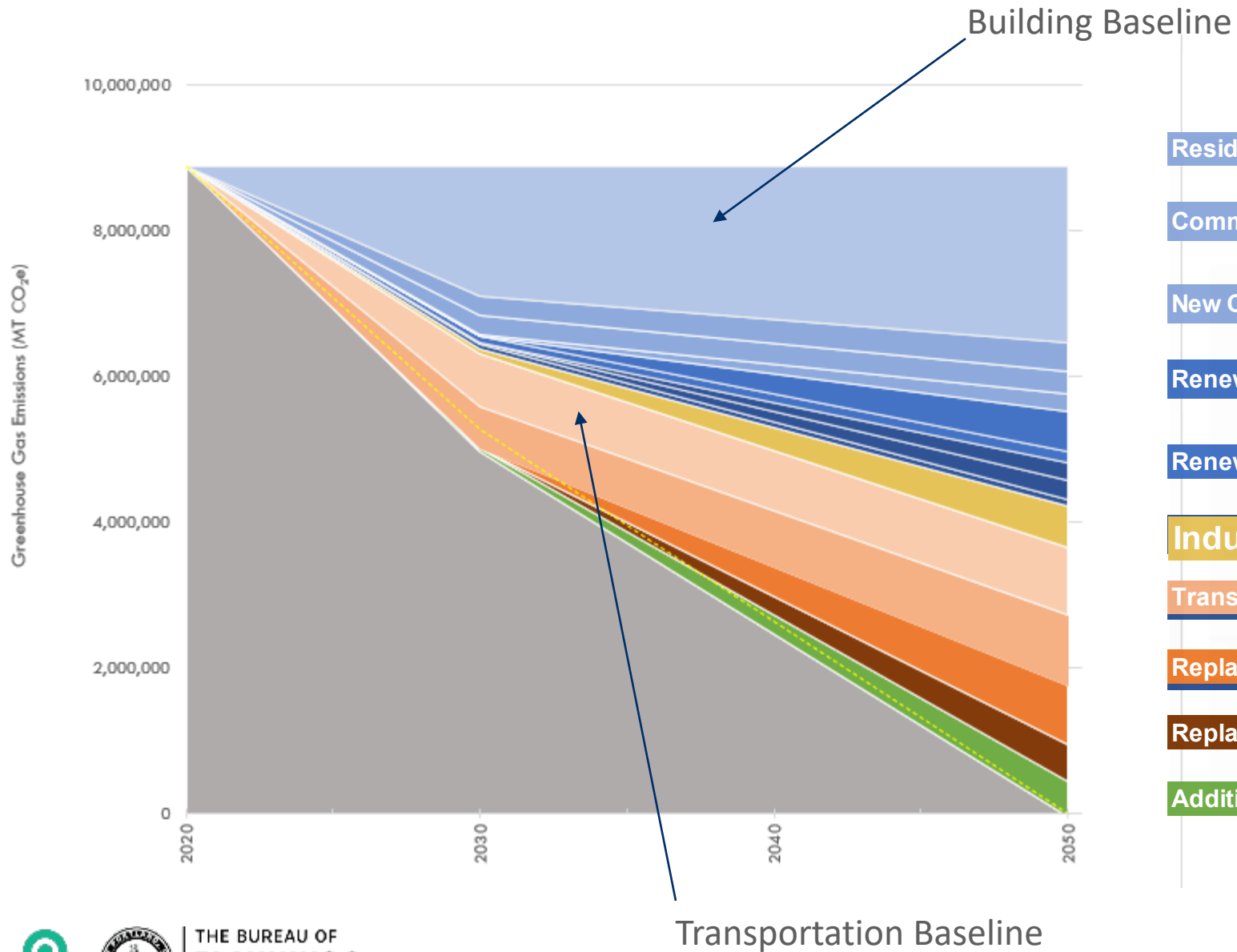
- Scaled to county level
- Different emissions factors
- Only looks at 2017, 2030, and 2050
- Does not model industrial, waste, or fugitive emissions
- Limited EV adoption in Vision Eval
- Limitations to interactivity between strategies
- Does not account for load growth.



Baseline Reductions



Portland's Pathway to Net-zero



- Residential Energy Efficiency (existing homes)
- Commercial Energy Efficiency (existing buildings)
- New Construction Energy Codes (R+C)
- Renewable Electricity
- Renewable Natural Gas
- Industrial Innovation
- Transportation Policy Scenario
- Replace Remaining Gasoline with Renewables
- Replace Remaining Diesel with Renewables
- Additional Forest Carbon Storage



Transportation Baseline

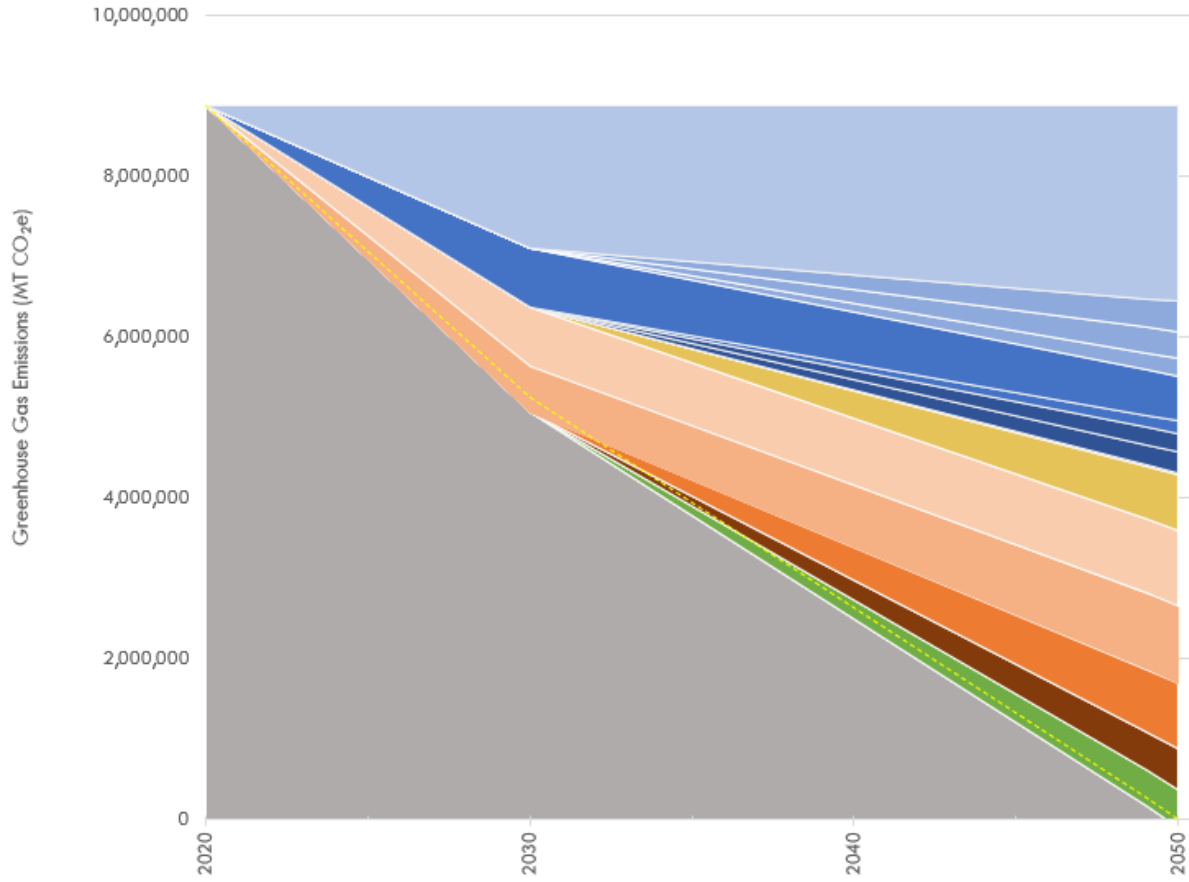
Action Metrics:

Equivalencies that are scalable based on the user settings and offer information to support a fair and just transition as climate actions are implemented:

- Number of low-income homes for energy efficiency retrofits and electrification
- Number of renters vs. owner occupied housing units that need retrofit and electrification
- Number of units that need retrofit and electrification for people of color
- Average costs to retrofit and electrify low-income housing units
- Avoided vehicle trips per week and annual cost change for low-income households
- Number of Electric vehicle registrations, including for low income, and cost to transition low-income households
- Acres of plantable land for reforestation

Low Action Scenario

Portland 2050 Pathway to Net-Zero



**2030 Emissions Reduction
from 1990 Baseline**

52%

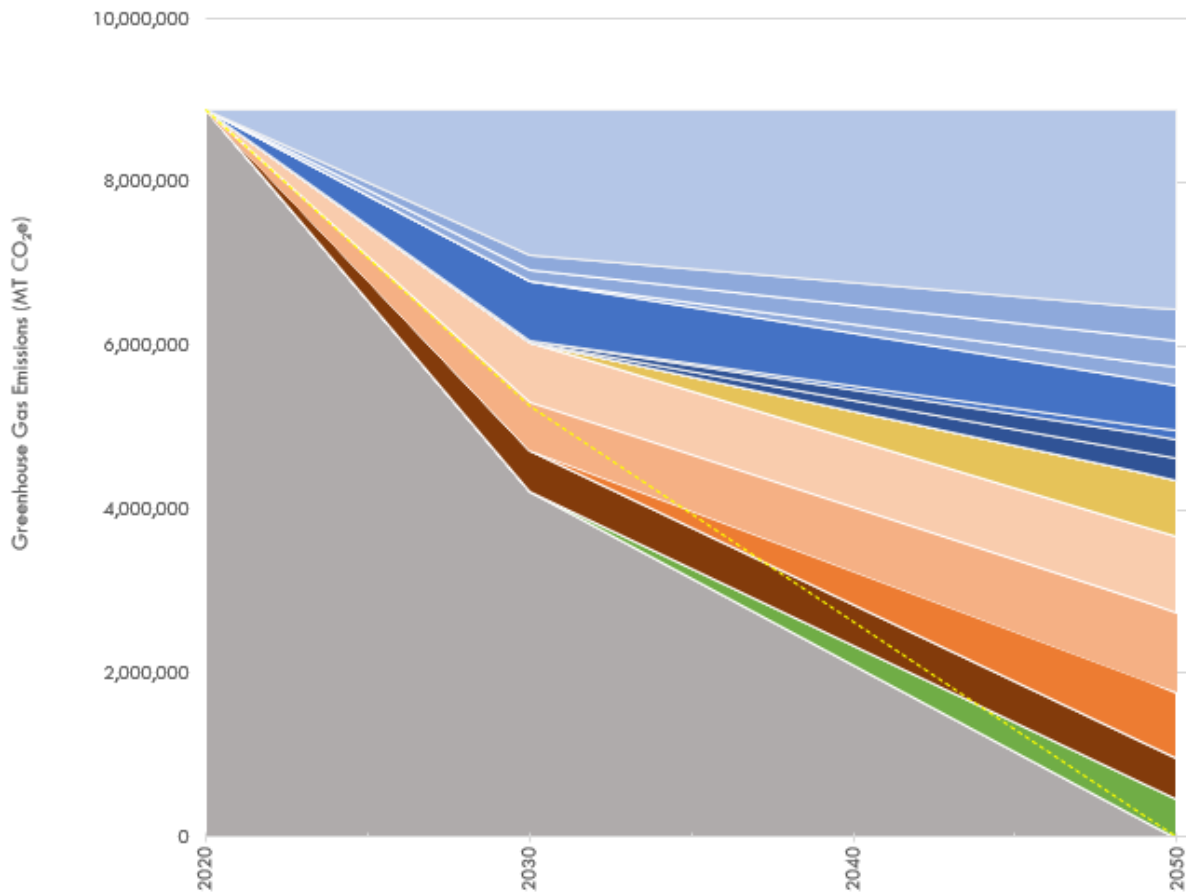
**2050 Emissions Reduction
towards a Net-Zero by 2050 Goal**

101%



High Action Scenario

Portland 2050 Pathway to Net-Zero



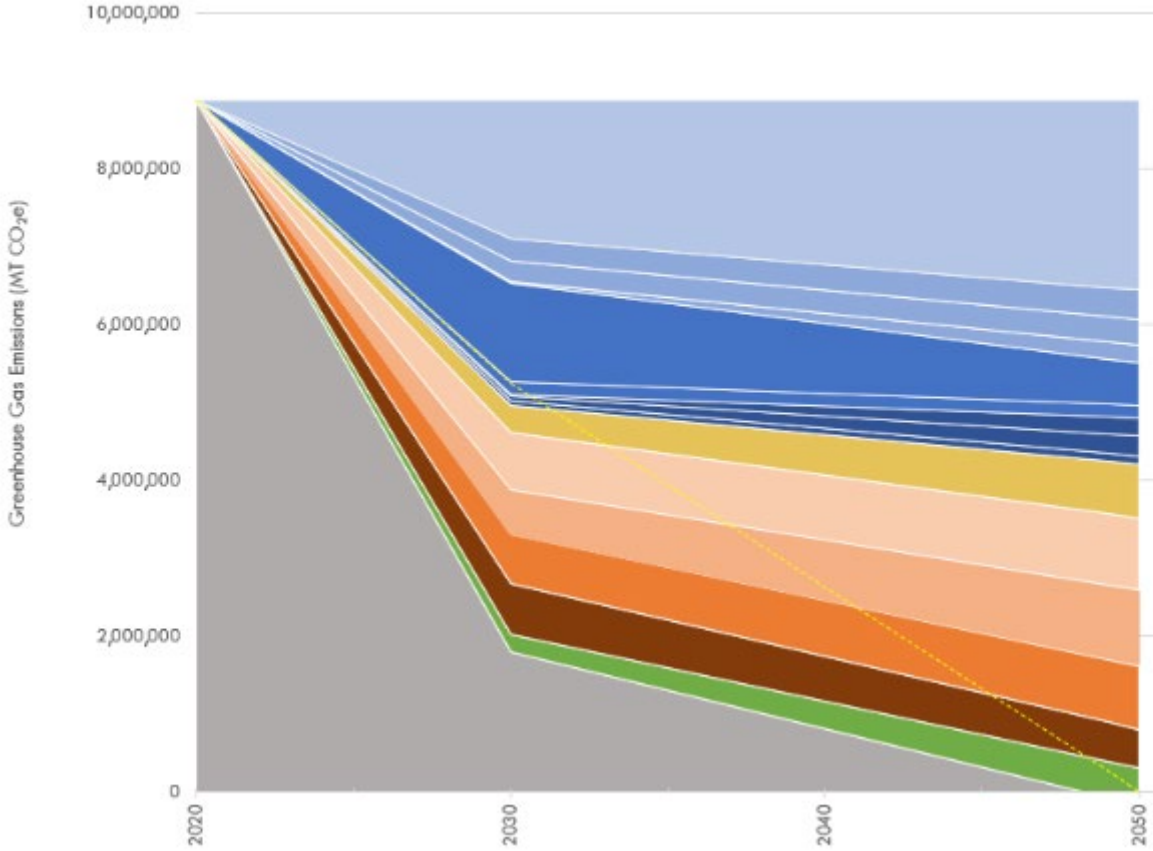
2030 Emissions Reduction
from 1990 Baseline
60%

2050 Emissions Reduction
towards a Net-Zero by 2050 Goal
100%



Maximum Action Scenario

Portland 2050 Pathway to Net-Zero

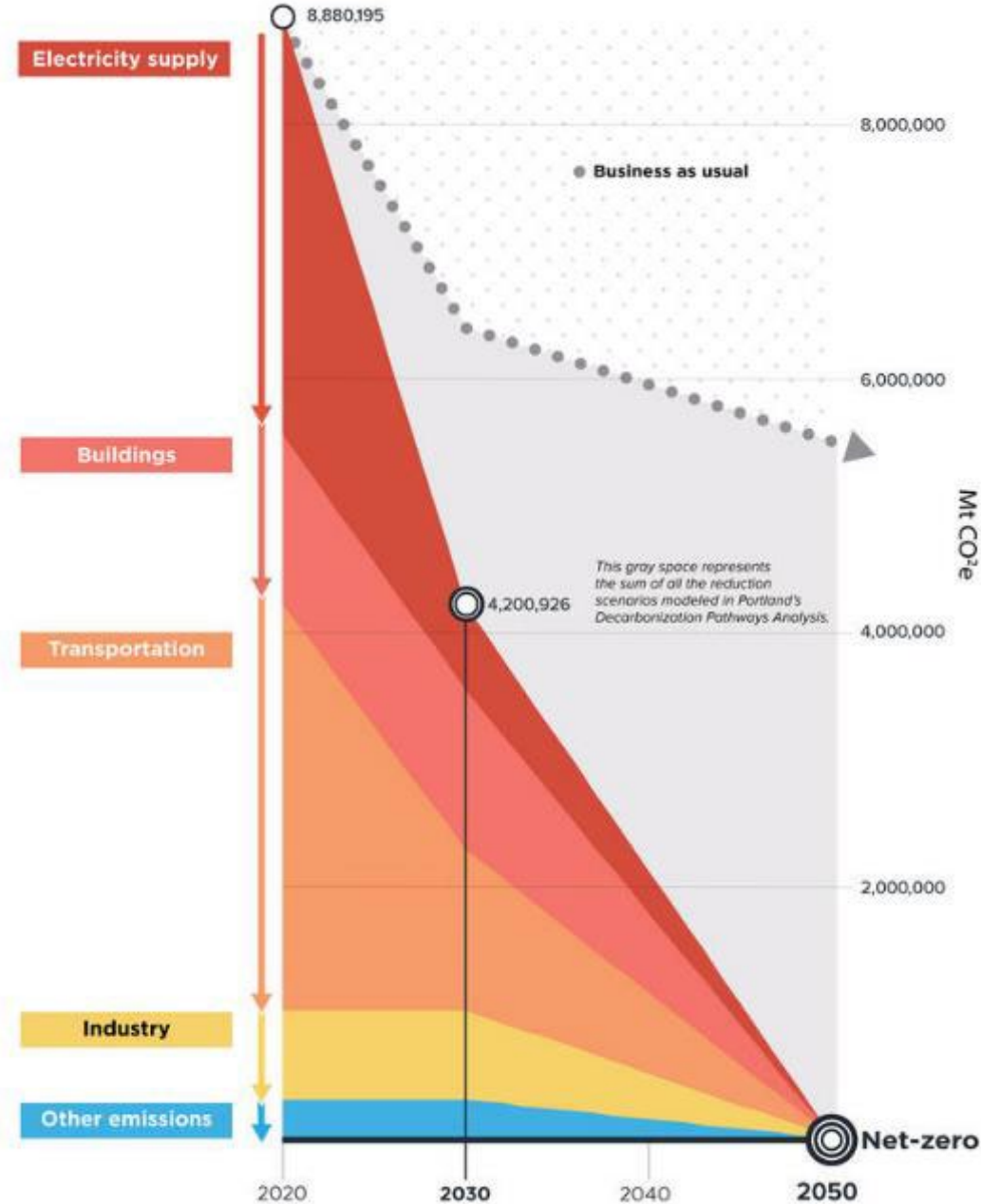


2030 Emissions Reduction
from 1990 Baseline
83%

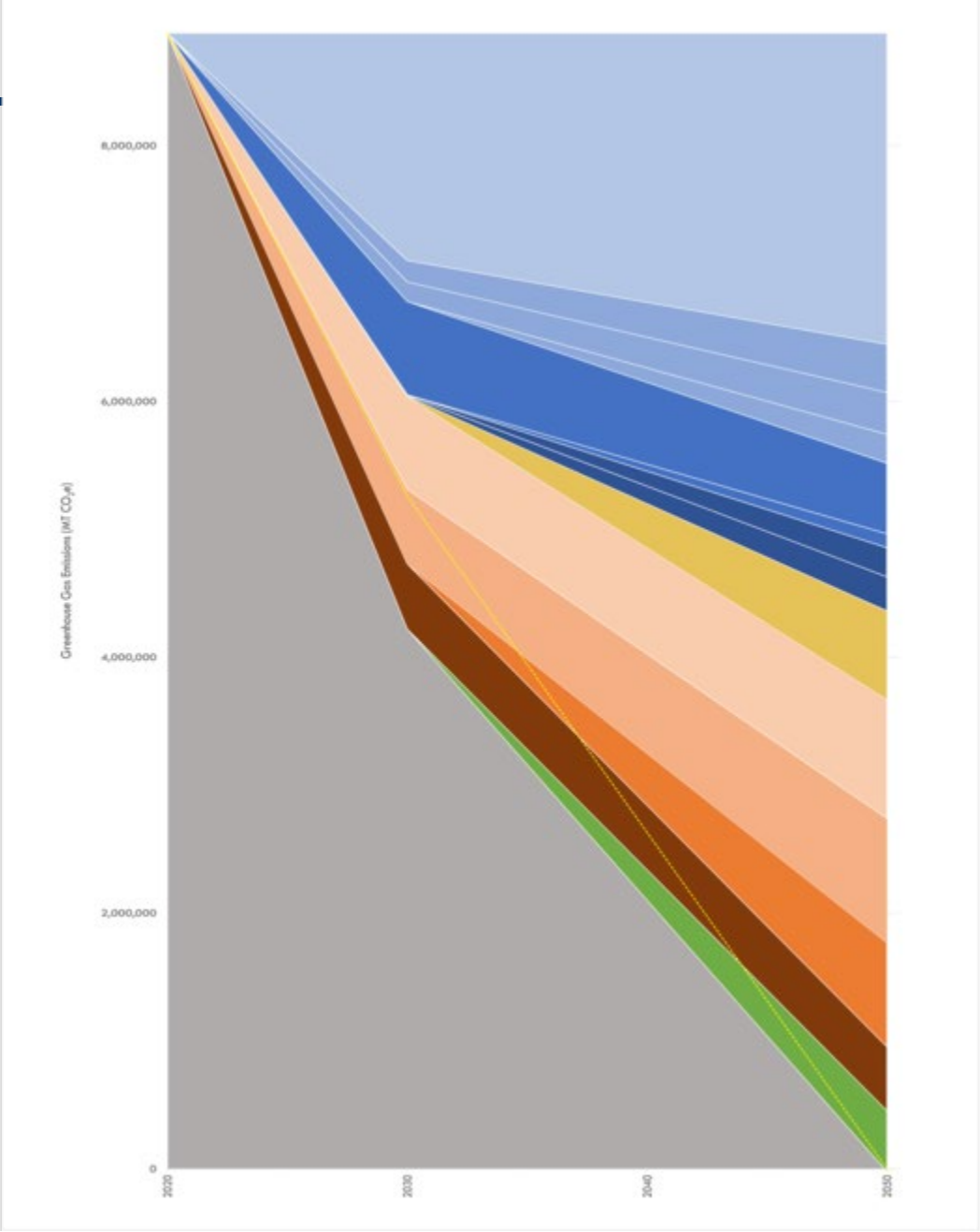
2050 Emissions Reduction
towards a Net-Zero by 2050 Goal
102%



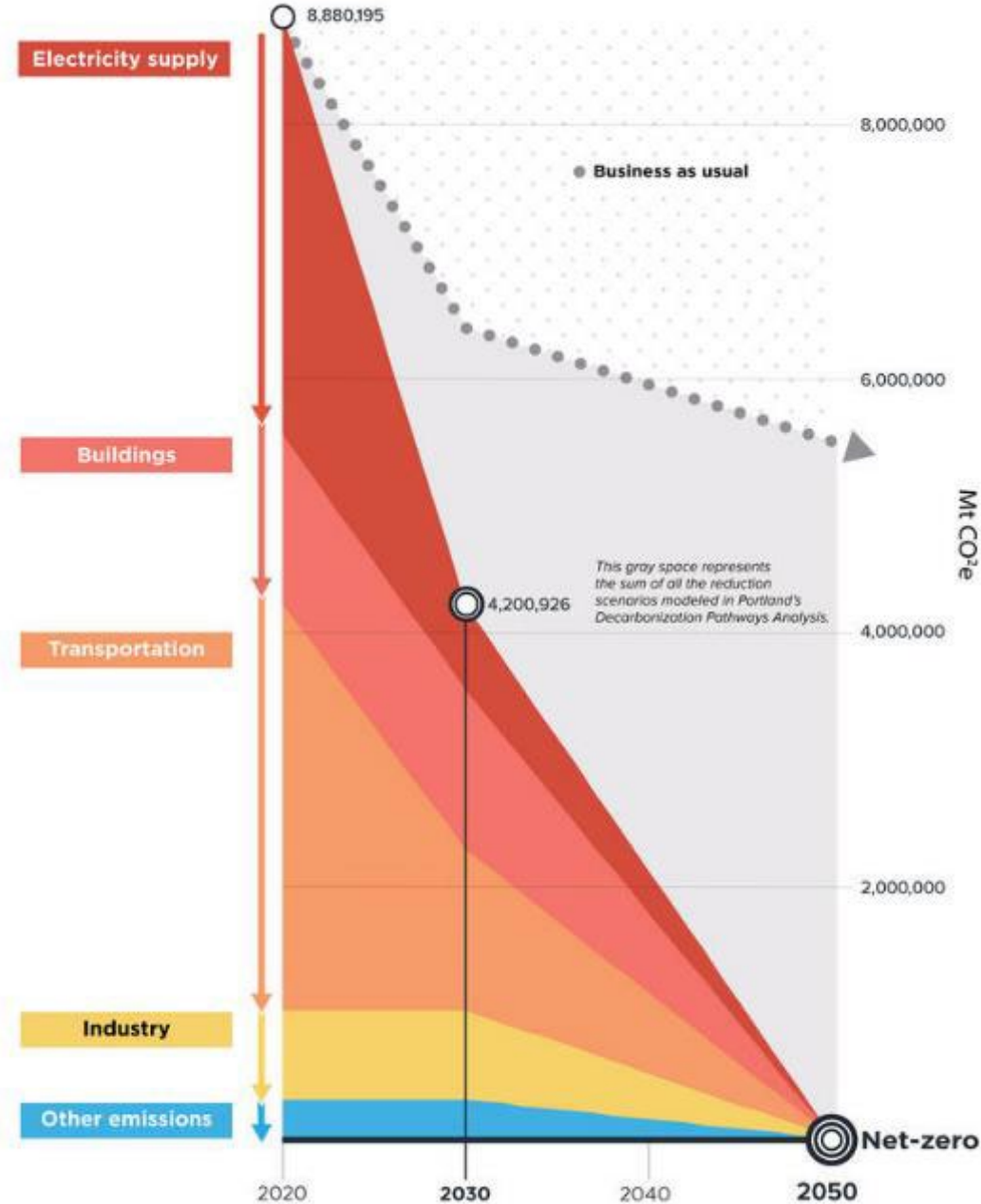
Climate Emergency Workplan



Pathway Analysis - High Action Scenario



Climate Emergency Workplan





www.portland.gov/bps/climate-action/pathways-net-zero



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Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад |
Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການ
ອະທິບາຍ | الترجمة التحريرية أو الشفهية | [Portland.gov/bps/accommodation](https://portland.gov/bps/accommodation)



Climate Investment Plan Strategic Program Template

Climate Investment Plan - Strategic Program Template

Each Strategic Program (SP) outlined in the Climate Investment Plan will build out the following content as part of the design and development, creating programs that provide climate impact with social and racial equity-centered outcomes.

Strategic Program Description

A high-level description of the Program including:

- Strategic Program Title
- Two sentence max description of goals, benefit and impact, roles for partners
- 5-year budget allocation

Goals, Opportunity, and Metrics

Statement of the core opportunity that is addressed by the Strategic Program including:

- The problem or historic inequities addressed by the SP including evidence of community needs.
- Leverage, gaps in existing programs, additionality and PCEF's role in funding.
- The measurable "units" expected as an outcome of the SP.
- Indicators to measure performance and equity impacts
- Potential for quantifiable climate benefit, in CO2e
- Impact on climate resilience for vulnerable communities

Climate Investment Plan - Strategic Program Template

Direct Benefits and Social Impact

Evaluation of who the beneficiaries of the SP will be and how that intersects with priority PCEF populations, in the following categories:

Direct Benefits and Beneficiaries	Equity and Accountability Mechanisms	Duration of Benefit	Co-benefits
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Partner Roles and Budget

Outline of the key roles and eligible partners in the Strategic Program, total allocations of budget resources needed to deliver the program. Also include description of governance / decision making during the SP implementation period between partners.

Role Type -> (Examples: Amend as needed)	Program Management	Education and Outreach	Implementation	Workforce and Contractor Training
Description of the strengths, expertise, qualifications, and types of entities that are eligible to serve the role				
Budget Allocation for each role				

Climate Investment Plan - Strategic Program Template

Workforce Equity

Describe the workforce equity opportunities and targets in the Strategic Program, including metrics, partnerships and opportunities for:

- Hiring PCEF workforce priority populations, and related targets specific to the SP
- Apprenticeship standards and targets
- Contracting with firms owned by PCEF workforce priority populations
- Workforce and contractor training and capacity-building, including pathways to professional certification
- Additional wage requirements beyond PCEF minimums

Timeline and Implementation

Describe the anticipated timeline for launch of the Strategic Program and key milestones

- Identify any critical steps needed
- Identify any risks related to timing
- Propose where in CIP implementation timeline it will launch

Regulated multi-family affordable housing

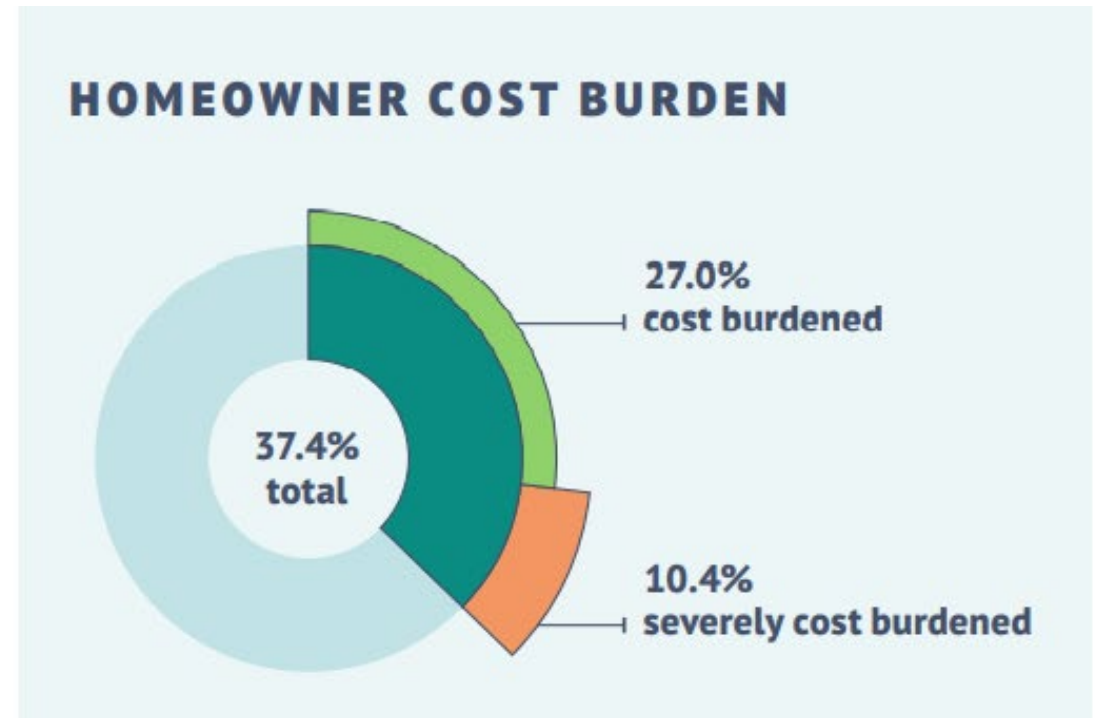
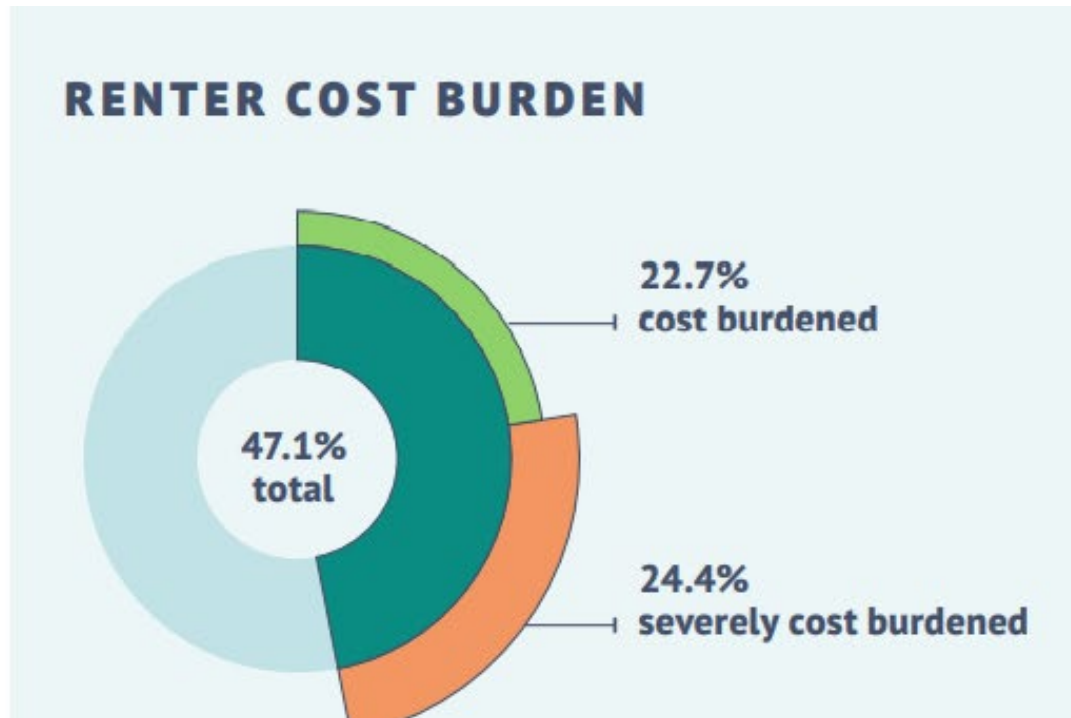
Housing

- ~270,000 households in Portland, slightly more owner occupied than renter occupied
- 25,000+ unit deficit in affordable housing
- Renters are disproportionately lower income and BIPOC
 - Median income for homeowners was \$103,317, for renters \$49,643
 - Renters by race - 43% White households, 70% Black households, 49-61% Indigenous households, > 50% other communities of color households.
- More than 5,000 people unhoused in Multnomah county



Affordability

30-50% income to housing costs = cost burdened
50% or more income to housing cost = severely cost burdened



Regulated multi-family affordable housing

- Portland Housing Bureau (PHB) regulates ~15,000 affordable rental housing units in the city, ~70% of all regulated units and ~11% of total rental market
- Current local funders/funding
 - Portland bond- \$258.4M Measure 26-179 housing bond for 1,300 new units; currently on track to produce over 1,850 units or exceed by 43% (all Bonds are committed or earmarked)
 - Metro bond - Measure 26-199 for \$211M for 1,475 units in Portland; over 1290 units opened or in predevelopment and remaining funds earmarked
 - Tax Increment Financing (TIF) and Federal Funds such as CDBG and HOME
- PHB Green Building Standards set goals for energy use
 - Clean energy measures often value engineered out of project scopes

Clean energy in regulated multi-family affordable housing

- Directive from Council for early launch of \$60 million to increase clean energy in regulated multi-family affordable housing.
- Initiative will deliver reduced energy usage and cost, and improve resiliency, comfort and health for hundreds of households with low income.
- Partnering with City partners at Portland Housing Bureau.
- Phased approach to enable energy measures in projects currently well into development while allowing time for more stakeholder and community engagement related to future projects.

Known projects that may close in Phase I timeframe

Metro Funded Projects	Project Developer (Sponsor)	Project Address	Target Financial Closing Date	Total New Reg-Aff Housing Units	Total Family Sized (2BR+)	Total 30% AMI	Total PSH Housing
Alder 9	Related NW & Centro Cultural	820 SE Alder St	1/9/2023	159	42	53	25
Tistilal Village	NAYA	7633 N. Hereford Ave	2/2/2023	58	33	24	16
74th and Glisan - Family only	Related NW & IRCO	7450 NE Glisan Street	2/15/2023	96	63	15	0
Meridian Gardens	Central City Concern	11312-11320 & 11250 SE Division St	3/15/2023	85	0	70	65
74th and Glisan - PSH only	Related NW & Catholic Charities	432 Ne 74th Ave	4/25/2023	41	0	41	41
Garden Park	Innovative Housing Inc	136th SE & Powell	5/25/2023	54	42	25	25
Francis + Clare	Catholic Charities & Edlen Co	1131 SE Oak St	6/1/2023	61	0	61	61
Albina One	Albina Vision Trust & Edlen Co	253 N Broadway	6/21/2023	94	55	32	0
PCC Killingsworth	Home Forward	NE 42nd Ave & NE Killingsworth St	10/15/2023	84	60	28	0
hollywoodHUB	Bridge	4110 NE Halsey Street	2024	222	127	71	0
PCEF			Subtotal	954	422	420	233

Known projects that may close after Phase I timeframe

Metro Funded Projects	Project Developer (Sponsor)	Project Address	Target Financial Closing Date	Total New Regulated Affordable Housing Units	Total Family Sized (2BR+)	Total 30% AMI	Total PSH Housing
Alcena	PCRI	120-130 NE Knott St	End 2024	75	1	31	19
Barbur Apt	Innovative Housing Inc	8205 SW Barbur/ 8050 SW Capital Hill Rd	Early 2025	149	99	32	0
Williams & Russell Affordable Housing	PCRI & HDC	Williams & Russell Lot	End 2025	115	69	23	0
2022 MBOS Kaiser Site	TBD - Jan 2023	3715 N Interstate	End 2024 / Early 2025	60	0	20	0
2022 MBOS Strong Site	TBD - Jan 2023	4931-4947 N. Williams / 20-114 N. Alberta	Early/mid 2025	75	50	10	0
2022 MBOS Portland Value Inn	TBD - Jan 2023	10450 SW Barbur Blvd	Early/mid 2025	75	35	35	15
2023 MBOS - Broadway Corridor	TBD - 2024	Broadway Corridor Site	End 2026	250	80	50	25
			Subtotal	799	334	201	59

Phase I characteristics

- Eligible expenses
 - Cost above current design for high efficiency water heating, space conditioning and ventilation.
 - Full cost for solar, storage, EV charging.
 - Total award cap of 10% hard construction cost.
- Requirements
 - PHB workforce and contractor equity requirements
 - PHB reporting requirements
 - Additional energy use modelling and post construction verification of clean energy measures
- Oversight and monitoring
 - PCEF will review and approve proposed clean energy expenses
 - PHB will provide oversight and monitoring to assure compliance

Phase II

Considerations

- Eligible expenses
- Project selection
- Requirements

Stakeholder engagement

- Affordable housing providers
- Developers
- Contractors/subcontractors
- Tenant advocates
- Funders
- Technical experts – energy engineers, architects, etc.

Committee questions and input

- Are there any questions or feedback on phase I?
- Are there opportunities or challenges that should be considered for phase II?
- What priorities should be elevated in thinking about regulated multi-family affordable housing **phase II** program design?

Report out on 12/8 ACEEE conference on Inflation Reduction Act

COMMUNITY IS KEY



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FUND** —



THE BUREAU OF **PLANNING
& SUSTAINABILITY**



A program by City of Portland,
Bureau of Planning and Sustainability
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Guiding Principles



Modified consensus decision making process

- **Proposal** – put forth for consideration by Committee member
- **Temperature check** – each Committee member indicates how comfortable they are with making an affirmative decision
- **Discussion** – additional discussion if needed
- **Amendments** – Committee members can offer amendments to the original proposal
- **Decision** – each Committee member can 1) affirm the proposal, 2) stand aside, or 3) indicate that “no” they do not support the proposal. Note that standing aside is counted as a decision to affirm for the purposes of approving a proposal.

The following minimum number of affirmative decisions is required for a decision to represent the position of the PCEF Committee.

- When 6 or 7 Committee members are present : 5 Affirmative decisions
- When 8 or 9 Committee members are present : 6 Affirmative decisions