

COMMUNITY IS KEY



PCEF Grant Committee Meeting

September 21st, 2023, 6:00 – 8:00 p.m.

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



THE BUREAU OF **PLANNING
& SUSTAINABILITY**



VISIT US ONLINE
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 7:00 pm, 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 and for noting public comment interest. 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.

Introductions

Agenda

- 6:00 Introductions
- 6:05 Public comment
- 6:10 Meeting minutes approval – 8/17
- 6:15 Program updates – general
- 6:20 Climate Investment Plan (CIP) – updates on fast tracked programs:
 - SP 1 – Clean energy in regulated multifamily affordable housing
 - SP 8 – Equitable tree canopy
- 6:50 Break
- 7:05 CIP evaluation draft approach: SP 3 – Clean energy in single family homes
- 7:50 CIP program rollout prioritization
- 8:00 Meeting close

Public comment

Those joining via zoom, please indicate your interest in providing public comment by raising your hand or indicate your interest through the zoom chat function.

For those joining the meeting by phone, please enter *9 on your phone to indicate your interest in providing public comment.

Prior meeting minutes approval

- 8/17 PCEF Committee meeting

Program updates

- Staffing up, managing growth
- Interagency agreements

CIP fast track program updates

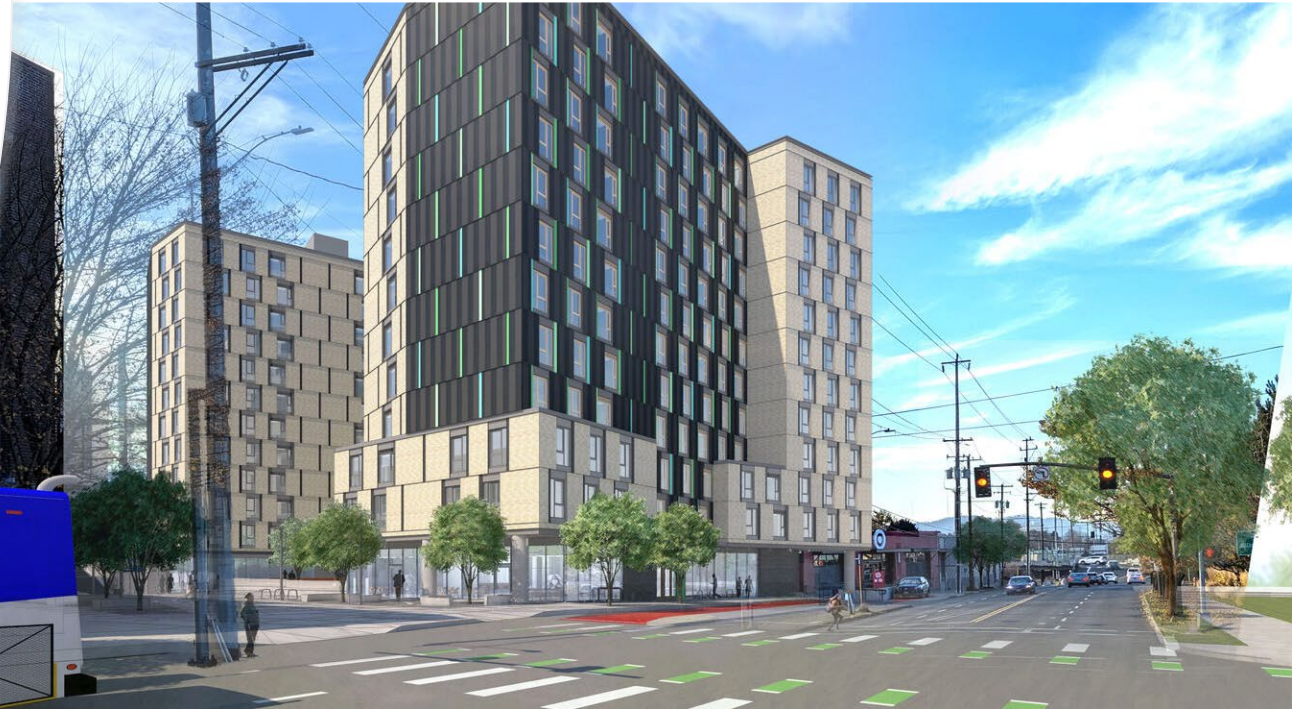
SP 1 – Clean energy in regulated multifamily affordable housing

SP 8 – Equitable tree canopy

SP1 - Regulated multi-family affordable housing

Phase I - Terms of current interagency agreement (IAA).

- Projects must:
 - Be directly funded by PHB or OHCS
 - Rent to tenants 60% or below AMI
 - Maintain affordability for min 30 years
 - Have more than 20 units
- Eligible uses of PCEF funds:
 - Up to 10% total hard construction cost for energy efficiency (EE), renewable energy (RE), storage, EV charging and tree planting
 - Cost difference between code and lower energy use alternative
 - Full cost for EE/RE measures where there is no code requirement, e.g., solar



SP1 - Regulated multi-family affordable housing

Projects funded to date	Units	Grant amount	PCEF funded scope
Alder 9	159	\$3.2 M	<ul style="list-style-type: none"> • High efficiency heating/cooling
Aldea at Glisan Landing	96	\$900 K	<ul style="list-style-type: none"> • High efficiency heating/cooling • Energy Star appliances • Solar PV • EV chargers
Beacon at Glisan Landing	41	\$275 K	<ul style="list-style-type: none"> • High efficiency heating/cooling • Energy Star Appliances
3000 Powell	206	\$3.0 M	<ul style="list-style-type: none"> • High efficiency heating/cooling • Solar PV
Francis+Clare	61	\$963 K	<ul style="list-style-type: none"> • High efficiency heating/cooling • High efficiency water heating • Solar PV
Anna Mann	61	\$114 K	<ul style="list-style-type: none"> • Solar PV • Tree planting
Hollywood Hub	222	\$7.0 M	<ul style="list-style-type: none"> • High efficiency heating/cooling • High efficiency water heating • Above code insulation • Energy Star appliances • Solar PV EV chargers
TOTAL	846	\$15.5 M	

SP1 - Regulated multi-family affordable housing

- Phase II development considerations
 - Funds will be available for award earlier in development process, creating opportunity to design for greater energy savings and resiliency.
 - Currently evaluating prescriptive versus performance based program design.
 - Evaluating costs and benefits of PCEF funds in new construction that includes gas.
 - Incorporating consideration of embodied carbon of materials.
 - Incorporating PCEF specific reporting and workforce standards and training requirements.
 - Incorporating PCEF input on overall project selection.

Questions / Pause

SP8 – Equitable Tree Canopy

Status Update

- Initial stakeholder meetings informed program model
- Developed IAA with PP&R Urban Forestry:
 - Ramp up of hiring and staffing to support launch of program and contract management
 - Creating subfund for tracking expenditures
- Workgroup in 2024 will provide guidance to ETC program launch

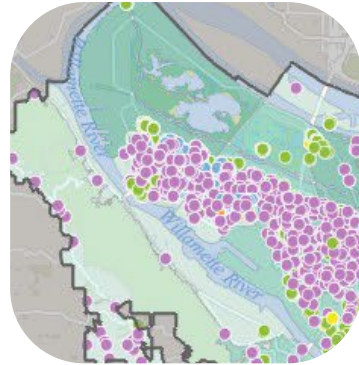


SP8 – Equitable Tree Canopy

Program work flow and roles:



Outreach



Registration



Plans and
Permits



Procurement



Planting and
Care

SP8 – Equitable Tree Canopy

Primary program roles

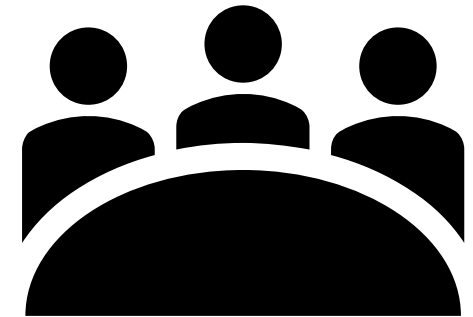
PCEF	Work Group	PP&R UF	For Profit	Non-Profit
Program oversight	Community oversight	Program delivery	Planting	Outreach and education
Workgroup management	Program advisement	RFP development	Establishment and care	Planting
Public reporting and accountability		Contract management	Technology	Establishment and care
Alignment with PCEF equity values		Tree procurement	Workforce Development	Workforce Development
		Data and mapping		
		Site plans and permits		
		Responsibility after 2028		

SP8 – Equitable Tree Canopy

ETC workgroup

Role: Advise program implementation

- Evaluate data, recommend neighborhoods and strategies to prioritize for plantings
- Advise on allocations for street and yard trees in each priority neighborhood
- Participate in RFP review
- Review outreach outcomes and distribution of trees across neighborhoods and property types, and
- Monitor program outcomes and address opportunities and challenges, including leveraging partnerships with existing/future programs to improve program implementation effectiveness.



Questions / Pause

Break

Meeting will reconvene at 7:05

CIP evaluation approach

Design, implementation, and evaluation of SP 3 – Clean energy in single family homes

Strategic program design process example - SP3 Single family clean energy

This will be one of first strategic programs to launch.

1. Started with the principles and requirements in the CIP, developed through community informed process.
2. Fleshed out structure based on experience, research, stakeholder input and best practices.
3. Vetted draft structure in two stakeholder sessions with participants currently performing this type of work.
4. Next... refine.

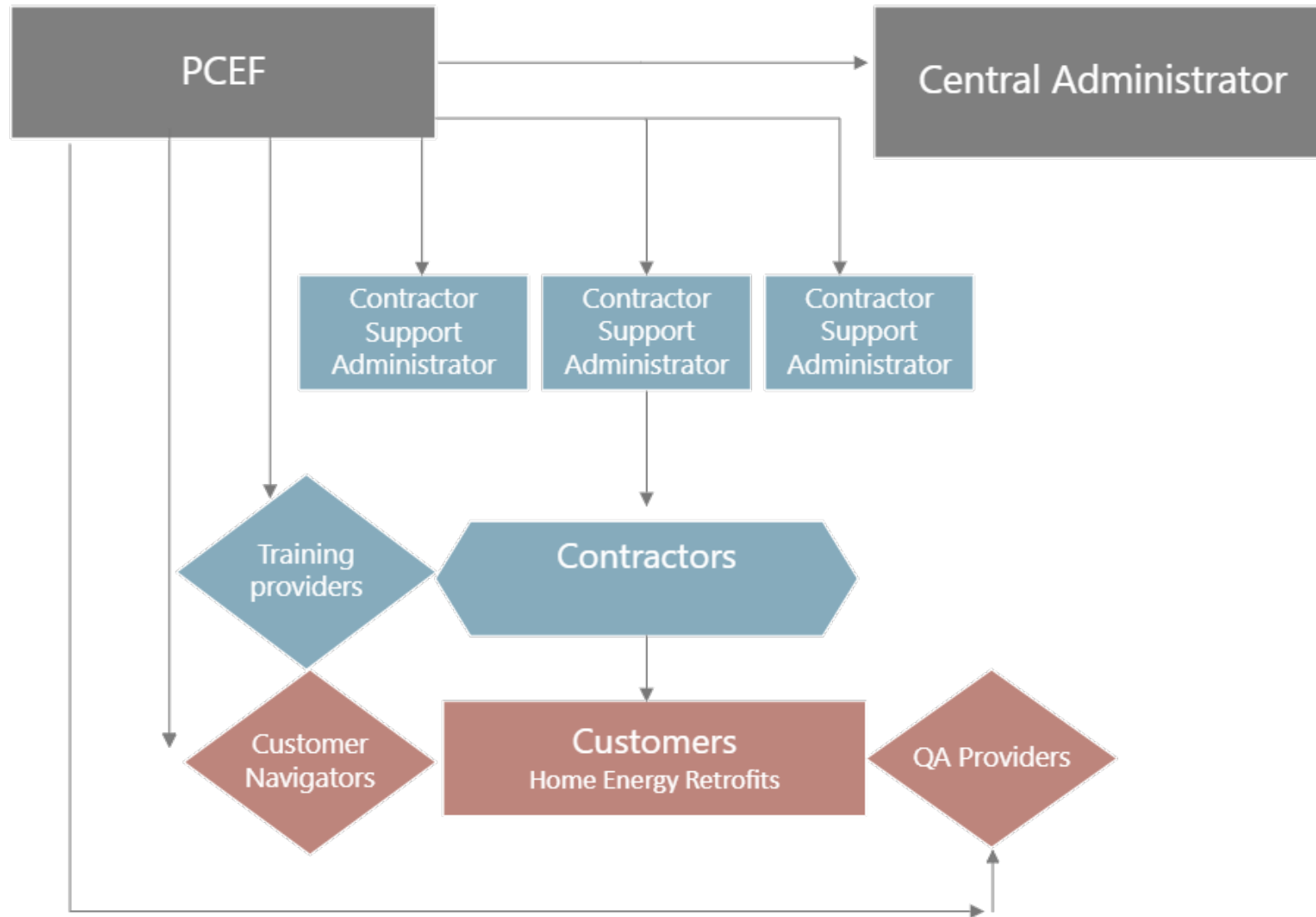


SP3 draft implementation structure

- Two tiers of administration
 - Central program administrator: outreach, marketing, application intake, data and website management.
 - Contractor support administrators: contractor management & support including compliance with training, reporting and other requirements.
- Customer support
 - Quality assurance providers
 - Customer navigators



Draft program contracting structure



SP3 feedback from vetting meetings

Feedback from external stakeholders working in single family retrofits:

- Multiple orgs providing administration, oversight and supports will present coordination challenges and be more difficult to manage than typical utility model programs.
- Direct contracting with PCEF maintains closer connection to program values, the community and project beneficiaries.
- While easier to administer, a program with top-down, highly prescriptive processes provides less cultural and community responsiveness.
- Program fundamentals of building science-based project scope development, consistent protocols and requirements will provide best results for occupants.
- More flexible approach to addressing deferred maintenance will remove participant access barriers.

SP3 draft evaluation plan

Program Purpose: Reduce GHG emissions. Decrease energy usage and utility bills. Improve homeowner stability while increasing comfort, health, and resiliency.

Goals:

- 120,000 - 150,000 MT lifetime CO2e emission reduced
- Clean energy improvements in 3,100 single-family housing units including 50 in-home childcare or congregate living

How are we achieving these goals and serving program purpose?

Deep energy retrofits in owner-occupied, low and moderate-income homes.

- Indicator: # of home with 30% average energy usage reduction in low-income, # home with 20% in moderate income
- How measured: post improvement energy modelling using standard software, measure installation verified by QA providers, year-4 actual energy usage verification (utility/survey data)

Limited high-impact retrofits in renter-occupied, low-income homes.

- Indicator: # home with 15% average energy usage reduction in low-income, renter-occupied homes.
- How measured: deemed savings, year-4 actual energy usage verification (utility/survey data)

Homes with improved comfort, safety, and climate resiliency.

- Indicator: # homes with new access to cooling, # homes with improved indoor air filtration
- How measured: QA provider report indicating pre/post condition related to cooling and filtration

SP3 tracking and evaluation schedule

Metric	Tracked	Evaluated
Number of residential units served	Quarterly	Annually
Avg. modelled energy use reduction	Quarterly	Annually
GHG reduction	Quarterly	Annually
Workforce and contractor utilization goals	Quarterly	Twice per year
Number of workers and contractors trained	Quarterly	Twice per year
Hours of worker and contractor training	Quarterly	Twice per year
Customer satisfaction – survey at completion of project	Ongoing	Annually
Utility bill reduction - verification study at end of year 4	NA	At end of year 4

Committee engagement opportunities – SP3

Today: feedback, comments and questions

Future:

- RFP review panels
- Program implementation updates at Committee meetings
- Annual program outcomes updates at Committee meetings and at Council



CIP implementation rollout - draft

Phase 1 (Winter 2023 – Summer 2024)	Phase 2 (Summer 2024 – Winter 2024)	Phase 3 (Winter 2024 – onward)
SP 1 – Clean energy in regulated multifamily affordable housing	Tree canopy maintenance reserve	SP 11 – 82 nd Ave climate resilient businesses
SP 8 – Equitable tree canopy	SP 16 – Climate friendly public schools	SP 4 – Clean energy in small commercial buildings
SP 3 – Clean energy in single family homes	SP 2 – Clean energy in unregulated multifamily buildings	SP 13 – Targeted electric vehicle financing tools
SP 7 – Equitable clean transportation access	SP 5 – Building upgrades for severe weather response	SP 14 – Access to fair and flexible capital
SP 15 – Federal climate and equity funding opportunities	SP 6 – Comprehensive e-bike access and support	SP 9 – Increasing urban farming planning and land acquisition
SP 12 – 82 nd Ave street trees	SP 10 – CBO capacity building program	

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