

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON**

**RESOLUTION NO. \_\_\_\_\_**

Establishing a Commercial Property Assessed Clean Energy ("CPACE") Program in Multnomah County.

**The Multnomah County Board of Commissioners Finds:**

- a. ORS 223.396 authorizes the County to establish a program to assist owners of commercial property with securing the financing of cost-effective energy improvements.
- b. The programs authorized by ORS 223.396 are called Commercial Property Assessed Clean Energy Programs. The CPACE Program supports the financing of energy efficiency and renewable energy upgrades on commercial buildings using a property tax lien.
- c. Multnomah County is committed to planning for community resiliency. CPACE is central to "Building Ready Multnomah", a framework to enable greater investments that support community resiliency in the commercial building sector.
- d. Multnomah County is committed to reducing greenhouse gases by 40% by the year 2030 and 80% by the year 2050, below 1990 levels, which is critical to avoiding the worst impacts of climate change.
- e. Commercial buildings contributed 24% of carbon emissions across Multnomah County in 2013. To achieve the County's climate goals, energy use of existing buildings must be reduced by 25%, and 50% of all energy used in buildings must come from renewable resources.
- f. Reducing energy consumption through building retrofits will strengthen the County's economic infrastructure by improving property values, building performance, and marketability of the County's commercial real estate. According to a study completed in 2012, a successful CPACE program would accrue \$38 million in net economic benefits to building owners and tenants from reduced energy costs.
- g. Multnomah County is committed to equitably advancing sustainable economic development. According to a study completed in 2012, a successful CPACE program could create up to 210 person-years of employment. The County will work to ensure communities most in need will benefit from these opportunities.
- h. ORS 223.296 authorizes CPACE Programs to use the local improvement lien collection process authorized by ORS 223.505-223.595, and administered by the Department of Recording, Assessment and Taxation, to record and, if necessary, collect upon the repayment obligations of the building owners that secure financing through the CPACE Program. For purposes of the CPACE program, the building owner's repayment obligation is called a CPACE Benefit Assessment Lien.

**The Multnomah County Board of Commissioners Resolves:**

1. The CPACE Program in Multnomah County is hereby established.
2. The Office of Sustainability shall oversee development of the CPACE program in accordance with ORS 223.396 and the development of, if necessary, a fee schedule necessary to implement the CPACE program.
3. The Office of Sustainability will consult with the Department of Assessment, Recording and Taxation and the office of the Chief Financial Officer as it oversees development and adaptation of the CPACE program.
4. The creation, recording and enforcement of CPACE Benefit Assessment Liens shall be considered regular business by the Board of County Commissioners.

**ADOPTED this 3rd day of September, 2015.**

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Deborah Kafoury, Chair

REVIEWED:  
JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By \_\_\_\_\_  
**Lindsay Kandra, Assistant County Attorney**

**SUBMITTED BY: Jules Bailey, Commissioner District 1**