



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

Rely on us.

TO: Commissioners Helgeson, Brown, Mital, Simpson, and Carlson
FROM: Erin Erben, Chief Customer Officer; Monica Shovlin, Communications, Marketing & Research Supervisor; and Jennifer Connors, Communications Specialist
DATE: May 26, 2017
SUBJECT: Community Investment Report for Q1 2017
OBJECTIVE: Information Only

Issue

The Board requested that management provide a quarterly report of donations, sponsorships and grants made under EWEB's Community Investment Program. Guidelines are in place to ensure consistency and transparency for how we invest our customers' dollars for the betterment and well-being of the community we serve. The attached spreadsheet lists sponsorships, donations, grants, event participation and other contributions for Q1 2017, categorized by interest area and type of giving.

Background

EWEB's Community Investment Program includes mandated investments, fundraising activities, employee volunteerism, community service projects, events, sponsorships and donations. The vast majority of EWEB giving is either mandated (by our charter, FERC license agreements, etc.) or Board-directed (Education Grants, Limited Income Program, etc.). A small annual budget is allocated for "discretionary" giving. Community requests are vetted against EWEB's Investment Priorities to ensure donations align with the utility's mission and goals. Investment Priorities are: (1) People, (2) Economic and Workforce Development, and (3) Environment.

The Community Investment Strategy aims to achieve the greatest possible value to the community within the resources authorized by the Board through the annual budgeting process.

Discussion

In March 2017, General Manager Frank Lawson directed staff to put a hold on all discretionary giving, pending guidance from the Board and a new strategic plan.

Recommendation/Requested Board Action

None at this time. This information is provided for informational purposes only.

Community Investment Q1 2017

Agency	Event/Description	Payment date	Event date	Amount	Investment area	Category	Notes/Metrics/Results
St. Vincent de Paul	Egan Warming Centers	1/17	N/A	\$3,000	PEOPLE: Safety Net	Discretionary	28 activations so far in 2017 (compared to 12 in 2016) Appreciation from Paul Neville, Director SvDP: “EWEB’s gift helped churches keep their doors open and shelter spaces warm during a long, cold winter. We were able to shelter a record number of men and women and, no doubt, save lives in process.”
St. Vincent de Paul	Diaper & Coat Drive/First Place Family Center	1/17	2016	\$2,000	PEOPLE: Safety Net	Discretionary	2016 request, paid in 2017 Appreciation from Terry McDonald, executive director SvDP: “We are grateful to EWEB for its donation and matching funds challenge. Many of us take necessities like coats and diapers for granted, but EWEB’s gift – and the gifts of those SVDP donors who provided matching funds – will be greatly appreciated by the families at First Place who often struggle to buy such items.”
Blacks in Government	Black History Month Dinner - Table sponsorship	1/17	2/17	\$600	PEOPLE: Diversity/Equity	Discretionary	EWEB attendance = 2 EES + 1 Commissioner
Community Supported Shelters	General Fund assistance	1/17	N/A	\$2,500	PEOPLE: Safety Net	Discretionary	Provide 1 month bus pass + replace lost state ID card and birth cert for 13 people
N/A (David Schrock)	Donation to family of deceased lineman	1/17	N/A	\$1,000	PEOPLE: Safety Net	Discretionary	Approved by GM and paid from GM budget
Eugene, Springfield, Bethel and McKenzie School Districts	½ annual grant payments	1/17	N/A	\$196,000	ECONOMIC/WKFC DEVLOPMNT: Education	Board Directed	
Zonta Eugene/Spqfld	Donation annual lunch	2/17	2/17	\$200	PEOPLE: Diversity/Equity	Discretionary	8 EWEB employees attended
Bags of Love	Donation	2/17	N/A	\$1,000	PEOPLE: Safety Net	Discretionary	EWEB donated \$1,000 (enough to provide bags to 5-6 children) plus an employee donation drive collected 115 pounds of “love”
NAACP	2017 Freedom Fund	2/17	3/17	\$750	PEOPLE: Diversity/Equity	Discretionary	EWEB attendance = 2 EES + 1 Comm
Encircle Films	UPRIVER film screening	2/17	4/17	\$300	ENVIRONMENT: Water Quality/ Reliability	Discretionary	From event organizer: “The event was extremely successful. We had a sell-out crowd of 118 attendees. The discussion was warm and

Agency	Event/Description	Payment date	Event date	Amount	Investment area	Category	Notes/Metrics/Results
							informative and people were very interested in what the panel members had to say. EWEB was highly praised for their Willamette River conservation efforts.”
Local Food Connect	Annual event	2/17	3/17	\$4,000	ENVIRONMENT: Water Quality/ Reliability	Discretionary	185 farmers, buyers and distributors attended
South Eugene HS	Robotics Challenge	2/17	4/17	\$1,000	ECONOMIC/WKFC DEVELOPMENT: Education	Discretionary	
4J School District	Solar Challenge	2/17	6/17	\$19,655	ECONOMIC/WKFC DEVELOPMENT: Education	Discretionary	TBD
Willamette High School	Electrathon Blast	2/17	3/17	\$1,000	ECONOMIC/WKFC DEVELOPMENT: Education	Discretionary	Social media reached 1,539 people
Shelter Care	50% of costs to repair HVAC system	3/17	N/A	\$3,677	PEOPLE: Safety Net	Discretionary	Contributed from Energy Efficiency Incentives
Eugene Marathon	2016 Sustainable water bottles	3/17	2016	\$3,000	ENVIRONMENT: Water Quality/ Reliability	Discretionary	2016 request, paid in 2017. 5,400 participants received EWEB branded water-bottles
Eugene Marathon	2017 Sustainable water bottles	3/17	5/17	\$1,500	ENVIRONMENT: Water Quality/ Reliability	Discretionary	Awaiting donation report
McKenzie River Trust	McKenzie Memories	3/17	4/17	\$2,500	ENVIRONMENT: Water Quality/ Reliability	Discretionary	
McKenzie River Trust	Living River Celebration	3/17	6/17	\$4,500	ENVIRONMENT: Water Quality/ Reliability	Discretionary	TBD
BRING Recycling	Sponsorship of BRING Home & Garden Tour	3/17	9/17	\$6,168	ENVIRONMENT: Energy Efficiency/ Renewable	Discretionary	TBD
Q1 TOTAL				\$254,350			

Upcoming and/or committed

Agency	Event/description	Payment date	Event date	Amount	Investment area	Category	Notes/Metrics/Results
Willamette High School	Requested two wood poles to line shot-put area	N/A	4/17	N/A	ECONOMIC/WKFC DEVELOPMNT: Education	Discretionary	Electric Operations donated used poles
Butte to Butte	Sponsorship	N/A	7/17	N/A	ENVIRONMENT: Water Quality/Reliability	Discretionary	Water stations
Run to Stay Warm	Platinum (Presenting) sponsorship	TBD	11/17	\$5,000	PEOPLE: Safety Net	Discretionary	
Eugene, Springfield, Bethel and McKenzie School Districts	½ annual grant payments	7/17	N/A	\$196,000	ECONOMIC/WKFC DEVELOPMNT: Education	Board Directed	
Lane Community College	Annual grant payment	7/17	N/A	\$70,000	ECONOMIC/WKFC DEVELOPMNT: Education	Board Directed	
City of Eugene General Fund	CILT	TBD	N/A	TBD	REQUIRED	Mandated	(2016 = \$12.6 million)
City of Springfield	CILT	TBD	N/A	TBD	REQUIRED	Mandated	(2016 = \$591K)
American Red Cross	Donation from sale of emergency water containers	TBD	N/A	TBD	PEOPLE: Emergency Preparedness	Discretionary	(2016 = \$32K)
McKenzie Watershed Council	Donation	9/17	N/A	\$18,000	ENVIRONMENT: Water Quality/Reliability	Discretionary	
McKenzie River Trust	Homewaters Campaign (Finn Rock)	TBD	N/A	\$500,000	ENVIRONMENT: Water Quality/Reliability	Board Directed	
EWEB Limited Income Weatherization Services	Limited Income Weatherization Services	Ongoing	N/A	\$835,000	REQUIRED	Mandated	
EWEB Limited Income Bill Assistance	Limited Income Bill Assistance	Ongoing	N/A	\$1.5 M	PEOPLE: Safety Net	Board Directed	

Requests on-hold pending direction from GM/Board

1. Habitat for Humanity: Request for \$5,000 house-building sponsorship
2. Catholic Community Services: Request for \$250 sponsorship of annual fundraising breakfast



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

Rely on us.

TO: Commissioners Helgeson, Brown, Mital, Simpson and Carlson
FROM: Rod Price, Engineering Manager, and Jared G. Rubin, Project Manager
DATE: June 6, 2017
SUBJECT: Environmental Remediation of HQ Surplus Property
OBJECTIVE: Information Only

Issue

The Purchase and Sale Agreement (PSA) between EWEB and the City's Urban Renewal Agency (Agency) was signed on April 10, 2017. Section 7.4 of the PSA states that prior to closing, EWEB shall obtain a No Further Action (NFA) determination from the Oregon Department of Environmental Quality (DEQ). The PSA further states that the Agency's satisfaction with the terms of the NFA letter will be a condition of the Agency's obligation to close on EWEB's HQ/Surplus Property (the Property). The purpose of this Backgrounder is to update the Board on the status of the remedial activities at the Property and the expected terms of the DEQ's NFA determination.

Background

The Property has been used for a variety of industrial activities since at least 1885 and has been home to woolen mills, a flour mill, a furniture manufacturer, a vehicle service and repair operation and wood products manufacturing. EWEB's operations at the Property began in 1911 with the construction of the Eugene Water Board's pumping and filtration plant. Given the history of industrial uses at the Property, there has been a concern for how contamination could potentially impact the Property's sale and eventual redevelopment.

Since 2012, multiple phases of environmental investigation and cleanup have been completed at the Property and documented in various environmental reports. Most significantly, comprehensive Phase I and Phase II Environmental Site Assessments (ESAs) were conducted in 2014-2015. The majority of this work was funded by a US Environmental Protection Agency (EPA) Brownfield grant awarded to a Coalition comprised of the Cities of Eugene and Springfield, and Lane County. The Phase II and Supplemental investigations allowed EWEB to develop a robust dataset describing the environmental conditions across the entire Property. The historic Manufactured Gas Plant (MGP), located east of the Willamette Substation, was not assessed during the ESAs as it is not included in the surplus property to be sold to the City. The cleanup of the MGP site is being handled through an independent cleanup process, under the supervision of the DEQ, and will most likely be completed in 2018.

Discussion

The sampling conducted during the Phase II ESA investigations indicated that there were five

discrete areas on the Property where contaminant levels exceeded the applicable risk-based concentration (RBC) for the protection of anticipated future occupants of the Property. The five areas included:

- an area south of the former EWEB Credit Union building where arsenic levels exceeded background (note that this contamination was not associated with EWEB operations);
- an area in the southeastern corner of the Property where a former substation was located and elevated polychlorinated biphenyls (PCBs) were found;
- a small area east of the Steam Plant where elevated polynuclear aromatic hydrocarbons (PAHs) were detected;
- and two areas north of the Steam Plant and the Willamette Substation (adjacent to the bike path) where elevated polynuclear aromatic hydrocarbons (PAHs) were detected.

The impact in these areas was delineated and the soils with the elevated contaminant levels were excavated and disposed of at certified landfills. Approximately 570 tons of soil were excavated and removed off-site pursuant to EPA/DEQ rules between November 2016 and March 2017. The removal and transport of this material was performed by EWEB's Water Construction crews in an attempt to complete the remedial activities in a cost effective manner. Confirmation samples were collected from the five areas after the removal actions were completed. The results were below the applicable RBCs indicating that the contamination in these areas had been successfully mitigated.

The environmental sampling conducted to date also demonstrates that shallow soils (0-3 feet) across the entire Property contain low levels of PAH contamination in excess of the DEQ's clean fill screening levels. PAHs are byproducts of incomplete combustion and are commonly found in shallow soils in urban and industrial areas. These soils do not require remediation as they do not pose a risk to human health given the planned future use of the site. However, these soils must be classified as solid waste and managed as such during future redevelopment of the Property. The soils can be re-used on the property, but if they are to be removed, they must be sent to a certified landfill as they do not qualify as clean fill. A Contaminated Media Management Plan (CMMP) has been developed to provide Property-specific information and guidance pertaining to the control and management of residual contaminated soil that may be encountered during redevelopment activities.

EWEB has yet to receive a draft of the DEQ's NFA. However, all indications are that the DEQ is comfortable with the nature and extent of the remediation that has been conducted to date and that no further remediation will be required. Institutional controls, such as an easement and equitable servitude, will be required to ensure that the redevelopment that occurs is consistent with the dense urban residential land use described in Chapter 9.3130 of the City of Eugene Code pertaining to the Downtown Riverfront Special Area Zone. Developers will also need to abide by the approved CMMP, to ensure that human health and the environment are protected during construction activities related to redevelopment. The developers must also develop and implement a site-specific Health and Safety Plan to ensure compliance with all applicable worker protection regulatory requirements.

The DEQ is expected to initiate a public comment period in June to answer questions and take comments on their NFA determination. EWEB and the DEQ will host a Public Meeting on the evening of Tuesday, June 13th at 6:00 pm in EWEB's North Building to discuss this project.

Requested Board Action

No action requested. This memo is for Board information only.



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

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TO: Commissioners Helgeson, Brown, Mital, Simpson and Carlson
FROM: Greg Brownell, Portfolio Management and Pricing Supervisor, and Catherine Gray,
Senior Energy Resource Analyst
DATE: May 25, 2017
SUBJECT: EWEB's 2016 Oregon Renewable Portfolio Standard Compliance Report
OBJECTIVE: Information Only

Issue

In accordance with the Oregon Renewable Portfolio Standard (RPS), EWEB's 2016 RPS Compliance report is attached for Board review.

Background

The Oregon Renewable Energy Act of 2007 established a Renewable Portfolio Standard (RPS) for all Oregon electric utilities. The statute applicable to EWEB that governs compliance reporting, ORS 469A.170, states "A consumer-owned utility shall make the report to the members or customers of the utility" by June 1 of each year. Each year EWEB has met the reporting requirements of this standard by providing a detailed report to its governing Board and posting a copy on the website for customers.

Recommendation and Requested Board Action

This item is information only and accordingly there is no requested Board action.

Attachments

The 2016 compliance report is attached. This report will also be posted on EWEB's website on June 1 at the following location: <http://www.eweb.org/rps>

Eugene Water Electric Board
Oregon Renewable Portfolio Standard
2016 Compliance Report

June 1, 2017

Introduction

In 2007 Oregon enacted Senate Bill 838, the Oregon Renewable Energy Act (Act), which created a Renewable Portfolio Standard (RPS) that all Oregon electric utilities must follow. The purpose of the RPS is to decrease Oregon utilities reliance on fossil fuels for electric generation and increase their use of renewable energy sources.

The Act established standards for Oregon's electric utilities requiring that a percentage of their annual sales must come from qualifying renewable resources beginning in 2011. The exact percentage requirement and the year the requirement begins differs for large and small electric utilities, which are shown in Figure 1. The size of the utility is a percentage of Oregon's total retail electric sales in the year. EWEB is the only Consumer Owned Utility (COU) classified as a large electric utility, along with PacifiCorp and Portland General Electric. All of Oregon's other COUs are classified as small electric utilities, which under the Act do not have compliance obligations until 2025.¹

Figure 1. Annual percentage target of qualifying electricity by year

	Utility Size	2011	2015	2020	2025
Large Utilities	3% or more	5%	15%	20%	25%
Smaller Utilities	From 1.5% to 3%				10%
Smallest Utilities	Under 1.5%				5%

The Oregon Public Utilities Commission (PUC) oversees Investor Owned Utilities (IOU) reporting and compliance with the RPS. Because the PUC does not generally regulate Oregon COUs, the statute governing compliance reports, ORS 469A.170, states "A consumer-owned utility shall make the report to the members or customers of the utility." EWEB's longer term compliance strategy is addressed in its Integrated Electric Resource Plan (IERP) which is updated every 5 years or as determined by the board of commissioners.

The Act also defines which types of renewable generation are considered qualifying electricity. In general, qualifying renewable resources must have an on-line date of January 1, 1995 or later, with some exceptions.²

In recognition of the low-emission resources already existing in the region and other reasonable barriers to compliance, there are four exemptions in the Act that allow utilities to reduce the annual compliance target. These exempt utilities from taking actions for compliance that:

- Would cause the utility to spend over 4 percent of annual costs to comply with RPS
- Force Consumer Owned Utilities (COU) to replace Bonneville Power Administration (BPA) Tier 1 power with new renewable electricity
- Force a utility to acquire resources in excess of their load requirement
- Force a utility to replace older renewable or non-fossil fuel generation (i.e. legacy hydroelectric projects) with new renewable generation

¹ For additional information on the Oregon RPS see [State of Oregon: Energy in Oregon - Renewable Portfolio Standard](#)

² See link for a list of conditions under which pre-1995 resources that eligible to produce qualifying electricity, <https://olis.leg.state.or.us/liz/2016R1/Downloads/MeasureDocument/SB1547/Enrolled>
A later amendment to the RPS allows for pre-1995 woody biomass to qualify, but the RECs will not be eligible for use in compliance until 2026.

Currently, the vast majority of EWEB's resources are from BPA Tier 1 resources and EWEB owned or contracted legacy hydro. It is EWEB's interpretation that these resources can be used towards the exemption.

The Act also requires Oregon utilities to offer customers the option to elect a green power rate. EWEB's Greenpower program, implemented prior to the passage of the Act, is an example of such a voluntary retail green power rate.

RPS Compliance rules

The RPS requires that utilities include a percentage of electricity generated from qualifying renewable energy sources in their portfolio of power sold to retail customers. Measurement of compliance is based on annual megawatt hours (MWh) of retail sales and qualifying generation.

Per rules adopted by the Oregon Department of Energy, qualifying generation volumes are based on values recorded and reported to the Western Renewable Energy Generation Information System (WREGIS). WREGIS is a large database that receives monthly generation volumes of renewable generation and serves as the regional system of record to issue, monitor, account for or transfer Renewable Energy Certificates (REC). Each MWh of renewable generation equals one REC. Each REC has a unique identification number that indicates the generation project and the month the electricity was generated. The purpose of this system is to ensure that renewable generation and its associated REC are not used to meet the requirements of more than one program.

The compliance target for EWEB in 2016 is 15 percent of retail sales, subject to the four exemptions that can reduce the compliance target. Compliance is demonstrated by retiring a quantity of WREGIS RECs equal to the compliance target. Once a REC is retired in WREGIS it is no longer available to be used in any other program. However, as long as a REC has not been retired it can be retained or banked for a future use such as compliance, a voluntary program, or sold to another entity.

Under EWEB's interpretation, two exemptions significantly reduce EWEB's current and projected compliance targets. The first exemption releases EWEB from reducing purchases of BPA Tier 1 energy in order to take in qualifying electricity. The second exemption releases EWEB from replacing energy produced by non-fossil resources (such as our legacy hydro) with qualifying electricity.

EWEB's understanding of the policy rationale for these exemptions is that the intent of the RPS is to displace fossil fuels, not to require EWEB to replace energy from our existing legacy hydro projects with other renewable energy resources. The Act strikes a balance in doing no harm to the many legacy hydro projects in the Northwest while disqualifying them from creating RECs. For the purposes of calculating its hydro exemption, EWEB excludes renewable portions of BPA Tier 1 generation volumes. These renewable portions include energy that generated RECs through hydro efficiency upgrades and the contribution of existing BPA renewable resources.

EWEB's generation portfolio is overwhelmingly supplied from BPA Tier 1 power and our legacy hydro generation. Under Oregon's RPS rules, if exempt generation in 2016 exceeds 85 percent of total retail sales then EWEB can reduce the 15 percent compliance target by the amount the

exempt generation exceeds 85 percent. If exempt generation exceeds 100 percent of total retail sales then EWEB can reduce its compliance target to zero.

2016 Oregon Renewable Energy Act and RPS Compliance Information

RPS compliance is measured in annual MWh. Figure 2 contains annual MWh information used to calculate EWEB's RPS compliance.

Figure 2. EWEB 2016 RPS Compliance Obligation Calculation

Category	MWh
Sales to Customers	2,370,401
RPS Target	15%
RPS obligation BEFORE exemption	355,560
Exempt resources	
BPA Tier 1 net purchases	2,325,159
Mid-C hydro (contract)	14,440
EWEB hydro (owned)	557,771
Total Exempt Resources	2,897,370
Fraction of retail sales from exempt resources	122%
RPS obligations AFTER exemption	0

EWEB interprets the exemptions reflected in the table to mean EWEB does not have any RPS compliance obligation in 2016; however, EWEB did retire a number of RECs to satisfy the portion of the Act that refers to voluntary renewable purchases by EWEB customers under the Greenpower program. Surplus RECs will be banked for future use or sold.

The Greenpower program allows customers the choice to voluntarily pay an additional one cent per kWh which contributes to the development and use of renewable energy. Just as RECs are retired to satisfy any obligations under the mandatory RPS, RECs are also retired to match the volume of sales under EWEB's voluntary retail Greenpower program, with one REC retired for every MWh of program sales.

In 2016, sales to EWEB customers under the Greenpower totaled 26,359 MWh. EWEB has retired this amount of RECs from our available portfolio. For additional information on EWEB's Greenpower program please see [Greenpower | EWEB](#).

EWEB will publish the 2017 compliance report by June 1st of 2018.



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

Rely on us.

TO: Commissioners Helgeson, Brown, Mital, Simpson and Carlson
FROM: Erin Erben, Chief Customer Officer; Kathy Grey, Customer Solutions Supervisor;
and Matthew Lutter, Customer Solutions Specialist III
DATE: May 22, 2017
SUBJECT: Rental Housing Update
OBJECTIVE: Information only

Issue

The purpose of this backgrounder is to provide an update on recent Customer Solutions department activities in the rental housing sector.

Background

Rental housing units often are occupied by limited income customers and are a dynamic sector within the housing market. When residential properties change ownership, a rental may become owner-occupied and a previously owner-occupied residence may become a rental. EWEB's Customer Solutions department, formerly known as Energy Management Services, has worked for the past decade to better understand rental property owners' willingness and motivation to invest in efficiency improvements that help occupants to reduce their utility bills.

EWEB has analyzed this market thoroughly. Our analyses have included cross-referencing EWEB historical residential conservation program data with the City of Eugene (CoE)'s rental housing records, obtaining owner contact information, conducting focus groups comprised of landlords and property managers, constructing contact and communications plans based on that information, evaluating development of landlord-tenant split incentive (Tariff Based) models, and monitoring trends of Property Assessment Clean Energy (PACE) programs nationwide. (See archived board correspondence of November 2011, April 2012, April 2013, January and February 2014 for details.)

Current Projects Discussion

In academic year 2016-17, the University of Oregon's Office of Sustainability, EWEB, and the CoE partnered on a project to train students to deliver Home Energy Scores (HESs) to rental property occupants and owners in EWEB service territory. EWEB's Customer Solutions department is providing limited funding, use of equipment and facilities, and in-kind services. EWEB staff time to train, oversee, review and verify HESs conducted by students has been significant initially but is decreasing. However, we can assume student turnover almost every academic year and the need for EWEB staff to train new student assessors if EWEB leadership is interested in continuing this partnership.

Since January 1, 2017, more than 300 applications for HESs have been received, mostly from tenants. 215 rentals have received home energy assessments, and 142 HES reports have been sent to

rental owners. The average score has been four out of 10, where 10 is the most energy efficient. Homes with zonal electric heat have tended to score in the one to three range, and homes with a heat pump or gas furnace have tended to score in the four to eight range. 15 owners have taken actions to invest in suggested upgrades, or about 10%. Some are converting their rentals from non-electric heat to an electric heat pump.

Next steps for this project are to continue to work with partners to:

- Offer and conduct the HES program
- Establish where and how the energy information can be made available to prospective tenants
- Evaluate and refine score delivery and effectiveness to motivate owners to take action
- Explore methodology that allows scoring of multifamily housing.

When they receive a Home Energy Score report, property owners are informed that they will be invited to publish the home energy information with EWEB in the near future. Publication of these scores gives property owners who have made or will make improvements an opportunity to promote their properties to prospective tenants, and gives prospective tenants a tool to compare properties by cost to rent and potential energy costs. EWEB is meeting with the CoE later this month to look at several hosted platforms for publishing HES data.

During this same period, EWEB engaged the University of Oregon's Business Consulting Group (OBCG) to take another look at the remaining rental housing stock and provide EWEB with an update on the number of rental properties that can still realize value from energy efficient measures¹. Using an elimination analysis² the OBCG determined 6,000-7,000 rental properties still can benefit from some type of efficiency improvement (windows, insulation, heating system improvements, etc.). The group also noted that the total number of rental properties grew by about 3,000³ "new" rental properties, resulting in almost 10,000 rental properties for which EWEB has no efficiency records.

The more current address and ownership data provided the OBCG project can potentially be used for HES outreach.

Direct costs of these two projects total \$8,000.

The table below has been updated from a previous management correspondence. It shows energy conservation activity by year from 2008 through 2016. In 2013, EWEB temporarily stopped its energy efficiency programs, and limited-income weatherization services were outsourced to the Housing and Community Services Agency (HACSA) of Lane County. The 2013 total project count is a sum of residual 2012 projects, plus some 2013 activity, and HACSA. In the third quarter of 2015, EWEB began conducting limited-income work internally, in addition to work performed through HACSA.

1 An assessment was previously done in 2012, by an EWEB EMS intern

2 Using data from EWEB, City of Eugene, Regional Land Information Database, and Lane Council of Governments

3 Excludes new student housing

Completion Year	# Total Projects	# of Limited Income Projects	Limited Income as % of total projects	# of Rentals	Rentals as % of total projects	# of Limited Income Rentals	Limited Income Rentals as % of total projects	# Non-Limited Income Rentals	Non-LI Rentals as % of total projects
2008	2,176	1112	51%	902	41%	812	37%	90	4%
2009	2,198	1012	46%	701	32%	530	24%	171	8%
2010	2,714	1474	54%	989	36%	552	20%	437	16%
2011	3,028	1373	45%	1,461	48%	1,072	35%	389	13%
2012	1,847	667	36%	808	44%	368	20%	440	24%
2013	1,150	23	2%	108	9%	0	0%	108	9%
2014	1,137	17	1%	160	14%	0	0%	160	14%
2015	1,475	100	7%	222	15%	39	3%	183	12%
2016	1,420	164	12%	176	12%	5	0.4%	171	12%
Totals	17,145	5942	35%	5,527	32%	3,334	19%	1527	9%

Assuming between 6,000-7,000 rental units remain unweatherized, and with the post-2012 program activity levels supported by EWEB management, it may take 36-42 years for EWEB to transform the remaining residential building stock. Management support for a program activity level closer to pre-2012 levels could reduce the estimate to reach those remaining rentals within six or seven years.

The Customer Solutions department plans to tackle these remaining rentals by finding a vehicle to publish the HES score data, continuing to target outreach through marketing channels like the Rental Owners Associations (ROA) and direct email/mail, and responding to requests for efficiency services, bill assistance and high bill inquiries.

TBL Assessment

Efficiency investments in rental properties create local jobs, healthier homes and reduced energy burden for some customers. The Home Energy Score informs owners of the carbon footprint of their home and therefore encourages low carbon heat pumps over fossil fuels. Heat pump installations in non-electrically heated rental homes increases revenue to the utility, reduces greenhouse gas emissions, and improves affordability for tenants and market competitiveness of rental units for property owners/managers.

Recommendation

In the context of EWEB's overall strategic direction towards improving affordability and reducing the energy burden for limited income customers, EWEB should consider the continued targeted delivery of Home Energy Scores for rental homes using existing staff, UO Score students and interns if available.

Requested Action

Informational only