



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

## Board Clerk Use Only

Meeting Date: 9/3/15  
Agenda Item #: R.3  
Est. Start Time: Approx 10:05 am  
Date Submitted: 8/26/15

**Agenda Title:** RESOLUTION Establishing a Commercial Property Assessed Clean Energy ("CPACE") Program in Multnomah County.

**Requested Meeting Date:** September 3<sup>rd</sup>, 2015 **Time Needed:** 25 minutes  
**Department:** Non-Departmental **Division:** District 1  
**Contact(s):** Megan Beyer, Chief of Staff  
**Phone:** 503-988-6786 **Ext.:** X86786 **I/O Address:** 503/6<sup>th</sup> Floor  
**Presenter Name(s) & Title(s):** Peter West, Director of Energy Programs (Energy Trust of Oregon), Susan Steward (Building Owners Management Association), Randy Walruff, Director of Assessment (DART), Patrick Quinton, Executive Director (Portland Development Commission), Sam Baraso, Program Specialist Senior (Office of Sustainability)

## General Information

### 1. What action are you requesting from the Board?

Adopt a resolution establishing a Commercial Property Assessed Clean Energy Program 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.

Commercial Property Assessed Clean Energy (CPACE) is a finance mechanism that was authorized by the Oregon legislature in 2009 to support the financing of energy efficiency and renewable energy upgrades on commercial buildings using a property tax lien. Access to long-term capital and limitations in existing incentive programs have resulted in barriers to broader adoption of energy efficiency and renewable energy measures in commercial buildings. CPACE leverages the security of the property tax system to support lenders in providing longer term financing, which helps better align savings from energy upgrades with the repayment of the energy investment. CPACE's structure also allows the energy loan repayment obligation to remain with the building through ownership change. These key elements support CPACE's ability to both reduce emissions and retrofit Multnomah County's building stock. CPACE will be piloted over 2 years in order to test and refine program design elements necessary to support ongoing CPACE implementation in Multnomah County. CPACE aligns with the County's commitment to reducing greenhouse gas emissions, preparing for the impacts of climate change, and Program Offer#10018-16

Office of Sustainability.

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

There is no fiscal impact. The Portland Development Commission is anticipated to administer CPACE both during the pilot period and through on-going implementation. All of the County's responsibilities fall under the County's normal course of business. During the 2-year pilot, Multnomah County will leverage existing staff resources to collaboratively refine the CPACE program with the Portland Development Commission. On-going oversight of CPACE administration will be implemented in upcoming fiscal years using existing staff resources.

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

The Multnomah County Board 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 CPACE program that is broadly accessible. The 2015 Climate Action Plan also brings a strong focus on equity as well as community co-benefits of climate action. The Office of Sustainability will need to ensure that equity remains central to program design.

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

Multnomah County's Advisory Committee on Sustainability and Innovation convened a subcommittee including external stakeholders to advise the development of CPACE four times from February 2015 through August 2015. The CPACE team also convened an industry stakeholder group meeting in April of 2015 to discuss technical elements of CPACE. Over 50 stakeholders from the energy auditing, contracting, labor, workforce equity, and lending industries have been engaged in these combined efforts. The County has also engaged the Oregon Department of Energy as well as the City of Portland's Bureau of Planning and Sustainability in the development of CPACE.

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**Required Signature**

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**Elected  
Official or  
Department  
Director:**

**Date:**

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