

PORTLAND CLEAN ENERGY COMMUNITY BENEFITS FUND (PCEF) COMMITTEE

MEETING SUMMARY

September 21, 2023 • 6:00 PM – 8:00 PM

Hybrid Meeting—Zoom Call & PCC Southeast Campus, Community Hall

Committee Members	Position	Affiliation	Present
Dr. Megan Horst	Co-Chair	Associate Professor, School of Urban Studies & Planning at Portland State University	Yes
Ranfis Giannettino Villatoro	Co-Chair	Oregon State Policy Manager, BlueGreen Alliance	Yes
Alicia Chapman	Member-at-Large	Willamette Technical Fabricators	Yes
DeAngelo Moaning	Member-at-Large	Raimore Construction	Yes
Faith Graham	Member-at-Large	Elevate Energy	Yes
Maria Gabrielle Sipin	Member-at-Large	Community Member	Yes
Michael Edden Hill	Member-at-Large	Community Member	Yes
Paul Lumley	Member-at-Large	Cascade AIDS Project	Yes
Robin Wang	Member-at-Large	Vibrant Future LLC	Yes
Sam Baraso	Program Manager	PCEF	Yes
Cady Lister	Deputy Program Manager	PCEF	Yes
Jaimes Valdez	Org. Development & Policy Manager	PCEF	No
Tracy M. Smith	Facilitator	Inhance LLC	Yes
Camerina Galván	Notetaker	Galvan Consulting LLC	Yes
Ciara Pressler	Consultant	Pregame	Yes

Others: Gayle Palmer, Thrive East PDX; Jeni Hall; David Grandfield, PCEF; Justine Herrera, Assistant Project Manager, PCEF.

INTRODUCTIONS

- Tracy M. Smith called the meeting to order at 6:03 PM.
- The quorum was met.

PUBLIC COMMENTS: TRACY M. SMITH, FACILITATOR

- No public comments.

MEETING MINUTES APPROVAL: SAM BARASO, PCEF

- Alicia Chapman moved to approve the August 17, 2023, Meeting Minutes. DeAngelo Moaning seconded it.
 - Approved: August 17, 2023, Meeting Summary
 - All committee members voted affirmative, except Robin Wang, who abstained.

PCEF PROGRAM UPDATE: SAM BARASO, PCEF

- The first reading of the Climate Investment Plan (CIP) at the City Council occurred on September 20, 2023. The City Council will vote at the second reading on September 27, 2023. The agenda will be posted on Friday, September 22, 2023.
- PCEF has five open recruitment positions to administer and implement the projects and programs. After these positions are hired, six to seven more positions will be recruited. Some of PCEF's current staff have been promoted.
- PCEF has executed an inter-agency agreement with Portland Housing Bureau and, in a few weeks, will execute an inter-agency agreement with Portland Parks and Recreation. Next week, the City Council's action will set in motion work with the Portland Bureau of Transportation, Prosper Portland, and other entities.
- PCEF is working to launch RFP #3 in mid-November 2023.
- PCEF is thinking through how to manage the large number of recruitments needed and is working with Pregame to plan for onboarding and manage PCEF's rapid growth.
- Committee member questions and comments:
 - On the hiring positions, what is the deadline for the Contractor and Workforce Development position? Is it a combined position or a separate position?
 - Response: The position has yet to be created. It will be rolled out in the second batch of hires. We envision it to be a policy-oriented position that works across PCEF. The next step is to develop the job description.
 - **ACTION ITEM:** Staff will share the draft job descriptions with Ranfis Giannettino Villatoro for review.
 - A committee member suggested the job description should also be shared with DeAngelo Moaning and Michael Edden Hill.
 - Will the inter-agency agreements be publicly displayed? Will they be published on the website? Will the committee review them?
 - Response: Staff will share the inter-agency agreements with the Committee. Staff will review whether how we share the inter-agency agreement with the public.
 - **ACTION ITEM:** Staff will first share the Portland Housing Bureau inter-agency agreement with the committee.
 - **ACTION ITEM:** Staff evaluate the website to find a place to display the inter-agency agreements.
 - **ACTION ITEM:** Staff will share subsequent inter-agency agreements with the committee.

CLIMATE INVESTMENT PLAN (CIP) FAST TRACK PROGRAMS UPDATE: CADY LISTER, PCEF, SAM BARASO, PCEF, AND DAVID GRANDFIELD, PCEF

- Cady Lister and Sam Baraso presented an overview of Strategic Program (SP) 1: Clean Energy in Regulated Multifamily Affordable Housing (SP1).
- David Grandfield presented an overview of SP2: Equitable Tree Canopy (SP2).
- Committee member questions and comments:
 - What are the inclusive career pathways for women and people of color in the heating and cooling industry?
 - Given that the state wants to make permitting easier for developers, can we get an update on how PCEF dollars address funding units and tree planting when the state may have different policies? How are our policies lining up with the shifting state policies and loosening restrictions?
 - Response: The Bureau of Planning and Sustainability actively tracks the tree and building codes impacting development, and PCEF checks in regularly. PCEF is incentivizing projects to go above and beyond requirements. If there is a gap, PCEF will communicate it.
 - Above and beyond is shifting because the baseline is dropping lower.
 - Response: This is a great point. PCEF will keep monitoring the conversations.
 - How can we track low energy costs for residents without pre- and post-utility bill costs?
 - Response: We have energy modeling for these projects of what can be done without PCEF money versus with PCEF money. The buildings are commissioned; therefore, PCEF will determine if the plan was implemented as intended during construction and what is the actual modeled energy use of the building. There were no pre-utility bills, but PCEF will report the energy savings.
 - I noticed a few electric vehicle (EV) charging station requests. Are there incentives for EV charging stations?
 - Response: We see few EV charging stations on the list because many other entities are willing to pay for EV charging infrastructure. One of the affordable housing developments will have electric bike and vehicle charging stations. There continues to be a need for solutions to prevent thefts from EV charging stations.
 - **ACTION ITEM:** Staff will report on which affordable housing developments will have EV charging stations paid for by another source.
 - What are the estimated moving-in dates for Phase 1 and Phase 2?
 - Response: The staff didn't have this information during the meeting. The move-in dates are different for each project.
 - Response: Alder 9 closed earlier this year and is well underway. Anna Mann and 3000 Powel are well underway, and Anna Mann is close to the end of its project cycle. We will need to follow up with the move-in dates.
 - **ACTION ITEM:** PCEF staff will share the estimated move-in dates with the committee.
 - For lead platinum certification, there is an embodied carbon component. This will be a good test comparison. PCEF should leverage existing funds, such as the EPA. Staff should consider having the quality of the installation captured in performance.
 - **ACTION ITEM:** Ranfis Giannettino Villatoro will forward funding information to the PCEF staff.

- Response: Regarding embodied carbon, there may be cases when PCEF may want an incentive or pay for using a product. In other cases, the cost differential may be small, and PCEF will require it. We will rely on folks in the industry.
- Response: Oregon, and Portland in particular, has a lot of regional leadership in this space, and there are many opportunities to lean into the embodied carbon work. We need to find our spot in the space.
- While not quite an explicit PCEF goal, we have to capture stories if PCEF promotes embodied carbon materials that are locally sourced. Stories should be captured in the next five years.
- All work in SP1 is new and emerging buildings. Down the line, we should review projects already built. Do you have comments on what we have done or are doing?
 - Response: SP1 is intended to leverage the City and Metro bonds for new and redeveloped projects. We have grants funding retrofits in existing multifamily affordable housing units and several big grants with Hacienda, NAYA, and others. We need to discuss this more since there has been confusion about how these projects fit with SP1. Community-based organizations should continue to seek funding from the grants program.
- What will be the relationship between the workgroup and the committee? Will folks in the workgroup be signing a conflict of interest form? Will there be a published list of who is in the workgroup for transparency and give credibility?
 - Response: We will share the list with you as soon as we seek the workgroup. We'll look for ways to connect to the committee without overwhelming you. There will be pivotal moments when the workgroup will bring topics of interest to the committee, such as prioritizing neighborhoods, developing RFPs for contractors, the impacts of the contracts on urban forestry, funding challenges, and contractor support.
 - Response: There is a seat on the workgroup for an Urban Forestry Commission member and a PCEF committee member. We are working to set the workgroup's scope. Regarding conflict of interest, PCEF has been explicit that implementation partners, practitioners, and academics will participate in the workgroup to work through the challenges that will arise.
- To give the program credibility, we must be clear, consistent, and transparent in the workgroup's process, conflict of interest, and rules.
- How will the group implement equity in the program?
 - Response: We'll take time looking at layers of maps to decide where resources will be directed. We know the hottest areas are North, Northeast, and East Portland. We'll prioritize intersectionalities. We'll have to set up Urban Forestry with staff who can support a diverse pool of contractors working on this project and ensure the city has a fair relationship with contractors. An equity lens will be applied at every layer.

- Cady Lister introduced Justine Herrera, the newest Assistant Project Manager.

CIP EVALUATION DRAFT APPROACH: SAM BARASO, PCEF

- Sam Baraso gave an overview of the SP3: Clean Energy In Single-Family Homes (SP3) evaluation approach draft.
- Committee member questions and comments:
 - When will the RFP go out to the contractors for SP3?

- Response: PCEF staff has met with procurement. The staff has to wait 30 days after the city council approves the CIP to post the RFPs.
- Response: For any RFPs that are over a million dollars, PCEF will need to receive additional authorization from the City Council before rolling them out.
- How does this interact with our dashboard and the committee’s commitment to reporting and metrics? Are they the same or different? New committee members may need context.
 - Response: The staff does not have the committee-adopted measures on hand during the meeting. Most of the committee-adopted measures are reflected on the slides. The presentation did not include all the data points that will be collected. The data analyst is working to ensure all the data collection and management platforms integrate to tell the program’s story and store data for research projects. All the data will connect. The big questions are, “What data is imperative to collect, and how will it be communicated clearly at the appropriate level?”
 - Response: A lot of information will be collected. Part of it is for quality insurance and quality control. Figuring out what is the most important data to elevate is a live question. This is influencing what programs or platforms will be used.
- **ACTION ITEM:** Data and dashboard context will be provided to the new committee members one-on-one or in a small group meeting.
- Regarding the draft Program Contracting Structure slide, it seems that PCEF will be very involved in SP3. Will this be the case for the other strategic programs?
- Is it appropriate to track or measure gentrification pressures?
 - Response: PCEF investment is less in renter-occupied units for this reason. We focus on limited measures with the highest impact on utility bills in renter-occupied units. Adding new cooling could make a rental property more valuable. It is hard to study what is the thing that triggers the increase. PCEF will keep an eye on gentrification trends.
- Will the remainder of strategic programs be structured like SP3?
 - Response: This is a draft model. Each program will be unique in some ways. We are having internal conversations to understand what it means to run four to five RFPs for the different roles and what it means in terms of accountability. We ask, “What do we lose and gain if everything flows through a central administrator except for one or two roles?” The primary question is, “Does this model serve the community appropriately?”
 - Response: The training providers and the contractor support administrators will be contracted directly with PCEF. They are the two positions debated most heavily. We have yet to decide if they will be subcontractors. The staff has received feedback regarding the importance of a direct contract and tie to the customer navigator contractor. There are many moving pieces.
- A timeline of the strategic programs will be helpful to get a sense of program rollouts.
 - Response: The final slide shows the timeline.
- Who will be part of the program design? Is it contractors or people who perform the work in the industry? There should be a balance between the performing contractors, low-income homeowners, and renters whenever a program is designed.

- There is a higher likelihood of wage theft and misclassification of workers in the residential sector work. Decentralized models allow multiple entities to interpret the rules differently, giving them much power. How open is the procurement market in the City of Portland? How aware is the broad contractor market of this opportunity?
- PCEF should have a methodology or research around PCEF investment, knowing that contractors can double dip. We want to ensure the dollars are stewarded responsibly.
- How do we properly access the data regarding workforce and contractor utilization? What is the quality of life for a worker? Is PCEF an anti-poverty program for workers performing the work? Will PCEF move the needle on the quality of life of workers and contractors? This goes beyond metrics.
 - Response: We hope this will be a start for people in the building trades and energy efficiency space. We talked to some stakeholders but know more work must be done. PCEF can revisit work done early and continue our active conversations regarding the IRA program with the state.
- The treasury published recommendations on tax credits, wages, and benefits. It would be helpful for PCEF to track them.
- I don't see compliance in-house expertise. PCEF needs to seek this expertise.
 - Response: Are you talking about workforce or technical compliance?
- Both. The workforce and technical compliance are interrelated.
 - Response: This is one of the most robust quality assurance programs I have seen. We do third-party inspections of every energy retrofit and offer mentorship hours as problems arise. In this program, we require contractors who participate to complete training, commit to doing at most 50 units per year, and use specific software. PCEF has been stellar in ensuring quality installation. There is room for improvement in workforce compliance.
- Is there a way that data can be collected without a robust study? Could we track how many homes with improvements become short-term rentals or understand who benefits most from the improvements and what the household looks like?
 - Response: The staff would like to discuss this further with Maria Gabrielle Sipin. The staff has thought about rental stability agreements and other strategies for multifamily projects. PCEF can verify homeowners are low-income when entering the program, and it is worth brainstorming how to track rentals.
- How far down the line will PCEF pivot from low-income to moderate-income homes and later target higher-income homes because we have covered many low-income and moderate-income homes?
 - Response: With time, reaching 80% or lower median area income households will be more challenging. PCEF will monitor this, and we'll bring recommendations for adjustments to the committee if needed. The higher the media area income of a household, the fewer incentives they will qualify for.
 - Response: This is the type of information we expect to collect. We may need to adjust our strategies as we gather more information. We'll have conversations with the committee if adjustments are required.

CIP PROGRAM ROLLOUT PRIORITIZATION: SAM BARASO, PCEF

- Sam Baraso shared the CIP Implementation Rollout draft.
- **ACTION ITEM:** The correct CIP Implementation Rollout slide will be emailed to the committee members.
- Committee member questions and comments:
 - It would be great to share this with the public.

THE MEETING WAS ADJOURNED AT 7:59 PM

NEXT MEETING: The next hybrid meeting will be on Thursday, November 16, 2023, 6:00 PM—8:00 PM

Submitted by Camerina Galván, Notetaker, Galvan Consulting LLC.