Strategic Action Plan for Building Decarbonization in Park City and Summit County

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BACKGROUND AND PROCESS

Our communities are facing a climate imperative: the global consensus is that industrialized nations must accelerate rapid decarbonization of our energy systems, buildings, and agricultural sector by at least 15% per year between 2020 and 2030 to avoid the worst impacts of climate change! It is widely believed that the 2020s is the "climate decade," presenting our communities with an urgent and exciting opportunity to build a low-emission and resilient future.

Both the Park City Council and Summit County Council have committed to setting bold community-wide greenhouse gas reduction or carbon neutrality goals by 2030² and 2040,³ respectively. Park City's goal is to achieve carbon neutrality and run on 100% renewable energy by 2030, while Summit County seeks to reduce its countywide greenhouse gas footprint by 80% by 2050.

In Summit County, residential (26%) and commercial (18%) buildings contribute 44% of the community's greenhouse gas emissions. In Park City, the percentage is higher, with residential (29%) and commercial buildings (27%) contributing 56% of its total community-wide greenhouse gas footprint.⁴



1 United Nations - Environment Programme Emissions Gap Report (2020): <u>https://www.unep.org/emissions-gap-report-</u> 2020_

2 Park City Sustainability Goals (2021): <u>https://www.parkcity.org/departments/sustainability</u> 3 Summit County Sustainability Report (2017): <u>https://www.summitcounty.org/DocumentCenter/View/10641/2017-</u> <u>Annual-Sustainability-Report--PDF</u>

4 Park City Community-wide Footprint (2020): <u>https://www.parkcity.org/departments/sustainability/community-</u> <u>municipal-carbon-footprint</u> Greenhouse gas emissions from buildings are composed of two major components, or "Scopes". Scope 1 emissions come from fuels burnt within a jurisdiction's boundaries (e.g. natural gas and propane for heating buildings). Scope 2 emissions come from the production of electricity supplied to buildings. While electricity production has historically been predominantly coal-powered, by 2030 the electricity supplied to Park City and Summit County is slated to be fully generated by renewable energy sources, drastically reducing the climate warming impact of our electricity generation, meanwhile creating jobs and local sources of revenue.⁵

Globally, the role of buildings in meeting climate emission reduction targets is well understood. As outlined in <u>Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming</u> (Drawdown),⁶specific! technologies and policies will play a significant role in decarbonizing homes and buildings. The leadership! team overseeing this community-driven initiative identified local programmatic and policy opportunities that! align with the several impactful solutions listed within Drawdown.

While efforts to decarbonize the built environment through transitioning to 100% renewable electricity! generation are already being explored, it is also imperative to reduce energy consumption and demand in! homes and commercial buildings in order to meet the communities' goals. Therefore, Utah Clean Energy! secured grant funding from the **Park City Community Foundation's Climate Fund**, and the **Urban Sustainability Directors Network - Partners for Places** initiative (in collaboration with Park City Municipal! Corporation) to facilitate and lead a 12-month, community stakeholder-driven effort to develop an! implementable Strategic Action Plan for building decarbonization in Park City and Summit County. The! project team offers its deep gratitude to these funders for supporting this initiative.



Between June 2020 and May 2021, amid a global pandemic, Utah Clean Energy and Park City Sustainability convened a Community Advisory Committee composed of over 50 community stakeholders during nine virtual meetings to receive community feedback and guidance about potential strategies being considered.

The project leadership team was supported and guided by a Steering Committee, composed of members from the Park City Municipal Sustainability Department, Summit County Sustainability Department, the Park City Community Foundation, and local building and developer industry experts

5 U.S. Environmental Protection Agency. Scope 1 and Scope 2 Inventory Guidance.

https://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance

6 For example, see: National Academies of Sciences, Engineering, and Medicine 2021. Accelerating Decarbonization of the U.S. Energy System. Washington, DC: The National Academies Press. <u>https://doi.org/10.17226/25932</u>

During the virtual Community Advisory Committee meetings, participants joined one of four workgroup categories to focus on specific segments of the built environment (new construction & existing buildings) and two sets of strategies to support the funding and implementation of local building decarbonization (finance and community and business engagement and empowerment).

Community Advisory Committee Work Group Categories		
Existing Building Retrofits New Construction		
Finance		
Community & Business Engagement and Empowerment		

The strategies outlined in this Action Plan create a pathway for the Park City and Summit County communities to improve the efficiency of homes and buildings, and are based on feedback from the Community Advisory Committee, best practices from other communities across the U.S., and additional research resulting in tailored and implementable strategies for the Park City and Summit County communities.



Social Equity Insights and Recommendations

Underserved communities, including low-income residents and communities of color, are disproportionately impacted by pollution, high energy costs, and climate change. Of the 40,911 Summit County residents, 2,289 (5.6%) residents live below the federal poverty level (FPL), and approximately 740 (8.8%) of Park City's 8,850 residents live at or below the FPL.

Energy burden is the percentage of gross household income spent on energy costs. The average energy burden is 24% for Summit County residents and 27% for Park City residents living at or below the FPL, which is roughly double the Utah average of the same income bracket?

One of the primary goals and commitments of this initiative was to employ a transparent and inclusive planning process which included engaging with leaders and residents of underserved communities to ensure that the Strategic Plan did not produce unintended hardships or barriers.

Between June 2020 and May 2021, project leaders organized and facilitated equity training for Community Advisory Committee members and issued community questionnaires to identify energy and housing conditions for underserved community members.

Additionally, we facilitated community listening and feedback sessions to secure feedback and hear stories from underserved community members about their challenges regarding affordable housing, climate impacts, high energy costs, unacceptable housing conditions, and the opportunities to enact policies and programs that produce equitable outcomes.

The intent of hosting an equity training with our 50-member Advisory Committee was to ensure that all project participants, including the project leaders, had a greater understanding of the institutional racism that has existed in our country



Holy Cross Ministries facilitates a Community Housing Listening Session in Spanish in May 2021

for hundreds of years as well as how climate change will continue to disproportionately impact underserved communities, including communities of color.

The goal of the equity training was to emphasize the importance of identifying strategies that will not pose additional barriers or burdens to historically underserved communities and prioritize strategies that produce equitable outcomes.

To collect anonymous data, a Community Housing Questionnaire was created to solicit feedback on the general comfort and safety levels of housing in Park City and Summit County, as well as survey participants on energy efficiency opportunities, energy bill costs, and overall energy-saving habits. We received over 200 responses from our community questionnaire to gauge barriers and opportunities to increase home energy performance and decarbonize residential buildings.

7 U.S. Department of Energy - Office of Energy Efficiency & Renewable Energy, Low-income Energy Affordability Data (LEAD) Tool: <u>https://www.energy.gov/eere/slsc/maps/lead-tool</u>

Results of the questionnaires can be found here: <u>English</u> and <u>En Español</u>. To encourage responses, five! \$100 gift certificates to a local superstore were offered as an opportunity drawing for completed! questionnaires. Surveys were distributed in collaboration with community partners, namely the Park City! Affordable Housing leadership team, Mountainlands Community Housing Trust, and Holy Cross Ministries. In total, 30 local households participated in two community housing listening sessions in April and May! 2021. An English language session was organized by Utah Clean Energy and the Park City Sustainability! Department in collaboration with Mountainlands Community Housing Trust, and a Spanish language! session was organized by Utah Clean Energy in collaboration with Holy Cross Ministries. Each participant! was compensated for their time and contribution with a \$50 gift card.

Thanks to the leadership and generosity of Holy Cross Ministries, feedback was secured from local Spanish speaking constituents using the following questions focused on the challenges and opportunities for climate action and building decarbonization and efficiency

- What are you already doing at home that helps save energy? / ¿Qué haces ya en casa que ahorra la energía?
- What are the energy improvements that you would like to see in your home or rental? What barriers exist, and what are sorne ways to make it easier for you to implement these improvements? / ¿Cuáles son los mejoramientos energéticos que querrías ver en su casa o renta!? ¿Cuáles barreras existen, y cuáles son algunas maneras de hacer más fácil que implementes estos mejoramientos?
- Do you have high utility bilis for electricity and heating? / ¿Tienes altas facturas de servicios públicos para la electricidad y calentamiento?
- Would it have been helpful to know your average monthly utility bilis before renting or buying your home? / ¿Habría sido útil si hubieras sabido cuáles serían tus facturas mensuales promedio de servicios públicos antes de alquilar o comprar tu hogar?
- Are you concerned about climate change, and are you already noticing the impacts? / ¿Te preocupes el cambio climático, y ya te estás notando los impactos?

The community housing listening sessions focused on securing participant feedback to incorporate equitable outcomes for the project and informing attendees of the available incentives to install energy efficiency measures and improve thermal comfort at home. Keen participation in listening sessions and community housing questionnaires indicate that the Park City community is interested in saving energy at home and also experiences discomfort at home in low-income housing (e.g. too hot in upstairs bedrooms or too cold during winter months due to drafty windows and inefficient heating and cooling systems).

Participants and respondents already have some energy-saving habits, such as turning off lights, utilizing programmable thermostats, and turning down the temperature when asleep or away. A significant number of survey respondents would have chosen a different home or rental had they known the monthly utility bills before moving into their respective rental or home (10% of English survey respondents, 32% of Spanish survey respondents). Lastly, the questionnaires and listening sessions indicate that robust community outreach is needed to increase awareness of the available incentives and assistance to reduce energy use and save on utility costs at home.

Priority Building Decarbonization Strategies

The priority strategies in this Action Plan were selected based on several factors, including: the action is within the purview of the City and/or County to enact change, the action will contribute to building decarbonization, the action builds on local, state, or utility activities/programs, implementation of the action is low-cost, and the action can be implemented in a way that benefits underrepresented communities.

The strategies support a three-step pathway to advance building decarbonization:

Disclosure You can't manage what you don't measure Set Goal w/ Policy Define the desired netzero standard or process Supporting Program Implement programs to achieve disclosure & policy goals

Ten priority strategies make up the Strategic Action Plan and are organized into the following four categories:

Category 1: Existing Building Retrofits	Time-of-listing Home Energy Score	Residentia Licensing Transparen	al Rental & Energy ncy Policy	Commercial & Multifamily Building Energy Performance Standard
Category 2: New Construction	Net-zero Stretch Code		et-zero Incentives	
Category 3: Finance	Utah Clean Energy Fund	Commercia Assessed Energy (C	l Property d Clean C-PACE)	Allocate a portion of PCMC's Municipal Energy Tax/Franchise Tax Revenue to support decarbonization work
Category 4: Community & Business Leader Engagement & Empowerment	Certification and Recognition Program for Decarbonization Leadership		Equit: Bui Dec	able Outcomes within Iding & Community arbonization Efforts

How to read this document:

The following sections are designed as an implementation guide to advance building decarbonization. Each section provides a detailed and implementable outline for each strategy and action, organized by the four following categories:

- 1) Existing Buildings and Retrofits
- 2) New Construction
- 3) Finance
- 4) Community & Business Engagement and Empowerment

The outline for each following strategy is accompanied with anticipated outcome(s), lead and supporting implementers, supporting resources, projected program costs, and an implementation timeline. Where applicable, sample policies and ordinances are included in the appendices to help facilitate implementation.

Building Retrofit Strategies

While the most cost-effective time to impact the energy use and associated greenhouse gas emissions of buildings is during the design and construction process, the reality is the majority of the local building stock has already been built.⁸ Retrofitting existing homes and buildings is critical to meeting Park City's and Summit County's climate goals and will support improved comfort, savings on energy bills, and improved building performance.

Building Retrofits Strategy #1 - Launch a Time-of-Listing Home Energy Score Program

Decarbonizing existing homes through energy retrofits can be complex and costly, yet the potential for costeffective home energy retrofits is significant? The strategy outlined below is designed to increase consumer and public awareness of the energy use, cost, and carbon footprint of existing homes and make it easier to access pre-vetted and cost-effective retrofit recommendations. The strategy also supports additional future programs seeking to strategically decarbonize existing homes across the community.

About

Strategy: Adopt an ordinance requiring time-of-listing home energy scores for residential properties in Park City and Summit County. The ordinance could follow a short-term pilot program to refine and perfect the process before an ordinance is enacted.

Outcome: This policy will make the energy consumption, energy costs, and CO2 impacts of homes in Park City and Summit County visible to prospective home buyers and the public, therefore, increasing awareness of and demand for residential energy retrofits that lower carbon emissions.

This policy will also facilitate the creation of a database that can be used to identify energy-efficient homes and for targeted engagement of homeowners to upgrade homes that have inefficient building components or heating systems (i.e., low insulation levels, single-pane windows, or older gas HVAC systems).

The policy will also enable the development of future transparency and efficiency policies and programs for residential rental units in Park City and Summit County to ensure all community members have access to healthy, comfortable, and efficient homes.

Related Strategies: Certification and Recognition Program for Decarbonization Leadership

Strategy Leads & Outreach

Lead Implementer(s): Park City Sustainability Department and Summit County Sustainability (Health Department) and implementation contractor (e.g. Earth Advantage)

Supporting Implementer(s): Park City Manager, Summit County Manager, Park City Building Department, Park City Board of Realtors Multiple Listings Service (MLS)

Public outreach/education: Work closely with the Park City Board of Realtors to promote the home energy scoring program to homeowners and sellers. Engage ski resorts to boost a "save our snow" style building retrofit campaign, and leverage Mountain Towns 2030 messaging to educate part-time residents about the need to score homes and make plans to improve efficiency and adopt efficient electric heating and cooking technologies.

Program Resources

- Utilize existing programs: U.S. DOE's <u>Home Energy Score</u> and RESNET's <u>Home Energy Rating Index</u>!
- Align to the greatest extent possible with Utah model rules for home energy labeling.¹⁰

See Appendix A for a model ordinance based on successful programs in the cities of <u>Portland</u> and <u>Milwaukie</u>, Oregon.

Potential Program Costs

- 1. The program participation cost for homeowners: \$150 for assessment fee; assessment fee shall be waived for income-qualified homeowners
- 2. Program implementation will require 1/2 FTE for the full market area (Summit County and Park City)
- 3. Start-up costs including MLS update, assessor training, quality assurance, score report generation, and information reporting (mapping) shall be outsourced to an implementation contractor with an estimated cost of \$35,000-\$75,000 spread across the first 3 years of the program. These costs will support start-up activities that cover the full market area.

- 1. Park City and Summit County build interdepartmental capacity (Q3 2021)
- 2. Using the concept language in Appendix A, draft an ordinance requiring time-of-listing home energy scores for single-family homes (Q3 2021)
- 3. Present draft ordinance to Park City and Summit County Councils during work sessions (Q4 2021)
- 4. Park City Council and Summit County Council adopt the ordinance requiring time-of-listing energy disclosure for single-family homes (Q1 2022)
- 5. Park City and Summit County issue collaborative RFP for implementation contractor (Q2 2022)
- 6. Park City and Summit County assist the Park City Board of Realtors in developing educational sessions that provide Continuing Education credits for Realtors about the changes to the MLS that result from the time-of-listing ordinance (Q2 2022)
- 7. Create a 'Help Center' and enforcement mechanism (Q3 2022)
- 8. Launch program (Q4 2022)
- 9. Create a process to "mine" the reported home energy data to do targeted engagement of homeowners to upgrade homes with old and/or inefficient components or systems (i.e., single-pane windows, or old gas HVAC systems). (Q2 2023)
- 10. Establish Community Accountability Board and associated rules (Q1 2026)

GHG Emissions Impact	This policy will provide Park City and Summit County with critical home energy information that will be foundational to developing future programs and policies aimed at reducing emissions in the residential sector.
Ability to Measure Progress	This policy will allow for consistent data collection, reporting, and transparency to enable tracking over time.
Cost to Implement (\$/year and FTE)	\$10k-\$30k/year (first three years) for contractor, and ½ FTE
Anticpated Impact on Marginalized Communites	We anticipate that this policy will provide marginalized communities with greater access to information about potential energy costs before purchasing a home. Potential concerns include increased property values leading to displacement, which will be evaluated by the Community Accountability Board.
Opportunity to Build on Existing Programs	This policy utilizes time-tested home energy performance tools and resources that will allow for easy integration into a nation-wide network of home energy assessments.



Building Retrofits Strategy #2 - Commercial and Multifamily Building Energy Performance Standard

Decarbonizing our existing commercial and multifamily buildings is a critical step in meeting our community's greenhouse gas emission goals, but how can we reduce emissions if we can't quantify them? This strategy provides the necessary transparency for emissions from our commercial and multifamily buildings and phases-in requirements that will empower building operators to reduce energy use and associated emissions. Ultimately, this strategy creates a pathway to help our community's top-emitters reduce their environmental impact.

About

Strategy: Adopt a policy requiring a Building Energy Performance Standard for commercial buildings (including multifamily housing) in Park City and Summit County.

Outcome: Adopting this policy will make the energy consumption and CO2 impacts of commercial buildings that are 10,000 square feet and larger in Park City and Summit County visible to the building owner and the public, in order to target efficiency retrofits to buildings in need while also increasing awareness of and demand for commercial building energy retrofits that lower carbon emissions.

Related Strategies: Clean Energy Fund and C-PACE financing; Certification and Recognition Program to recognize both efficient buildings and buildings that have undergone decarbonization retrofits.

Strategy Leads & Outreach

Lead Implementer(s): Park City Sustainability Department and Summit County Sustainability Department

Supporting Implementer(s): Rocky Mountain Power, Dominion Energy, U.S. Environmental Protection Agency's ENERGY STAR Program, Building Energy Analysis Manager (BEAM) tool

Public outreach/education: Park City and Summit County should work with local building owners to educate them on the value of energy efficiency and guide them through the energy-reporting process by setting up a Help Desk during implementation. Additionally, building owners will be eligible to participate in a recognition program to garner community support and highlight their positive impact on the community.

Program Resources

- ENERGY STAR Portfolio Manager program
- Rocky Mountain Power's Energy Benchmarking program
- Dominion Energy's Business Benchmarking program
- Salt Lake City's Elevate Buildings Program
- Salt Lake City's Commercial Building Benchmarking and Market Transparency Ordinance
- Building Energy Analysis Manager tool
- Institute for Market Transformation's <u>Comparison of U.S. Commercial Building Energy Benchmarking</u>
 <u>and Transparency Policies</u>
- American Council for an Energy-Efficient Economy's <u>Mandatory Building Performance Standards: A</u> <u>Key Policy for Achieving Climate Goals</u>
- D.C. Guide to the 2021 BEPS

See Appendix B for model language for a Commercial and Multifamily Building Energy Performance Standard.

Potential Program Costs

Initial Costs for Energy Benchmarking and Transparency:

- 1. Program implementation will require an estimated ½ FTE for the full market area (Summit County and Park City).
- 2. Summit County and Park City may also incur extra costs if using a Building Energy Analysis Manager (BEAM) tool to assist with compliance.
- 3. Cost for building owners will be minimal as this ordinance will utilize a free energy benchmarking tool (ENERGY STAR Portfolio Manager).

Future Costs for Building Recommissioning and Retrofits:

- 1. Building owners will be encouraged to use utility incentive programs and financing tools to reduce costs for recommissioning and retrofits.
- 2. Building owners for whom the recommissioning and retrofit costs would place an unreasonable burden will be able to apply for an exemption.

- 1. Park City and Summit County build interdepartmental capacity (Q3 2021)
- 2. Draft ordinance requiring building transparency and disclosure for multifamily and commercial buildings (Q3 2021)
- 3. Present draft ordinance to Park City and Summit County Councils during work sessions (Q2 2021)
- 4. Park City Council and Summit County Council adopt Building Energy Performance Standard ordinance (Q4 2021)
- 5. Park City and Summit County set up a Help Center and enforcement mechanism (Q1 2022)
- 6. Building energy benchmarking begins (Q2 2022)
- 7. Benchmarking begins for city and county properties (Q2 2023)
- 8. Benchmarking begins for non-residential non-city/county properties (Q2 2024)
- 9. Benchmarking begins for residential non-city/county properties (Q2 2025)
- 10. Establish Community Accountability Board and associated rules (Q1 2026)
- 11. Building Energy Performance Standard calibrated using local benchmarking data (Q1 2026)
- 12. Performance verification documentation is due for buildings with a property ID number ending in 1 or 6 (2027, 2032, and every five years thereafter)
- 13. Performance verification documentation is due for buildings with a property ID number ending in 2 or 7 (2028, 2033, and every five years thereafter)
- 14. Performance verification documentation is due for buildings with a property ID number ending in 3 or 8 (2029, 2034, and every five years thereafter)
- 15. Performance verification documentation is due for buildings with a property ID number ending in 4 or 9 (2030, 2035, and every five years thereafter)
- 16. Performance verification documentation is due for buildings with a property ID number ending in 5 or 0 (2031, 2036, and every five years thereafter)

GHG Emissions Impact	This policy will not only provide increased transparency for current building energy use to be used as a foundation to develop future programs, but it also requires the community's lowest performing buildings to make improvements over time. This will result in significantly lower emissions from the commercial building sector.
Ability to Measure Progress	All buildings will be required to report their current energy use and energy performance. This information will be collected in a regular compliance cycle and made transparent to the public.
Cost to Implement (\$/year and FTE)	½ FTE
Anticpated Impact on Marginalized Communites	The primary concern with this policy is improvement costs being passed on to tenants through increased rents, resulting in displacement. Efforts will be made to limit this by collecting information on rent changes and tenant turnover and through the assistance of the Community Accountability Board.
Opportunity to Build on Existing Programs	This policy utilizes the time-tested ENERGY STAR Portfolio Manager software and can utilize automated benchmarking programs from local utilities.



Building Retrofits Strategy #3 - Residential Rental Energy Transparency Policy

Most property owners who rent out their properties have no incentive to increase the efficiency or comfort of their home as they are not paying the utility bills and won't see the payback. As a result, renters are often subject to inefficient and uncomfortable housing with high utility bills. The first step to resolving this issue is to make potential energy costs for renters transparent and accessible. The strategy below outlines a simple pathway to providing renters with energy cost information before they sign a lease.

About

Strategy: Residential Rental Energy Transparency Policy.

Outcome: Adopting this policy will provide Park City and Summit County renters with increased transparency about the anticipated energy costs associated with their future homes. Multifamily rentals will be subject to energy use transparency and future energy-related improvements under the Commercial and Multifamily Building Energy Performance Standard. Single-family rentals will be subject to receiving a Home Energy Score to allow for energy use transparency.

Related Strategies: Time-of-Listing Home Energy Score Policy, Commercial and Multifamily Building Energy Performance Standard, Green Building Recognition Program to recognize both efficient rental units and rental units that have undergone decarbonization retrofits.

Strategy Leads & Outreach

Lead Implementer(s): Park City Sustainability Department and Summit County Sustainability Department.

Supporting Implementer(s): Building owners, Summit County Health Department.

Public outreach/education: Work closely with building owners, community members who rent, local environmental health, and affordable housing advocates.

Program Resources

- This policy should leverage previously adopted, successful city-level policies from our region, such as! <u>Boulder, Colorado's SmartRegs program</u>. The Boulder, Colorado municipal code could serve as a model! for the Park City and Summit County ordinance.¹¹
- Residential Energy Use Disclosure: A Guide for Policymakers from ACEEE.
- Build upon the energy information received through the Time-of-Listing Home Energy Score Program.!
- Leverage utility incentives for energy efficiency, electrification, and battery storage.

Potential Program Costs

- 1. Implementation would require an estimated ½ FTE for enforcement.
- 2. The cost for single-family landlords is \$150 for the Home Energy Score assessment fee.

- 1. Park City and Summit County build interdepartmental capacity (Q3 2021)
- 2. Engage renters and building owners to assess the impact of suggested policy on rental rates and community displacement (Q4 2021 Q1 2022)
- 3. Develop long-term rental license requirements for single-family and multifamily rentals (Q3 2022)
- 4. Develop draft Residential Rental Energy Transparency Ordinance (Q2 2023)
- 5. Park City Council and Summit County Council adopt Residential Rental Energy Transparency ordinance (Q3 2023)
- 6. Park City and Summit County re-evaluate program for improvements including a potential Energy Performance Standard for single-family rentals (Q1 2025)

GHG Emissions Impact	This policy will provide Park City and Summit County with critical home energy information that will be foundational to developing future programs and policies aimed at reducing emissions in the residential sector.
Ability to Measure Progress	The results of this program will be quantifiable as each rental will receive a score.
Cost to Implement (\$/year and FTE)	The main implementation costs for this program will be to certify compliance and ensure that utility information is made accessible to potential tenants.
Anticpated Impact on Marginalized Communites	This policy will allow Park City and Summit County community members with critical information to help them estimate utility costs. Ultimately, this policy may result in improved efficiency of rental properties as renters begin to avoid particularly inefficient properties.
Opportunity to Build on Existing Programs	A similar program exists in Boulder, CO. Also, Park City already has a short- term rental license requirement that may be extended to include long-term rentals and amended to add provisions for environmental health and safety.

New Construction Strategies

As new homes and buildings continue to be built in Park City and the larger Summit County area, our community has two choices: either incorporate net zero and carbon-free technologies and building methods during construction or continue to build homes and buildings that only meet the minimum energy codes and therefore require retrofits after the fact. Retrofitting buildings is typically much more costly than building net zero from the start. The two strategies below provide a pathway for Park City and Summit County to spur net zero energy in new construction and major retrofits through actions that are within the purview of the local community.

New Construction Strategy #1 - Adopt a Net-Zero Stretch Code

In Utah, local governments are not able to adopt mandatory building codes. Thus, this strategy is designed to empower local governments to spur voluntary adoption of all-electric/electric-ready and net zero energy building practices for new buildings or major retrofits. This would take place through a council resolution recognizing a voluntary net zero "stretch code" as the community's "preferred" energy code. The goal is to encourage greater uptake of all-electric/electric-ready and net-zero energy building practices for new construction and major retrofits such that all new construction would meet net zero by 2030.

About

Strategy: Adopt a Net Zero Stretch Code for new commercial and residential buildings (and major building retrofits).

To implement this strategy the City and County Councils would adopt a resolution recognizing a voluntary electric-ready Net Zero Stretch Code as the preferred energy code for new homes and buildings. This resolution would include a formal (though non-binding) goal for all new construction in Park City and Summit County to achieve net-zero status by 2030. Adopting a goal for the community to collectively aim for is a recognized best practice. According to New Buildings Institute, "States and municipalities that are successful at adopting and implementing stretch codes often have well-established energy goals that serve as the driving force behind adoption₁₂" We recommend that the Net Zero Stretch Code be a combination of New Building Institute's *Building Decarbonization Code* and the *Zero Energy Building Provisions* found in the 2021 International Energy Conservation Code (IECC). To maximize flexibility, other comparable, industry-recognized net-zero energy programs, standards, or certifications should be accepted to demonstrate compliance with the Net Zero Stretch Code.

Building permit applicants should submit documentation that the project is either enrolled in, participating in, or meeting the standards of one of the net-zero programs referenced in the Net Zero Stretch Code.

Outcome: Drive increased adoption of electric-ready net zero building construction and operational practices in Park City and Summit County with a goal for all new construction projects and major renovations to voluntarily achieve net zero by 2030.

Related Strategies: Net Zero Incentive Program, Clean Energy Fund and C-PACE financing, Recognition for Decarbonization Leadership

Strategy Leads & Outreach

Lead Implementer(s): Park City Municipal (Sustainability, Planning, Building) and Summit County (Sustainability, Planning, Building).

Supporting Implementer(s): Park City Area Home Builders Association, AIA Utah, ASHRAE Utah.

Public outreach/education: Park City and Summit County should promote the Net Zero Stretch Code through public notice mailers and a dedicated webpage that outlines net zero code language and net-zero certification resources. Mailers could be distributed to architects, contractors, and engineers, etc. In addition, a social media push could be considered to get the word out regarding the Net Zero Stretch Code after the ordinance is adopted.

In addition, Sustainability Departments for the City and County could help plan and host biannual information sessions about the accepted net zero programs/standards/certifications. These information sessions could be organized with industry associations including the Park City Area Home Builders Association, AIA Utah, and ASHRAE Utah.

Program Resources

Numerous third-party net zero energy programs and standards exist, which should be eligible to meet the City's and County's voluntary Net Zero Stretch Code. The base Net Zero Stretch Code would be based on the Mixed Fuel (electric-ready) Building Decarbonization Code from New Buildings Institute and the Zero Energy Building Provisions from the 2021 International Energy Conservation Code.

- Mixed Fuel Building Decarbonization Code from New Buildings Institute
- <u>Appendix CC Zero Energy Commercial Building Provisions from the 2021</u> <u>International Energy Conservation Code (IECC)</u>
- <u>Appendix RC Zero Energy Residential Building Provisions from the 2021</u> <u>International Energy Conservation Code (IECC)</u>

A home or building that is built using one of the following programs or standards should also be determined to comply with the Net Zero Stretch Code:

- Meeting standards outlined in Park City Resolution 28-2017 <u>Net Zero</u> <u>Energy Performance Requirements</u>
- <u>Zero Energy Ready Homes</u> plus electric-ready and on/off-site renewable! energy, from the U.S. Department of Energy
- <u>Passive House</u> certified plus electric-ready and on/off-site renewable! energy, from the Passive House Institute of the U.S.



- Zero Energy Certification from International Living Future Institute
- Zero Carbon Certification from International Living Future Institute
- LEED Zero Certification plus electric-ready, from United States Green Building Council
- Zero Energy plus Electric-Ready Standards from Enterprise Green Communities 2020 Criteria

The following utility incentives for high performance homes and buildings should be incorporated into the promotion of the Net Zero Stretch Code, as these incentives encourage and offset incremental costs associated with enhanced levels of energy efficiency as well as dual fuel heat pumps, air-source heat pumps, and heat pump water heaters:

- Rocky Mountain Power Wattsmart Homes program
- <u>Rocky Mountain Power Wattsmart Multifamily program</u>
- <u>Rocky Mountain Power Wattsmart New Commercial Building program</u> (expected to be re-launched in! early 2022)

See Appendix C for a model resolution adopting a Net Zero Stretch Code for consideration by Park City Council and Summit County Council.

Potential Program Costs

Costs for this strategy include Sustainability Department staff time as well as costs for marketing and promoting the Net Zero Stretch Code to prospective permit applicants. We estimate that 0.5 - 0.75 FTE of staff time, between both local governments, would be enough to help administer the Voluntary Stretch Code.

Staff time will be required to update and finalize the resolutions, review and modify the IECC and NBI "stretch code" language as needed collect final feedback from industry stakeholders and Planning and Building Departments, and then present the resolutions to the Park City Council and the Summit County Council.

Staff time will also be needed to administer a Net Zero Help Desk to answer questions and provide limited technical assistance to permit applicants who are submitting permit applications under the Net Zero Stretch Code. This is explained further in the next section.

In addition, to effectively increase the adoption of net zero construction, Park City's and Summit County's Building and Planning Departments should include net zero educational materials on their websites and provide net zero guidance to all permit applicants. We recommend starting with an annual budget of \$15,000 to market and promote the Net Zero Stretch Code to prospective building permit applicants.

- 1. Using the concept language in Appendix D, finalize resolutions creating a voluntary Net Zero Stretch Code for Park City and Summit County. (Q4 2021)
- 2. Present the Net Zero Stretch Code resolutions to the Park City Planning Commission, Snyderville Basin Planning Commission, and Eastern Summit County Planning Commission. (Q1 2022)
- 3. Present the Net Zero Stretch Code resolutions to Park City Council and Summit County Council work sessions. (Q2 2022)
- 4. Present the final resolutions to the Park City Council and Summit County Council. (Q4 2022)
- 5. Park City and Summit County Councils pass resolutions adopting net zero building goals and Net Zero Stretch Codes. (Q1 2023)
- 6. Create an online net zero energy building educational resource (including definitions, information about acceptable net zero programs, standards, and certifications, and code compliance documentation needed) that the Planning and Building Departments can make available to permit applicants. (Q2 2022)
- Create cross-departmental teams (including liaisons from Sustainability, Planning, and Building Departments) to build capacity and support the City and County's Net Zero Stretch Code implementation. (Q1 2023)
- 8. Track state action on reviewing and adopting the 2021 IECC and the Zero Energy Building Provision appendices, and consider a local government coalition to advocate for local adoption of mandatory stretch codes. (Q1 2022 Q1 2023)

GHG Emissions Impact	Medium. The number of new permits is relatively small compared to the large number of existing buildings.
Ability to Measure Progress	High. Can track the number of permits, the number of new builds/ rehabs that meet the Net Zero Stretch Code, and calculate emissions avoided.
Cost to Implement (\$/year and FTE)	0.5-0.75 FTE for the Building Dept. and \$15,000/ year for education and marketing to promote the Net Zero Stretch Code.
Anticpated Impact on Marginalized Communites	Leverage Net Zero Stretch Code to encourage affordable housing development to meet Net Zero.
Opportunity to Build on Existing Programs	High. Leverage utility incentive programs for high-performance single family, multifamily, and commercial buildings.

New Construction Strategy #2 - Launch Net Zero Incentives

To encourage permit applicants to meet the Net Zero Stretch Code outlined in the previous section, Park City and Summit County can offer incentives to permit applicants. These incentives can come in many forms and this section outlines several strategies to consider.

About

Strategy: Implement incentives to encourage designers, builders, and developers to design and build homes and buildings that meet the Net Zero Stretch Code. The net zero incentives could include one or more of the incentives below:

- Net Zero Building Permit Fee Waiver: Waive building permit fees for applicants who document that their project meets the Net Zero Stretch Code. This strategy would build upon Park City's and Summit County's existing fee waivers for solar PV and electric vehicle charging systems.¹³ This strategy also requires verification that a project not only *applies* as a net zero project, but also *operates* as a net zero building. This could be addressed by creating a new "Net Zero Performance Bond", similar to Park City's Limits of Disturbance bond or Landscaping bond, where permit applicants receive a Certificate of Occupancy after posting a Guarantee that is refunded after landscaping is installed according to City requirements.¹⁴ This could work by requiring a permit applicant to post a Guarantee (through a bond, a letter of credit, or by check) for the cost of the building permit and then receive a refund for the same amount after the City or County confirms that the building has met the goal of operating as a net zero building.
- **On-Call Energy Modeler/Energy Analyst:** To provide an easy-to-access energy modeling consultant to builders and developers, Park City and Summit County could formalize an agreement with a qualified energy modeling consultant (either as a staff member or via a retainer agreement) to provide energy analysis and energy modeling services to developers and builders who don't have an energy modeler/analyst on staff. The City and County could charge a modest fee and offer this as a service for net zero applicants.
- Streamline Plan Review: Streamline Park City's and Summit County's plan review permitting processes with a goal of 50% shorter review times for buildings and developments designed to meet the Net Zero Stretch Code. At least initially, it is likely Net Zero Stretch Code permit applications could take longer to review because the materials will be new to the Building Department staff. We recommend addressing this by providing six months for Plan Review staff to receive training about the Net Zero Stretch Code and related net zero building programs. The streamlined process could take effect after this period of time. The creation of a Net Zero Help Desk could also help alleviate this issue.
- Net Zero Help Desk: Develop a "Net Zero Help Desk" to provide plan review and technical assistance to permit applicants seeking permits under the Net Zero Stretch Code. In addition to answering technical questions, Net Zero Help Desk staff would "shepherd" permit applications through City and County processes (Planning Dept. and Building Dept.), providing a concierge service to these applications due to the public benefits they provide the community.

13 See: <u>https://parkcity.municipalcodeonline.com/book?type=resolutions#name=11</u>
 <u>2019_Building_Department_Fee_Waivers_On_New_Renewable_Energy_Projects and</u>
 <u>https://summitcounty.org/CivicAlerts.aspx?AID=199</u>
 14 See: <u>https://www.parkcity.org/departments/building-and-fire-safety/building-fag-s</u>

• Allow Planning and Zoning Variances for Net Zero Buildings: Modify Park City's and Summit County's Planning and Zoning rules, primarily through negotiated Master Plan Development processes, to allow for a height bonus, increased density, a variance from minimum parking requirements, etc. for buildings that are built or renovated to meet the Net Zero Stretch Code. This concept requires additional study and time and we recommend that these changes be modeled on the Affordable Master Planned Development (AMPD) Code Amendments that were adopted by the Park City Council on February 25, 2021.¹⁵

Outcome: Reward and incentivize new construction and major renovations that are built to the Net Zero Stretch Code with a goal for all new construction projects and major renovations to achieve net zero by 2030.

Related Strategies: Adopt a Net Zero Stretch Code; Clean Energy Fund financing; Recognition for Decarbonization Leadership.

Strategy Leads & Outreach

Lead Implementer(s): Park City Municipal (Sustainability, Planning, Building) and Summit County (Sustainability, Planning, Building).

Supporting Implementer(s): Park City Area Home Builders Association, AIA Utah, ASHRAE Utah.

Public outreach/education: Park City and Summit County Building and Planning Departments provide information on best practices/recommendations distribution via online permitting systems. Direct outreach to architects and builders industry groups such as the Park City Area Home Builders Association, AIA Utah, and ASHRAE Utah.

Park City and Summit County could promote newly available incentives through public notice mailers and a dedicated webpage. As noted above, a social media push and public notice mailers could be distributed to architects, contractors, and engineers, etc. to promote the net zero incentives.

Program Resources

The following utility incentives for high performance homes and buildings should be incorporated into the promotion of the Net Zero Stretch Code, as these incentives encourage and offset incremental costs associated with enhanced levels of energy efficiency as well as dual fuel heat pumps, air-source heat pumps and heat pump water heaters:

- Rocky Mountain Power Wattsmart Homes program
- Rocky Mountain Power Wattsmart Multifamily program
- Rocky Mountain Power Wattsmart New Commercial Building program (expected to be re-launched in! early 2022)

Potential Program Costs

- Net Zero Building Permit Fee Waiver: Based on information shared by the Park City and Summit County building departments, we estimate that the financial value of the building permit fee waiver for one single family home would be approximately \$3,000 in Summit County and \$5,000 in Park City. If 30% of estimated new single family homes in Park City were to apply for a net zero building permit fee waiver, the reduced revenue to the City is estimated to be \$35,000. The estimate for Summit County is \$190,000 based on the higher rate of new construction in the County. Additional analysis is needed to estimate the revenue reductions from waiving building permit fees for other building types. The fee waiver should be reviewed annually to determine if it is having the desired impact and to assess impacts on the City and County budgets.
- **On-Call Energy Modeler/Energy Analyst:** Between \$50,000 (part-time) \$100,000 (full-time) annually should be allocated to enter into an agreement with a qualified energy modeling consultant via a retainer agreement (or something similar). This agreement would allow the energy modeling consultant to provide energy analysis and energy modeling services to developers and builders who don't have an energy modeler/analyst on staff. The City and County could charge a modest fee and offer this as a service for net zero applicants, with the remainder of the energy modeling/analysis fee being paid for by the contractor or developer.
- Streamline Plan Review: We recommend that one to two Plan Review staff should allocate a small portion of their time to receive training about the Net Zero Stretch Code and related net zero building programs. In addition to staff time, \$1,200 could be allocated to pay for online training from net zero certification programs, such as International Living Future Institute, U.S. Green Building Council, etc. The streamlined process could take effect after this period of time. Creation of a Net Zero Help Desk could also help alleviate this issue.
- Net Zero Help Desk: This is a part-time position that could be incorporated into the job description for one to two Building Department staff.
- Allow Planning and Zoning Variances for Net Zero Buildings: The City and County should anticipate costs for a third-party consultant to propose these allowances into the land use and or AMPD codes.

- 1. Propose net zero incentive program concepts to Park City and Summit County Community Development teams. (Q3 2021)
- 2. Park City and Summit County engage a third-party consultant to evaluate and propose a "net zero bonus" code change similar to the effort that led to Park City's AMPD code change. (Q1 2022)
- 3. Draft zoning policy changes to allow net zero buildings to receive bonuses. (Q2 2022)
- 4. Present zoning policy changes to Park City and Summit County Planning Commissions. (Q3 2022)
- 5. Present net zero incentive program to Park City Council and Summit County Council as work session. (Q3 2022)
- 6. Park City and Summit County Councils adopt net zero incentive program. (Q4 2022)
- 7. Cross departmental teams support the implementation of the City's and County's Net Zero Stretch Code incentives (including application process, required documentation.) (Q4 2022)

GHG Emissions Impact	N/A. This strategy supports and enables GHG emission reductions from the Net Zero Stretch Code strategy.
Ability to Measure Progress	High.(Can track # of permits, # of new builds/rehabs that meet net zero, and calculate emissions avoided)
Cost to Implement (\$/year and FTE)	Varies. Building permit fee waiver could reduce revenues by \$35,000 - \$190,000 (see page 24). On call energy modeler/ analyst doesn't require city or county funding. 0.5-0.75 FTE for the Building Dept. as noted in the previous strategy could staff the Net Zero Help Desk
Anticpated Impact on Marginalized Communites	TBD. Bonus incentives should be offered for affordable housing developments.
Opportunity to Build on Existing Programs	High. See note from Net Zero Stretch Code



Strategic Actions for Finance

Capital is needed to finance building decarbonization projects and to manage decarbonization programs at the city and county levels. Three finance strategies are outlined below to advance building decarbonization projects and programs.

Finance Strategy #1 - Educate and Advocate for a Statewide Clean Energy Fund

About

Strategy: Develop a state-wide Clean Energy Fund to spur investment in clean energy solutions, including decarbonization and efficiency improvements to homes and buildings. This type of fund can accept both public and private capital. While not essential, state-level buy-in and enabling legislation will help ensure the success of this program. More than a dozen states already have similar funds that have generated over \$5.3 billion in clean energy investments since 2011, including \$1.5 billion in investments in 2019¹⁶ During the 2021 General Legislative Session, Utah lawmakers considered House Bill 263, Utah Clean Energy Fund.¹⁷The bill was held in a committee and will be reconsidered during the 2021 Interim Session which takes place between May and December 2021.

Outcome: A Clean Energy Fund that will attract both private and public capital to fund decarbonization projects, especially projects that may have difficulty attracting traditional capital. This Fund can be used to fund both new construction and retrofit projects at affordable interest rates. Further, the creation of a clean energy fund could also receive potential federal funding for clean technology and jobs.

Related Strategy: Time-of-Sale Home Energy Score Policy; Commercial and Multifamily Building Energy Performance Standard; Net Zero Stretch Code.

Strategy Leads & Outreach

Lead Implementer(s): The implementation and capitalization of this program is secondary to the passage of enabling legislation in Utah. Interested representatives from Park City and Summit County should partner with interested individuals and non-profit entities like Utah Clean Energy to build support for this legislation.

Supporting Implementer(s): TBD

Public outreach/education: The Park City Community Foundation Climate Fund generously funded a study by the Sorenson Impact Center of the David Eccles School of Business at the University of Utah¹⁸ which should be utilized in outreach and education to key decision-makers, industry leaders, and interested members of the public.

16 Coalition for Green Capital, <u>https://coalitionforgreencapital.com/wp-content/uploads/Accelerator-One-Pager-20.12.03.pdf</u>

17 See House Bill 263, Utah Clean Energy Fund (2021) <u>https://le.utah.gov/~2021/bills/static/HB0263.html</u>
18 See: Utah Clean Energy Fund - An Analysis of Viability and Economic Impact (February 2021): https://d7c50b97-c4ba-4182-85b9-

db32ff97187c.filesusr.com/ugd/1924a8_706b94ff1da94678991e6bdb1137d8e6.pdf

Program Resources

- Sorenson Impact Center study: <u>Utah Clean Energy Fund An Analysis of Viability and Economic Impact</u>! (February 2021)
- House Bill 263, Utah Clean Energy Fund (2021)

Potential Program Costs

Implementation of this strategy is not expected to impose costs on Park City Municipal or Summit County. The previously proposed Utah legislation (House Bill 263) requested \$500,000 per year for two years from the Utah Legislature for start-up costs and staffing. After two years, the administration of the fund should be self-supporting.

- 1. Park City leadership, Summit County leadership, and local stakeholders actively support Clean Energy Fund legislation during the Utah Legislature's 2021 Interim Session and 2022 General Session. (Q3 2021 - Q1 2022)
- 2. Clean Energy Fund legislation passed by Utah Legislature. (Q1 2022)
- 3. Park City and Summit County leadership provide guidance/support in setting up a statewide Clean Energy Fund (Q2 2022 Q4 2022)
- 4. When the fund is up and running, Park City and Summit County begin local promotion of the Clean Energy Fund as a resource to assist residents and businesses in paying for decarbonization activities.

GHG Emissions Impact	TBD; high potential
Ability to Measure Progress	High
Cost to Implement (\$/year and FTE)	\$0
Anticpated Impact on Marginalized Communites	The Clean Energy Fund legislation previously proposed required that investments prioritize equitable social justice outcomes.
Opportunity to Build on Existing Programs	High

Finance Strategy #2 - Promote C-PACE Financing

With C-PACE enacted by both Park City and Summit County governments, all eligible commercial building owners, developers, and mortgage holders should be made aware of C-PACE financing and its benefits.

About

Strategy: Commercial Property Assessed Clean Energy (C-PACE) is a financing tool for large building efficiency, clean energy, EV infrastructure, water conservation, and seismic upgrades. C-PACE was authorized through Utah Legislation in 2013 and both Park City and Summit County governments have authorized C-PACE financing across the City and County.

With C-PACE financing in place for both communities, the focus needs to be on increasing widespread awareness among current and prospective commercial and multifamily property owners and managers, and new developers of commercial and multifamily projects. Two sectors where C-PACE can be highly effective in the Park City and Summit County area are lodging/hospitality, and multi-family housing.

In Utah, C-PACE has been used more commonly in new construction projects. Currently, C-PACE financing is well-suited for larger projects generally \$1 million or larger.

Outcome: Commercial property owners and developers in Park City and Summit County have access to an innovative financing tool for large energy efficiency and renewable energy projects, seismic upgrades, water conservation, and electric vehicle charging infrastructure.

Related Strategy: Building Energy Performance Standard; Net Zero Stretch Code

Strategy Leads & Outreach

Lead Implementer(s): Sustainable Real Estate Solutions (SRS) Park City's and Summit County's C-PACE administrator

Supporting Implementer(s): Park City and Summit County Sustainability staff; Community/Economic Development, Planning Dept. and Building Departments; Park City Area Lodging Association

Public outreach/education: To promote and encourage widespread use of C-PACE financing, Park City and Summit County could work closely with the local C-PACE administrator to:

- Schedule C-PACE educational sessions for resorts, including dedicated outreach to the Park City Area Lodging Association, Park City Mountain Resort/Vail, The Canyons, and Deer Valley.
- Schedule educational sessions for owners and developers of multi-family housing developments.
- Host biannual workshops for developers and existing commercial and multifamily building owners. Workshops should be co-hosted by Sustainability, Planning, Building, Community Development Departments.
- Include links to Utah's C-PACE website on the Park City and Summit County Sustainability, Planning, Building, and Community Development department websites.
- Co-host and promote industry training sessions for commercial developers, owners, property/asset managers, and real estate professionals, including ULI Utah, BOMA Utah, CREW Utah, and CCIM.
- Educate local and regional banks and commercial lenders active in the Park City and Summit County markets about C-PACE financing.

Program Resources

• Utah - Commercial Property Assessed Clean Energy (C-PACE) website.

Potential Program Costs

There are no direct costs to Park City and Summit County for offering C-PACE financing in partnership with SRS. Administration of C-PACE by SRS is paid for by a fee equal to 3% of the loan amount not to exceed \$90,000 per project.

There are likely to be nominal costs in the form of several hours of staff time each year, from the Park City and Summit County attorney's offices to review C-PACE financing documents, and also the Park City and Summit County's Sustainability Departments and Economic Developments related to promoting and marketing C-PACE financing.

- 1. Explore how affordable multifamily housing developments might utilize C-PACE financing for rehabilitating older multi-family housing developments. (Q4 2021)
- 2. Host community-wide training for City and County staff from Building Departments, Planning Departments, Community and Economic Development Departments about C-PACE financing. (Q4 2021)
- 3. Host presentation/trainings for commercial and multifamily developers in Park City and Summit County about C-PACE as a tool to retrofit and build new net zero buildings. (Q1 2022)
- 4. Host presentations for area ski resorts, lodging/hospitality with the Park City Area Lodging Association about the C-PACE process and steps. (Q2 2022)

GHG Emissions Impact	High. Estimated energy savings and associated emissions reduced are commonly part of energy projects funded through C-PACE.
Ability to Measure Progress	High. Data is collected for each C-PACE project that shows estimated energy and carbon reductions.
Cost to Implement (\$/year and FTE)	Low.Nominal staff time to review C-PACE applications. Modest marketing costs to promote C-PACE through strategic education and training events. Most of this is handled by the private C-PACE administrator(s)
Anticpated Impact on Marginalized Communites	Multifamily affordable housing developments are eligible for C-PACE financing. Efforts must be made to preserve affordable rents after projects undergo energy improvements
Opportunity to Build on Existing Programs	High. Utah already has a C-PACE program and both Park City and Summit County Councils have authorized C-PACE financing.

Finance Strategy #3 - Allocate a Portion of Park City's Municipal Energy Tax/Franchise Tax Revenue to Support Program Implementation

The successful implementation of impactful local government programs requires ongoing funding. One possible source of revenue for municipalities in Utah is the Municipal Energy Sales and Use Tax .

About

Strategy: In addition to including implementation costs for strategies in this plan within future Park City budget proposals, Park City staff could consider allocating a portion of Park City's Municipal Energy Sales and Use Tax (MET)/Franchise Tax revenue to support the implementation of building decarbonization strategies included in this plan. Note: only municipalities in Utah are allowed to collect MET so this strategy does not apply to Summit County.

Implementation of this strategy is heavily impacted by anticipated lower city revenues as a result of the global Covid-19 pandemic. The timing of when this strategy can be implemented is contingent on the economic recovery and Park City's resulting MET revenues.

Outcome: Park City is positioned to implement priority building decarbonization actions, such as hiring program implementers, marketing/promotion of programs, and possibly providing direct support to incomeeligible residents for certain energy-saving programs. For example, Park City could pay for home energy assessments required through the Time-of-Listing Home Energy Score program for income-eligible residents for whom the energy assessment cost imposes a financial hardship.

Related Strategy: Time-of-Listing Home Energy Score Program, Building Energy Performance Standard, Net Zero Stretch Code Incentive Program, Green Building Recognition Program.

Strategy Leads & Outreach

Lead Implementer(s): Park City Municipal staff including Sustainability, Budget, and Legal.

Supporting Implementer(s): TBD

Public outreach/education: TBD

Program Resources

TBD

Potential Program Costs

TBD

- 1. Determine if Park City can change the allocation of revenues collected through its Municipal Energy Tax collection (Q3 2021)
- 2. Determine how much revenue the City collects annually (Q4 2021)
- 3. Determine costs for implementing building decarbonization programs (Q4 2021)
- 4. Review possible restructuring of current MET allocation (Q1 2022)
- 5. Incorporate changes into Park City's municipal budget to allocate these revenues or a portion of the revenues to support building decarbonization program implementation (Q2 2022)

GHG Emissions Impact	N/A. This is an enabling strategy that supports implementation of other strategies.
Ability to Measure Progress	High. Progress toward achieving this strategy can be measured by tracking new budgets for decarbonization project implementation.
Cost to Implement (\$/year and FTE)	Medium. Additional staff time required to administer allocation of MET for decarbonization projects.
Anticpated Impact on Marginalized Communites	Funding should be directed to ensure housing affordability.
Opportunity to Build on Existing Programs	High. Park City already collects MET funds.



Community & Business Engagement & Empowerment

The following strategies provide opportunities to engage and empower local residents and businesses to! play a critical role in reducing emissions from buildings on a community level. Ranging from recognition of! successful decarbonization projects, or a local business certification program, to equipping underserved! community members with low-cost/no-cost home efficiency resources, the community-focused strategies! provide a pathway for coordinated community implementation.

Community & Business Engagement & Empowerment Strategy #1 - Certification and Recognition Program for Decarbonization Leadership

For rapid decarbonization efforts to come to fruition by 2030, buy-in from local businesses and residents is! paramount. The Community & Business Engagement & Empowerment workgroup within the Community! Advisory Committee strongly recommended developing a certification and recognition program to equip! businesses and residents with cost-effective resources and solutions to quickly decarbonize their buildings! and organize a structure to recognize and to celebrate their successes publcly.

About

Strategy: Empower and recognize local businesses, homeowner associations, property management! companies, builders, developers, and realtors for reducing emissions and decarbonizing homes, rentals, and! commercial buildings to support sustainable tourism and local economic development. The certification! program provides a business case for a wide array of efficiency, clean energy, electrification, and water! conservation actions for both building owners and business tenants. Partially modeled off the successful! green business certification programs in Denver, Colorado (*Certifiably Green Denver*) and Sedona, Arizona! (*Sustainability Alliance Business Certification*), a small group of MBA students at the University of Utah!helped develop the structure and criteria for the sustainable business portion of the local recognition!program for Park City and Summit County.

The program will provide guidance and recognition for both tenants and building owners in Park City and! Summit County to increase the energy efficiency of and reduce emissions from homes and buildings. The! program will complement Recycle Utah's Green Business Program, which empowers local businesses to! increase their environmental stewardship. The program also complements previously presented strategies! by adding positive public recognition for positive Home Energy Scores, commercial or multifamily buildings! with high ENERGY STAR Scores, and new construction projects that achieve net zero energy status.

Outcome: A certification and recognition program that verifies and publicly celebrates businesses and! building owners for successfully implementing decarbonization projects in commercial and residential! buildings across the community.

Related Strategies: This strategy provides complementary public recognition for other strategies proposed! in this Action Plan, including homes that receive positive Home Energy Scores through the Time-of-Listing! Home Energy Scoring program, buildings that receive positive energy performance scores through the! Building Energy Performance Standard, and new net zero homes and buildings that are built using the Net! Zero Stretch Code.

Strategy Leads & Outreach

Lead Implementer(s): Entity awarded through a local government RFP process.

Supporting Implementer(s): Park City Municipal, Summit County, Utah Clean Energy, Recycle Utah, Park City Chamber of Commerce, Park City Community Foundation, Community Advisory Committee stakeholders.

Public outreach/education: The following programs and organizations should be involved in promoting and providing public outreach about the certification and recognition program: Summit Community Power Works, Utah Clean Energy, Recycle Utah, Park City Chamber, Park City Community Foundation, Utah Sustainable Business Coalition, Utah Climate Action Network, homeowners associations, Park City Board of Realtors, Home Energy Score raters, building owner and property manager organizations, Park City Area Home Builders Association, and Community Advisory Committee stakeholders.

Program Resources

- The branding, structure, and certification checklist were partially developed by a group of MBA students! from the University of Utah and members of the Community Advisory Committee. Resources developed! by MBA students can be <u>found here.</u>
- Utah Sustainable Business Coalition.
- Summit Community Power Works (SCPW) Challenge platform (available in English and Spanish).

Potential Program Costs

\$50,000 – \$75,000 per year for staff, outreach, collateral, website, support, verification process, media, etc.

Action Steps & Timeline

- Clearly differentiate certifications between building owners and tenants. (Q3 2021)
- Finalize tenant and building owner certification actions per business-type category. (Q3 2021)
- Coordinate additional informational interviews with local businesses to secure program feedback and buy-in. (Q3 - 2021)
- Finalize branding and business benefits materials. (Q3 2021)
- Issue RFP for a local entity to implement and manage the program (Q3/Q4 2021)
- Program to be launched in Q4 2021/Q1 2022.
- Coordinate and host a celebratory 1-year anniversary event of the Business Certification Program Launch. (Q4 2022)

Example Recognition Categories:

- For existing homes: Home Energy Score of 8, 9, or 10 or HERS Rating of 60 or below. Existing Homes!can also receive recognition for completing action within the <u>SCPW Challenge platform</u>.
- For existing commercial/multifamily buildings: ENERGY STAR Certified.
- For new homes: Homes that a achieve net zero certification through the Net Zero Stretch Code program.!
- For new commercial/multifamily buildings: Buildings that achieve a net zero certification through the!Net Zero Stretch Code program.
- For realtors: Residential realtors with Eco Broker or NAR Green Realtor designation.
- For property managers: 50% of more of the properties they manage meet a specific "decarbonization! standard". Checklist for HOAs, property managers, and businesses to reduce emissions and!decarbonize residential and commercial buildings.

GHG Emissions Impact	Medium - High. Depending on the amount of businesses participating, the certification program verifies the energy improvements and electrification activities of all participating businesses.
Ability to Measure Progress	High. Program participants will share their progress on an annual basis using the program checklist criteria and/or certification programs listed above.
Cost to Implement (\$/year and FTE)	Medium. \$50,000 - \$75,000 for program administration, business recruitment, event coordination, and program verification.
Anticpated Impact on Marginalized Communites	Emission reductions and decarbonization efforts from the business community will reduce vulnerabilities posed to underrepresented community members.
Opportunity to Build on Existing Programs	High. National certification programs will be available for participants. The program will incorporate and complement local policies and programs listed within this Strategic Plan and SCPW.



Community & Business Engagement & Empowerment Strategy #2 - Equitable Outcomes within Building and Community Decarbonization Efforts

Utah Clean Energy and Park City Sustainability partnered with Holy Cross Ministries, Mountainlands Community Housing Trust, and Park City Community Foundation to distribute community questionnaires and host community listening sessions during the strategy development phase of this initiative. The intentions behind issuing questionnaires and facilitating community listening sessions (held in both English & Spanish) was to increase awareness of the Strategic Plan, share available energy efficiency and electrification incentives and resources, address potential burdens to low-income and underrepresented households, and incorporate feedback from participants within our strategies regarding the challenges associated with affordable housing, unsuitable and unsafe housing conditions, energy inefficiency, and high energy costs. Community participants shared concerning anecdotes about the energy-inefficient conditions and challenges of their rentals and homes.

The feedback secured through the community engagement campaigns organized by the Community and Business Empowerment Workgroup will be communicated to local policymakers. It is critical for local policymakers to have a greater awareness of the challenges and conditions facing underserved and low-income residents and more importantly, how our strategies can help resolve high energy costs and lower standards of living for the most vulnerable residents in the local community.

About

Strategy: Equitable Outcomes with Building & Community Decarbonization Efforts.

The primary goals of this initiative include reducing environmental inequity, identifying inequities within the community, and developing a community-driven strategic plan focused on the built environment, which aims to ameliorate the inequities found within the community.

Underrepresented and low-income communities are disproportionately impacted by climate change impacts. Additionally, climate mitigation and adaptation policies and strategies are often implemented without understanding how climate change, high energy costs, and unaffordable housing negatively impacts local residents who suffer from inequalities, including communities of color.

Identifying and producing equitable outcomes as a result of our community-driven strategic plan is a top priority. Our community stakeholder sessions with underrepresented community members have exposed the unsafe, uncomfortable, and energy-intensive housing conditions in the Park City and Summit County area.

We seek to equip the Summit County and Park City communities with the necessary low-cost/no-cost efficiency measures and resources to cut energy costs and reduce greenhouse gas emissions (e.g. incentives and rebates for energy efficiency, renewable energy, and electrification). The leadership team has received over 200 responses through its online questionnaire (offered in both English and Spanish) to identify energy performance and local housing needs for residents.

Local leaders and partners hosted two virtual community workshops/listening sessions (in both English and Spanish) in April and May 2021 to solicit feedback and perspectives from underrepresented community members regarding current climate impacts, energy costs/challenges, housing, barriers to entry, and potential mitigation and adaptation solutions and actions. It is imperative to incorporate feedback and information gathered from our community outreach efforts to build better policies and programs to support affordable, energy efficient housing.

Outcome: Advance equitable outcomes and increased engagement in partnership with local underrepresented and low-income communities.

Related Strategy: Residential Rental Licensing & Energy Transparency Policy.

Strategy Leads & Outreach

Lead Implementer(s): Park City Municipal, Summit County.

Supporting Implementer(s): Park City Affordable Housing Department, Holy Cross Ministries, Mountainlands Community Housing Trust, Utah Clean Energy, Park City Community Foundation, Christian Center.

Program Resources

- SCPW Challenge platform (available in English and Spanish).!
- Utah's Renter's Energy Efficiency Guide.

Potential Program Costs

\$10,000 - \$25,000 for community programming staff for partnership building, event coordination, and low-cost/no-cost home energy opportunities .

- Incorporate community feedback and equitable efficiency and decarbonization opportunities/resources within affordable housing policies, specifically Retrofit strategies #2 and #3. (Q2/Q3 2021)
- Incorporate community feedback into our Strategic Action Plan and policies. (Q2 2021)
- Develop enduring partnerships with local entities and leaders representing underserved communities. (Q3/Q4 2021)

GHG Emissions Impact	Low-Medium. Under-represented community members are the most vulnerable to climate impacts while having a relatively low GHG emission footprint.
Ability to Measure Progress	Low-Medium. Sharing utility incentives and energy resources on a routine basis with community leaders. Encouraging new households to join the SCPW Challenge Platform.
Cost to Implement (\$/year and FTE)	Low-Medium. \$10,000 - \$25,000 for community programming staff to coordinate community partnership building, events, and resource distribution.
Anticpated Impact on Marginalized Communites	Building new and leveraging existing partnerships with trusted community leaders to ensure local building decarbonization strategies incorporate equitable outcomes and avoid creating inequitable burdens.
Opportunity to Build on Existing Programs	Medium. Residential Rental Licensing and Energy Transparency Policy inform renters of energy costs and hold property owners accountable for energy improvements for prospective renters.

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