Climate & Health Standard

Councilor Avalos

Why am I considering this Policy?

Portland is experiencing:

- More extreme heat events
- Increased wildfire smoke exposure
- Rising utility costs
- Growing climate pollution from buildings

Buildings matter:

- Buildings are one of Portland's largest sources of climate pollution
- Buildings were the largest source of greenhouse gas emissions in Multnomah County in 2023, accounting for approximately 42% of total emissions
- Many renters live in older buildings that are inefficient, costly to operate, and vulnerable to climate impacts.

What Problems are we Trying to Solve?

Climate

- Large buildings contribute significantly to emissions

Affordability:

- Rising utility costs
- Inefficient buildings waste energy

Health:

- Poor indoor air quality
- Lack of cooling
- Increased vulnerability during extreme heat.

Transparency:

- Renters often do not know cooling availability and energy costs

Guiding Principles

- **Building decarbonization with tenant protections**
- **Firm standards with flexibility but real consequences**
- **Accountability for pollution and health impacts**

Major Policy Components

Energy Reporting

Carbon Performance Standards

Tenant Information Requirements

Anti-Displacement Protections

Compliance

Impact Fee

Energy Reporting

Applies to:

- Commercial buildings 20,000+ sq ft
- Multifamily 20,000+ sq ft

Requirements:

Annual reporting
Baseline performance year

Pilot Findings:

- 3–9 hours per building in the first year
- Less than 2 hours annually thereafter
- No anticipated need for additional staffing or rent increases

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Carbon Performance Standards

Applies to:

- Commercial buildings 20,000+ sq ft
- Multifamily 20,000+ sq ft

Building owners would:

Establish baseline
20% reduction below baseline every five years
Net-zero by 2050

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Tenant Information Requirements

Applies to:

- Residential buildings with 4 or more dwelling units

Prospective renters would receive information about:

✓ Utility costs and available energy assistance programs
✓ Whether the unit uses gas or electric cooking appliances
✓ Kitchen exhaust ventilation (stove hood ventilation)
✓ Mechanical cooling systems (air conditioning, heat pumps, etc.)
✓ Features that help keep a home cool, such as efficient windows, awnings, tree shading, and cool roofs

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Anti-Displacement Protections

Includes:

✓ Tenant impact plans
✓ Temporary housing assistance
✓ Transportation assistance
✓ Moving and storage assistance
✓ Right to return protections
✓ Restrictions on cost pass-throughs

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Carbon Pollution Impact Fee

Purpose:

- Alternative compliance pathway
- Support implementation
- Fund building decarbonization

Revenue would support:

- Technical assistance
- Retrofit financing
- Compliance support
- Program administration

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Compliance

Limited compliance pathways:

- Alternate Compliance Plans for complex institutional campuses
- Limited exemptions for unique circumstances

Accountability:

- Public reporting of granted exemptions
- Penalties for non-compliance with program requirements

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How to Engage

- **Help spread the word**
- **Review the draft code and provide feedback**
- **Attend community policy workshop on 7/14**
  July 14 from 6-8pm at East Portland Community Center
- **Endorse the policy**
- **Testify or send public comment at Committee & City Council**

Thank you!

Question or Feedback:
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