



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

Board Clerk Use Only

Meeting Date: 12/1/16
Agenda Item #: R.9
Est. Start Time: 11:20 am approx
Date Submitted: 11/30/16 Rev

Agenda Title: **Resolution Authorizing the County Chair to Execute an Amendment of the Intergovernmental Agreement with the Portland Development Commission for Administration of the PropertyFit Program (formerly Commercial Property Assessed Clean Energy "CPACE") in Multnomah County.**

Requested Meeting Date: December 1, 2016 **Time Needed:** 5 minutes
Department: Non-Departmental **Division:** Sustainability
Contact(s): John Wasiutynski, Director Office of Sustainability
Phone: 503-988-3193 **Ext.** X83193 **I/O Address:** 503/6th Floor
Presenter Name(s) & Title(s): Sam Baraso, Program Specialist Senior (Office of Sustainability)

General Information

1. What action are you requesting from the Board?

Authorize the County Chair to Execute an amendment to the Intergovernmental Agreement (IGA) with the Portland Development Commission for the Administration of the PropertyFit program (formerly Commercial Property Assessed Clean Energy "CPACE") in Multnomah County.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The PropertyFit (formerly CPACE) program was authorized by the Multnomah County Board of Commissioners in September 2015. Since that time, Multnomah County's Office of Sustainability, the Department of Assessment, Recording, and Taxation, the County Attorney's Office, and the Portland Development Commission have refined the underlying legal structure, revised the program guidelines, and elaborated upon the roles associated with Multnomah County and the Portland Development Commission.

This amendment:

1. Clarifies the roles between Multnomah County and PDC in the administration of the PropertyFit program;

2. Adds the administration of financing for seismic rehabilitation (using our authority under ORS 223.685) through the property assessment mechanism to PDC's administrative roles; and
3. Also allows for the transfer of \$60k to PDC for administration of the PropertyFit Social Equity strategy as authorized in the County's FY'16-17 Program Offer #10018B.

Adaptation of the PropertyFit program will continue in year 2 of the 2-year pilot in order to test and refine program design elements necessary to support ongoing program implementation in Multnomah County. Multnomah County Office of Sustainability staff will continue to provide support and oversight for the adaptation and implementation of the PropertyFit program. The implementation of the PropertyFit program supports the County's commitment to reducing greenhouse gas emissions, preparing for the impacts of climate change, increasing resiliency of our community and infrastructure, and Program Offer #10018A-17 Office of Sustainability.

3. Explain the fiscal impact (current year and ongoing).

There is a one-time \$60k funding allocation from Multnomah County to PDC to support disadvantaged, minority, and women-owned enterprises in utilizing the PropertyFit program authorized in the County's FY'16-17 Program Offer #10018B. There are no other fiscal impacts. The Portland Development Commission is administering the PropertyFit program both during the pilot period and through on-going implementation through transaction fees paid by building owners. All of the County's responsibilities fall under the County's normal course of business. The Board of Commissioners must consent to enforce any PropertyFit Benefit Assessment Lien.

4. Explain any legal and/or policy issues involved.

The Multnomah County Board adopted resolution No. 2015-098 authorizing the County Chair to Execute the original PropertyFit (formerly CPACE) IGA with PDC to Administer the PropertyFit program in Multnomah County. Among the numerous responsibilities documented, the IGA stipulated that the pilot:

- Test and refine program legal infrastructure; and
- Evaluate and refine programmatic and fee structures to ensure self-sustaining implementation.

This amendment reflects our efforts towards meeting these program responsibilities.

The Board also adopted Resolution No. 2015-076, directing implementation of the 2015 Climate Action Plan. The 2015 Climate Action Plan established a goal of reducing countywide greenhouse gas emissions to 80% below 1990 levels by the year 2050. It included a number of short-term actions to be completed by Multnomah County and the City of Portland to put the community on a path to achieving those reductions. These actions include establishing a PropertyFit program (formerly CPACE) that is broadly accessible.

5. Explain any citizen and/or other government participation that has or will take place.

The Office of Sustainability convene a 5 person advisory group representing contractors, building owners, capital providers, and energy professionals on a bi-monthly basis to provide feedback on program development. We have similarly convened representatives of minority and woman-owned contracting enterprises throughout the development of PropertyFit to provide feedback relevant to contractor participation.

Required Signature

**Elected
Official or
Department
Director:**

John Wasiutynski

Date:

11/30/16