

## Salt Lake County Green and Affordable Housing Pilot Work Plan (GAHP)

### Section 1: Overall Project Summary and Approach

#### a. Description of GHG Reduction Measures

Salt Lake County, Utah, is experiencing rapid population growth, leading to an increasing demand for affordable housing and growing environmental concerns. Compounded by rising interest rates, escalating land costs, rising labor costs, shortages in skilled labor, supply chain constraints, material costs, and a decade of underproduction, the reality is that Salt Lake County housing costs have for nearly a decade risen sharper and faster than household incomes. Due to current legislation, electrification cannot be required of new housing construction, thus limiting motivation to implement all-electric construction in affordable housing projects. Additional barriers are realized in adopting ENERGY STAR NextGen™ certification in affordable housing, including high cost of entry, building complexity, building design revision, unestablished supply chains, and limited knowledge. However, all-electric construction is essential to solving Salt Lake County's air quality crisis.

**The Salt Lake County (SLCo) Green and Affordable Housing Pilot project (GAHP)** is a government incentive to accelerate the transformation of the hard-to-abate construction sector and catalyze the transformation of the affordable housing segment. As a result, **GAHP will produce at least 500 ENERGY STAR NextGen™ certified highly efficient, all-electric, multi-family and affordable housing units through GAHP Developer Incentive Loans of up to \$14,776 per unit** to accelerate market adoption and reduce greenhouse gas emissions within a known EPA non-attainment area<sup>1</sup>, where air pollution levels have persistently exceeded the National Ambient Air Quality Standard.

**GAHP Developer Incentive Loans will provide funding to purchase and install clean energy technologies in GAHP-approved, affordable housing units in new construction** without replacing or reducing Developers' known funding sources and/or cash rebates. GAHP-financed clean energy technologies include all-electric cold climate air source heat pump (ccASHP), heat pump water heater (HPWH), electric appliances, and electric vehicle charging capability (collectively: all-electric construction) to be certified as ENERGY STAR NextGen™. The ENERGY STAR NextGen™ certification is a level of recognition for homes and apartments that incorporate leading-edge efficient electric technologies and electric vehicle charging capabilities to maximize energy and emissions savings.

Developers will be supported through this process by the GAHP Technical Assistance Contractor (TAC). The TAC is tasked with providing education and tailored support throughout Developers' design and construction phases, transitioning from conventional natural gas building practices to innovative all-electric construction models. Based on SLCo's 2022 internal Housing Trust Fund needs gap analysis, the GAHP Developer Incentive Loans are anticipated to offer sufficient resources to accelerate the market adoption of all-electric construction at affordable housing properties.

**GAHP's GHG Reduction Measure will future-proof Salt Lake County affordable housing building stock to reduce 20,800 metric tons (mt) of GHG emissions, 2025-2050, primarily within the western half of Salt Lake County**, the primary location of our low-income and disadvantaged communities (LIDAC). All SLCo affordable housing projects are equitably located throughout Salt Lake County and serve all affordable housing eligible LIDAC residents. Please refer to Section 4, Figure 1 to view Salt Lake County LIDAC areas.

GAHP capitalizes on the existing momentum toward all-electric construction and overcomes the described and perceived barriers to entry: change, cost, complexity, and uncertainty. GAHP will serve as a demonstration project to further encourage developers in the Intermountain West region to also adopt ENERGY STAR NextGen™ certified all-electric construction.

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<sup>1</sup> U.S. EPA. "Green Book." <https://www3.epa.gov/airquality/greenbook/ancl.html>.

**Table 1 - GAHP GHG Reduction Measure Features, Tasks, Successes, and Milestones.**

GHG Reduction Measure: Future-proof Salt Lake County affordable housing building stock and reduce 20,800 mt of GHG emissions, 2025-2050, primarily within the western half of Salt Lake County.	
<b>Feature: *GAHP will provide Technical Assistance (TA) for Developers to overcome barriers to adoption of all-electric construction.</b>	
Task	Success
Use established, successful SLCo RFP process to select GAHP TAC.	Select GAHP TAC in accordance with Detailed Timeline schedule.
GAHP TAC will provide in-person & virtual one-on-one and/or group TA sessions.	GAHP TAC will 1) Facilitate one-on-one sessions; 2) Facilitate general information group sessions.
Develop specialized all-electric construction labor pools.	Connect Developers to specialized all-electric construction labor pools.
<b>Feature: *GAHP Developer Incentive Loans will incent Developers to overcome barriers associated to adoption of ENERGY STAR NextGen™ certified all-electric affordable housing construction.</b>	
Task	Success
Leverage existing and successful SLCo loan programs to establish procedures for fulfilling GAHP funding awards.	Implement Developer Loan Incentives programs to distribute at least \$7,388,080.
<b>Feature: *GAHP project activities will reduce 20,800 mt of GHG emissions, 2025-2050.</b>	
Task	Success
Build at least 500 ENERGY STAR NextGen™ certified all-electric affordable housing units in new construction.	Implement ENERGY STAR NextGen™ certified all-electric equipment in lieu of conventional natural gas infrastructure.

*\* Indicates milestone (all features are GAHP milestones).*

**Table 2: Potential risks considered and associated to GAHP Features.**

Potential Risk	Planned Mitigation
Lack of buy in from Developers.	SLCo's needs gap analysis indicates GAHP's Developer Loan Incentives are sufficient incentive to adopt all-electric construction.
Lack of response to RFP to secure a GAHP Technical Assistance Contractor.	GAHP Project Manager will actively identify potential TACs and Contracts & Procurement will proactively send RFPs to identified entities. Public notification as required by SLCo policy will occur.
Lack of sufficient specialized construction and installation workforce to support GAHP demand.	GAHP will engage workforce programs and support their existing programs.
Inadequate BABA supply of cold climate air source heat pumps (ccASHP), heat pump water heaters (HPWH), electric appliances, and EV charger infrastructure equipment, due to slow adoption rates in Utah.	GAHP TAC will proactively work to ensure the supply chain is able to support GAHP equipment needs.

**The selected GHG reduction measure aligns with the Greater Salt Lake Area Clean Energy and Air Roadmap (SL-CLEAR) PCAP Measure 10, Affordable Housing Efficiency and Electrification within Commercial and Residential Building sector,** included on page 26. Please refer to SL-CLEAR PCAP in Other Attachments.

The GAHP GHG measure was selected as a priority due to the County's rapid population growth, demand for affordable housing, and environmental concerns. Salt Lake County is home to just under 1.2 million residents, and "by 2065, Salt Lake County will add 600,000 more residents, many of whom will settle along the West Bench."<sup>2</sup> The west bench is the colloquial description that directly correlates with the described GAHP geographic area of impact, characterized by the most LIDAC and worst air quality and in Salt Lake County. Please refer to Section 4, Figure 1 to view the geographic area of impact.

The known health impacts of ongoing exposure to criteria pollutants are well-established and far-reaching. Salt Lake County is currently in non-attainment for PM<sub>2.5</sub>, ozone, and sulfur dioxide as of January 31, 2024.<sup>3</sup> Salt Lake County has experienced drastic climate change impacts including increased water scarcity and drought conditions, more intense heat waves, variable weather systems and flooding due to precipitation extremes, increased wildfires and changes to land cover, increased ground level ozone due to higher temperatures, and drying of the Great Salt Lake and surrounding bird refuge areas, leading to regional misdistribution of plant and animal species as they migrate to more hospitable environments. According to the SLCo Health Department's 2017 report, "Climate Adaptation Plan for Public Health," as climate change proliferates, it affects:

- Low-income households, who become more vulnerable as they are increasingly exposed to hazards and have fewer resources to become resilient.
- The elderly and the very young, who are most vulnerable to disease, extreme weather, and poor air quality.
- Communities of color and immigrants who already experience higher rates of disease and poverty, making them disproportionately affected by climate change.
- Emergency responders, such as firefighters and first responders, who are at a greater risk of injury and death.
- Outdoor workers, such as construction workers and farmers, who are more exposed to heat, vector-borne diseases, and extreme weather.

Furthermore, the need for local and statewide air quality mitigation is acknowledged by the University of Utah's Kem C. Gardner Policy Institute February 2020 "Air and Climate Roadmap", outlining Salt Lake County's and Utah's immediate and long-term air quality, climate needs, and actions to 1) Reduce criteria pollutant air emissions below 2017 levels by 50% by 2050; and 2) Reduce CO<sub>2</sub> emissions statewide 25% below 2005 levels by 2025, 50% by 2030, and 80% by 2050.

Similarly, local and statewide visioning has been coordinated through the Wasatch Choice Regional Vision. Wasatch Choice Vision established a blueprint for growth that supports a well-functioning economy, improves air quality, and enhances the overall quality of life for Utahns living across the Wasatch Front. Outlined in the Wasatch Choice Regional Vision are ten goals, five of which directly align with GAHP: Livable and Healthy Communities; Clean Air; Housing Choices and Affordable Living Expenses; Fiscally-responsible communities and infrastructure; and Sustainable environment."<sup>4</sup>

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<sup>2</sup> Salt Lake County, 2022: 151. "West General Plan." <https://slco.org/globalassets/1-site-files/west-bench/slco-west-general-plan-final-may-10-2022.pdf>.

<sup>3</sup> U.S. EPA. "Green Book." <https://www3.epa.gov/airquality/greenbook/ancl.html>.

<sup>4</sup> Wasatch Choice Vision, 2024. <https://wasatchchoice.org/goals/#Strategies>.

SLCo's commitment to air quality and climate mitigation is clearly evidenced by SLCo Mayor Jenny Wilson's signing of the October 2020 Utah Climate and Clean Air Compact the Climate Compact and her direct support of the GAHP proposal.

Air quality is not SLCo's only focus. University of Utah Kem C. Gardner Policy Institute's April 2023 "A Comparison of State-Funded Affordable Housing Programs" found "Utah has a shortage of several thousand affordable rental units – The need for affordable rental housing will likely continue to grow due to the high cost of homeownership, rising rental rates, and historically low vacancy rates." Similarly, the need for affordable housing is also acknowledged by the Wasatch Choice Regional Vision, which supports housing strategies, types, and locations that are affordable and align with residents' needs.<sup>5</sup>

The CPRG PCAP process was instrumental in catalyzing MSA participants to collectively evaluate GHG reduction needs, previously unmet by other funding sources. Moreover, the CPRG PCAP process led to the development of the complementary GAHP proposal, a first-of-its-kind transformative opportunity. **GAHP clearly supports the Salt Lake City MSA PCAP** and solves for Salt Lake County's concurrent air quality and affordable housing crises.

Furthermore, the proposed **GAHP GHG Reduction Measure meets all four goals of the CPRG program** to 1) Implement ambitious measures that will achieve significant cumulative GHG reductions by 2030 and beyond by setting GHG reduction goals **that result from the GAHP-incented market adoption of all-electric construction**; 2) Pursue measures that will achieve substantial community benefits by **creating all-electric affordable housing for low-income and disadvantaged communities (LIDAC)**, which reduce exposure to harmful air pollutants including NOx, and GHGs; 3) **Complement other SLCo funding sources secured** thus maximizing GHG reductions and community benefits; and 4) Pursue **replicable and scalable innovative policies and programs to transform the SLCo affordable housing market** to all-electric construction.

b. Demonstration of Funding Need

SLCo has secured complementary federal and non-federal funding sources, with \$25 million in ARPA funds which was infused into the highly successful SLCo Housing Trust Fund (HTF) platform from which GAHP will operate. HTF provides funding and resources to support the development of safe, affordable housing options for low-income residents in Salt Lake County. GAHP will leverage HTF policies, procedures, and staff expertise to quickly begin operations and achieve its proposed GHG measure. With CPRG funding, SLCo will continue to seek additional GAHP funding opportunities to fully leverage current funding and expand GAHP through IRA, BIL, and/or state funding.

To maximize the CPRG-funded GAHP Developer Incentive Loans, approved Developers are eligible to seek complementary funding opportunities, such as low-income housing tax credits (LIHTC) and HUD 221(d)(4) loans to further finance affordable housing units. Additionally, SLCo incents developers with HUD HOME funds, HUD HOME ARP funds, and SLCo Housing Trust Fund ARPA funds.

GAHP funding is additive, not duplicative, and will work to complement available incentives. Rocky Mountain Power (RMP), a Salt Lake County utility, offers incentives for all-electric equipment through the WattSmart Program. RMP does not cover the entire county, thus incentives are not available to Salt Lake County properties which are not located in RMP territory. GAHP will work with RMP to complement the rebate program in locations that do qualify for RMP incentives. Additionally, Utah's Office of Energy Development (UOED) has not yet submitted the state's applications for Home Efficiency Rebates (HER) and Home Electrification and Appliance Rebates (HEAR), so exact parameters are not yet defined. GAHP will coordinate with UOED to complement these rebates. Finally, GAHP projects may be eligible for Section § 45L New Energy Efficient Home Credit if they meet the ENERGY STAR Multifamily New Construction

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<sup>5</sup>Wasatch Choice Vision, 2024. <https://wasatchchoice.org/goals/#Strategies>.

(MFNC) program requirements.

These sources are not sufficient for GAHP because they do not directly assist Developers in overcoming the previously described barriers to adopting ENERGY STAR NextGen™ certified all-electric construction. Available funding streams exist in silos, causing Developers to chase each separately with great time investment. GAHP will streamline the process of securing funding, centralize funding option information through the implementation of technical assistance, clearly leverage all possible funding options, and solve for all-electric construction barriers.

GAHP will prove most effective by being flexible and responsive to Developers' needs. Rather than strictly offering one-size-fits-all loans, Developers will determine their funding needs through the GAHP RFA process described throughout this proposal. Some Developers will utilize tax credits and/or utility incentives and will not require the full \$14,776 per unit available loan funding. However, some Developers will not have supplementary funding and will be eligible for the full \$14,776 per unit loan. Loan per unit specifications are based on market rates described in the Budget Narrative.

c. Transformative Impact

The GAHP GHG Reduction Measure presents both transformative opportunities and direct impacts that lead to significant additional GHG emission reductions, primarily to LIDACs located within the western half of Salt Lake County, by offering:

- 1) Healthy homes and improved indoor air quality, resulting in improved quality of life and public health. All-electric homes improve local air quality by reducing carbon emissions.<sup>6</sup>
- 2) New construction affordable housing units to enhance the community's resiliency, through the ability to withstand and recover from economic downturns, natural disasters, and other crises.
- 3) A replicable and scalable program to increase the deployment of existing GHG emission reduction technologies and mitigation approaches. GAHP will provide opportunities to construct residential buildings in Utah at a lower cost with efficient all-electric equipment, relative to mixed fuel.
- 4) GHG emission reductions from the hard-to-abate construction sector, where existing all-electric technology is not widely accepted, thus the GHG emission reduction measures are not adopted. Research published in multiple states and nationally identifies building electrification and corresponding electricity sector decarbonization as key pillars to decarbonizing the building sector, and the economy more broadly.<sup>7</sup> Where all electric construction does not currently exist in SLCo's affordable housing options, GAHP will incent transformation of the construction sector while creating a supply of all-electric affordable housing options.
- 5) Market transformations that accelerate the deployment and adoption of emerging GHG emission reduction technologies or practices. The installation of electric heat pumps offers lower lifecycle carbon emissions from efficient heat pump technology in comparison to a residential gas furnace, even when accounting for all factors including refrigerant use.<sup>8</sup> EV charging infrastructure will also help reduce emissions over the product lifecycle.

Furthermore, in a county that ranks among the worst 5% of U.S. metropolitan regions in number of poor ozone days annually and 24-hour particle pollution, GAHP solves for market transformation while reducing GHG emissions.<sup>9</sup>

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<sup>6</sup> Energy+Environmental Economics, Feb. 2022. "The Economics of All-Electric Construction in Utah." <https://www.ethree.com/wp-content/uploads/2022/02/Economics-of-All-Electric-New-Construction-in-Utah-02.2022.pdf>.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

## Section 2: Impact of GHG Reduction Measures

- Magnitude of GHG Reductions from 2025 through 2030 and
- Magnitude of GHG Reductions from 2025 through 2050

We calculated the greenhouse gas (GHG) and local Nitrogen oxides (NOx) emissions benefits of all-electric multi-family housing located in Salt Lake County, Utah, compared to traditional mixed-fuel housing. Natural gas was used as the mixed fuel basis for space heating, water heating, cooking, and clothes drying. We assumed 500 new units of multi-family housing in Salt Lake County and compared the emissions with more conventional mixed-fuel units of the same size. We summarize our results in the tables below and describe the data sources in the next section. Table 3 indicates energy consumption data and GHG emissions per multi-family housing unit.

**Table 3 – Energy and GHG Emissions by End-use.**

All-Electric Units				Mixed Fuel Units			
Energy end-use	Electricity consumption (MMBtu/yr)	GHG emissions (kg CO <sub>2</sub> /yr) average for 2025-2030	GHG emissions (kgCO <sub>2</sub> /yr) average for 2025-2050	Electricity consumption (MMBtu/yr)	Fuel (gas) consumption (MMBtu/yr)	GHG emissions (kg CO <sub>2</sub> /yr) average for 2025-2030	GHG emissions (kg CO <sub>2</sub> /yr) average for 2025-2050
Space heating	5.3	836	492		26.4	1401	1401
Water heating	3.1	489	288		14.9	791	791
Cooking	2.3	363	213		4.3	228	228
Clothes dryer	2.4	379	223		3.8	202	202
Space cooling	1.6	252	148	2.7		426	251
Fans (air handling unit or mini-split)	0.3	47	28	1.3		205	121
<b>Total</b>	<b>15.0</b>	<b>2,366</b>	<b>1,392</b>	<b>4.0</b>	<b>49.4</b>	<b>3,252</b>	<b>2,992</b>

Table 4 indicates the total energy consumption for the all-electric unit (15.0 MMBtu/yr) is much less than the total for the mixed-fuel unit (53.4 MMBtu/yr). This is because the electric equipment, especially the cold-climate ductless mini-split heat pumps and heat pump water heaters, are so much more efficient than gas furnaces and gas water heaters. The specifications of the equipment are shown in Table 4. The efficiency improvements, combined with the steadily declining electricity emission factors, lead to significant GHG emission reductions for the all-electric units.

**Table 4 – Efficiencies of Equipment.**

<b>Equipment for All-Electric Units</b>	<b>Efficiency Specification</b>	<b>Equipment for Mixed Fuel</b>	<b>Efficiency Specification</b>
Cold-climate mini-split HPs - heating	12.5 HSPF (COP of 3.7)	Gas furnace	80 AFUE
Mini-split HPs - cooling	25 SEER	Air conditioning	14 SEER
Heat pump water heater	3.0 UEF	Gas tank water heater	.63 UEF
ER cooking (0.74 EF)	.74 EF	Gas stove	.4 EF
ER clothes dryer (3.1 EF)	3.1 EF	Gas clothes dryer	2.75 EF

Table 5 indicates the cumulative GHG emission reductions for 500 all-electric multi-family units in Salt Lake County. For 2025-2030, a reduction of 2,660 metric tons of CO<sub>2</sub>e (compared to the mixed fuel multi-family units) is realized. For 2025-2030, the cumulative GHG emission reductions is 20,800 metric tons of CO<sub>2</sub>e. Because of the projected steady reductions in the GHG emissions from the electricity grid, the all-electric units produce much greater reductions in GHG emissions for the longer-term period (2025-2050) than for the shorter-term period (2025-2030).

**Table 5 – Summary of GHG Emission Reductions, 2025-2030.**

<b>Total GAHP GHG Reductions 2025-2030</b>	<b>All-Electric</b>	<b>Mixed Fuel</b>	<b>GHG emission reductions for all-electric (kg CO<sub>2</sub>e)</b>
Annual GHG emissions per unit (avg for 2025-2030) (kg CO <sub>2</sub> e/yr)	2,366	3,252	
Total (Cumulative) GHG emissions per unit for 2025-2030 (kg CO <sub>2</sub> e)	14,196	19,513	5,316
<b>Percentage GHG emission reductions for all-electric: 2025-2030</b>			<b>27.2%</b>
<b>Total (Cumulative) GHG emissions for 500 units for 2025-2030 (kg CO<sub>2</sub>e)</b>	<b>7,098,183</b>	<b>9,756,341</b>	<b>2,658,158 (2,660 mt)</b>

For 2025-2030, the emission reductions will be durable and permanent, because the housing units will be newly built, and all electric equipment should be functioning very well and efficiently.

For the longer-term period for 2025-2050 shown in Table 6, the durability of the emission reductions is less certain, because some of the equipment will need to be replaced during this period. For example, the heat pump water heater may need to be replaced after approximately twelve years, and the cold-climate mini-split heat pumps may need to be replaced after approximately fifteen years. Building managers will be encouraged to replace the original equipment with new all-electric equipment that is similar or perhaps even more efficient than the original. However, if the equipment performs as well as expected and technologies continue to improve, the new replacement equipment will function at least as well, if not better, as the original equipment. In that case the estimated cumulative GHG emission reductions will be exceeded.



**Table 6 – Summary of GHG Emission Reductions, 2025-2050.**

<b>Total GAHP GHG Reductions 2025-2050</b>	<b>All-Electric</b>	<b>Mixed Fuel</b>	<b>GHG emission reductions for all- electric (kg CO<sub>2</sub>e)</b>
Annual GHG emissions per unit 2025-2050 (kg CO <sub>2</sub> e /yr)	1,392	2,992	
Total (Cumulative) GHG emissions per unit for 2025-2050 (kg CO <sub>2</sub> e)	36,195	77,802	41,607
<b>Percentage GHG emission reductions for all-electric: 2025-2050</b>			<b>53.5%</b>
<b>Total (Cumulative) GHG emissions for 500 units for 2025-2050 (kg CO<sub>2</sub>e)</b>	18,097,597	38,901,158	<b>20,803,561 (20,800 mt)</b>

In addition to the substantial reductions in GHG emissions shown above, the all-electric units also significantly reduce local air pollutants from gas combustion, as shown in Table 7.

**Table 7 – Reductions in NOx Emissions.**

<b>Emissions</b>	<b>All-Electric</b>	<b>Mixed Fuel</b>
Annual NOx emissions per unit (kg NOx/yr)	0	113
Total NOx emissions per unit for 2025-2030 (kg NOx)	0	675
<b>Total for 500 units (kg NOx) for 2025-2030</b>	<b>0</b>	<b>337,633 (337 mt)</b>
Total NOx emissions per unit for 2025-2050 (kg NOx)	0	2,926
<b>Total for 500 units (kg NOx) for 2020-2050</b>	<b>0</b>	<b>1,463,075 (1,463 mt)</b>

c. Cost Effectiveness of GHG Reductions

The cost effectiveness of GAHP is illustrated by the calculation:

$$\text{\$3,752} = (\text{\$9,980,976}) / (2,660 \text{ metric tons of CO}_2\text{e})$$

d. Documentation of GHG Reduction Assumptions

The demonstration of reasonableness and the explanation of the methodology and assumptions used to develop the estimated GHG emission reductions are described in Techappx\_SaltLakeCounty Project Narrative Attachment. The GHG emission reduction calculations are also included in GHGcalcs\_SaltLakeCounty Project Narrative Attachment.



### Section 3: Environmental Results – Outputs, Outcomes, and Performance Measures

#### a. Expected Outputs and Outcomes

SLCo works diligently to develop well-planned projects and successfully meet planned outcomes. The GAHP GHG Reduction Measure’s expected outputs and outcomes are described in Table 8.

**Table 8 – GAHP GHG Reduction Measure Expected Outputs and Outcomes.**

<b>GHG Reduction Measure: Future-proof Salt Lake County affordable housing building stock to reduce 20,800 mt of GHG emissions, 2025-2050, primarily within the western half of Salt Lake County.</b>	
<b>Outputs</b>	<b>Outcomes</b>
Construct 500 units of ENERGY STAR NextGen™ certified all-electric multi-family affordable housing.	Realize 2,660 mt in GHG reductions, 2025-2030.  Realize 20,800 mt in GHG reductions, 2025-2050.  Realize 337 mt in NOx reductions, 2025-2030.  Realize 1,463 mt in NOx reductions, 2025-2050.  Increase the number of all-electric affordable housing units in SLCo new construction.
Distribute \$7,388,080.00 of Developer Loan Incentives.	Accelerate market adoption of ENERGY STAR NextGen™ certified all-electric construction for LIDAC to lower energy demand and affordable housing residential energy expenditures.
Hire GAHP Project Manager.	Increase staff capacity to implement GHG Reduction Measure.  Enhance level of community engagement, as measured by an increased number of ongoing actions to engage with organizations and residents of disadvantaged communities, and other interested parties.
Select GAHP Technical Assistance Contractor.	Increase staff capacity to support Developers in implementing the GHG Reduction Measure.
Progress Reports and Final Reports.	Evaluate GAHP project success.

#### b. Performance Measures and Plan

We conducted an analysis to determine the environmental advantages in terms of greenhouse gas (GHG) and local Nitrogen oxides (NOx), as the identified co-pollutant, emissions for all-electric multi-family housing in Salt Lake County, as opposed to the conventional mixed-fuel housing model, which utilizes gas for various purposes such as space and water heating, clothes drying, and cooking. Our study focused on 500 new units of multi-family housing in Salt Lake County and contrasted their emissions with those of similar-sized mixed-fuel units. The outcomes of our analysis are presented in Section 2 and the Technical Appendix.

The results of the GAHP GHG Reduction Measure will be evaluated by calculating the actual GHG emission reductions and the associated NOx reductions accomplished once all electric units are implemented. The actual equipment will be taken into account when the resulting actual GHG emission reductions and associated co-pollutant reductions are calculated and reported out.

The proposed performance measures that will track, measure, and report progress toward achieving the expected outputs and outcomes for the GAHP GHG Reduction Measure include:

- 1) Meet or exceed total GHG reductions projected for project.
- 2) Meet or exceed total NOx reduction outcomes projected for project.
- 3) Meet or exceed the goal of providing 500 ENERGY STAR NextGen™ certified housing units by the end of the project.
- 4) Meet budgeted total distribution of GAHP Developer Loan Incentives.
- 5) Meet total engagement benchmarks for GAHP community, stakeholder, and Developer outreach. Goals by project year will be set during the Design Phase, identified in the Detailed Implementation Timeline.

Additional performance measures will be considered and adopted during the Design Phase, identified in the Detailed Implementation Timeline.

The plan to track, measure, and report progress of the GAHP Developer Loan Incentives element is included in the implementation plan and is the primary responsibility of the GAHP Project Manager, hired to increase staff capacity to implement the GAHP GHG Reduction Measure.

GAHP will be monitored daily. All GAHP outputs will be tracked monthly, quarterly, and annually with customized Smartsheet tracking forms. All GAHP Performance Measures will be reported by creating and utilizing a customized Smartsheet report.

Additionally, Developer Loan Incentives will have executive oversight from the GAHP Advisory Board, consisting of professionals with expertise in planning, design, policy, development, architecture, financial and market analysis. The GAHP Advisory Board will recommend the Developer Loan Incentive recipients, based on the described RFA process. Developer Loan Incentive approvals will be made in accordance with Salt Lake County Ordinance 2.91.100, requiring approval from the SLCo County Mayor and SLCo County Council. The Council is SLCo's legislative body responsible for enacting County ordinances and regulations, adopting the annual budget, and authorizing intergovernmental agreements, among other duties. The Council consists of nine members; three At-Large members who are elected to represent the entire county for six-year terms, and six District members who are elected to represent geographical districts within Salt Lake County for four-year terms.

Once approved through SLCo County Council, a letter indicating decline or approval is sent to each applicant. Award letters indicate award type, award amount, and next steps. Each awardee negotiates the contractual terms with GAHP staff and the supporting SLCo District Attorney. Each awardee is required to sign their award letter to demonstrate their initial acceptance of the award before completing the fully executed contract.

Loan requests from awardees will be reviewed for eligibility then approved for funding. Final loan approval is issued by the supporting SLCo District Attorney before being submitted for payment. This process generally takes approximately 30 days. This process and timeline are included in the approved Developer's loan contract.

All loans will be low interest, patient capital loan funding with lenient repayment terms, ideal for incensing solutions to affordable housing and air quality. Loans will be made in compliance with all CPRG funding and SLCo contracts, procurement, accounting, and auditing policies and procedures. SLCo received the Government Finance Officers Association Certificate of Achievement award for Excellence in

Financial Reporting for the year-end 2022 comprehensive financial report and is AAA Bond rated, representing the top 1.3% of counties in the country. All CPRG funding and GAHP project financial activities must uphold these standards.

c. Authorities, Implementation Timeline, and Milestones

The parties responsible for implementing the elements of the GAHP GHG Reduction Measure and their roles and responsibilities are included below. This list encompasses all entities whose cooperation or participation is necessary for GAHP GHG Reduction Measure implementation. Each SLCo party listed above has achieved excellence in grant administration and compliance and employs trained and experienced staff, as described in Section 6.c.

**SLCo Environmental Sustainability Division.** Leads the GAHP project and regional sustainability measures to ensure all populations live in a safe, secure, and healthy environment and is committed to addressing environmental justice in historically underserved communities by maintaining collaborative partnerships. Its efforts focus on five pillars of sustainability: air, water, land, energy, and waste and recycling. ESD projects include the Utah Renewable Communities (a pioneer project in partnership with Rocky Mountain Power for communities across Utah to reach net-100% renewable energy by 2030), electric bus air quality monitoring project, and regional sustainability action planning. The GAHP Project Manager will be employed in the SLCo Environmental Sustainability Division.

- GAHP Role: GAHP program management and project management, completed by the SLCo Environmental Programs Manager and GAHP Project Manager, respectively.
- GAHP Responsibilities: Oversees implementation of all GAHP activities to achieve GAHP GHG Reduction Measure.
- GAHP staff allocated from SLCo Environmental Sustainability have the authority to carry out the proposed GAHP GHG Reduction Measure.

**SLCo Housing and Community Development Division.** Provides affordable and accessible housing options for all residents, addresses infrastructure improvements and public services, and facilitates financial assistance to preserve and increase affordable housing. Its Housing Trust Fund (HTF) provides loans for ARPA-eligible, safe, affordable housing options for low-income residents through an RFA process overseen by the SLCo HTF Advisory Board. The knowledgeable and experienced SLCo HTF Advisory Board will serve as the GAHP Advisory Board.

- GAHP Role: Implement the GAHP Developer Incentive Package awards.
- GAHP Responsibility: Plan, implement, monitor, and evaluate the RFA and awards process for GAHP Developer Loan Incentive loans with full oversight by the SLCo HTF Advisory Board.
- GAHP staff allocated from Housing and Community Development and the SLCo HTF Advisory Board/GAHP Advisory Board have the authority to carry out the proposed GAHP GHG Reduction Measure.

**SLCo Contracts and Procurement Division.** Provides professional, efficient purchasing services and promotes fair and open competition to attain the best value for SLCo with a vision to be a proactive, adaptable partner in all contract and procurement activities.

- GAHP Role: Approval and oversight of the GAHP RFA to include in-depth details on requirements, eligible project types, EPA requirements, and reporting/compliance expectations. The RFA will be supplemented with required, user-friendly appendices and a helpful application checklist.

- GAHP Responsibility: Ensure the GAHP Advisory Board can effectively evaluate Developer Loan Incentive applications.
- SLCo Contracts and Procurement Division has the authority to carry out the proposed GAHP GHG Reduction Measure.

**SLCo Economic Development Division.** Successfully implements EPA Brownfields Revolving Loan Funds and holds expertise in loans, revolving loans, and loan funds.

- GAHP Role: Advisory.
- GAHP Responsibilities: Inform the design, policy, practice, implementation, and administration of the proposed GAHP Developer Incentive Package awards based on expertise established through implementation of EPA Revolving Loan Funds.
- SLCo Economic Development Division has the authority to carry out the proposed GAHP GHG Reduction Measure.

**SLCo Regional Planning & Transportation.** Creates sustainable and thriving communities through comprehensive regional plans, transportation strategies, and land use management.

- GAHP Role: Advisory.
- GAHP Responsibilities: Inform the design, policy, practice, implementation, and administration of the proposed GAHP Developer Incentive Package awards based on established regional planning expertise. Advise on community engagement activities.
- SLCo Regional Planning and Transportation Division has the authority to carry out the proposed GAHP GHG Reduction Measure.

**GAHP Technical Assistance Contractor (TAC).**

- GAHP Role: Provide GAHP technical assistance to Developers.
- GAHP Responsibilities: Lead GAHP technical assistance marketing outreach, engage Developers and Property Management groups, serve as liaison for GAHP Developer Loan Incentives RFA process, provide GAHP energy modeling and analysis for project evaluation. TA topics will include but not be limited to 1) Developer Loan Incentives; 2) Complementary & supplemental funding opportunities; 3) Best practices; 4) ENERGY STAR NextGen™ certified all-electric technology and equipment; 5) BABA requirements and supply chain; 6) RFA information and completion; 7) Promote prioritization of RFA responses including Davis Bacon and Good Job inclusion; and 8) Additional topics as needed.
- This role has the authority to carry out the proposed GAHP GHG Reduction Measure. As a GAHP-funded entity, the TAC role description is included in Other Attachments.

The GAHP Detailed Implementation Timeline in Table 9 consists of one GHG Reduction Measure and five project implementation phases, including 1) Design Phase: 6 month duration; 2) Outreach Phase: 1 year, 6 months duration; 3) Application Phase: 6 month duration, occurring simultaneously with the last 6 months of the Outreach Phase; 4) Funding Phase: 3 year duration; and 5) Evaluation Phase: 3 months duration, occurring simultaneously with the Funding Phase during the last 3 months of the project.

**Table 9 – GAHP Detailed Implementation Timeline.**

<b>GHG Reduction Measure: Future-proof Salt Lake County affordable housing building stock and reduce 20,800 mt of GHG emissions, 2025-2050, primarily within the western half of Salt Lake County.</b>			
<b>Program Year 1 (October 1, 2024 – September 30, 2025)</b>			
<b>Mile-stone (*)</b>	<b>Project Phase</b>	<b>Task</b>	<b>Estimated Dates</b>
<b>DESIGN PHASE BEGINS</b>			<b>10/1/2024</b>
*	Design	S�Co recruits and hires GAHP Project Manager.	12/1/2024
*	Design	Establish benchmarks for project evaluation.	11/1/2024
	Design	Set goals and tracking methodology for planned features & outcomes.	12/1/2024
*	Design	Collect tracking data and enter in Smartsheet.	ongoing
*	Design	Create RFA for GAHP TAC selection.	12/10/2024
*	Design	S�Co selects and awards TAC.	12/10/2024 - 1/20/2025
	Design	Set total engagement benchmarks for community, stakeholder, and Developer outreach.	2/1/2025
*	Design	TAC designs Technical Assistance program.	2/15/2025
*	Design	GAHP Project Manager designs Developer Outreach program.	2/15/2025
*	Design	GAHP Project Manager designs Public Input program.	2/15/2025
*	Design	S�Co designs RFA process for Developers.	3/1/2025
*	Design	S�Co designs the RFA award management process.	3/1/2025
<b>OUTREACH PHASE BEGINS</b>			<b>3/1/2025</b>
*	Outreach	Prepare and submit semi-annual report.	4/30/2025
*	Outreach	S�Co implements Public Input program.	ongoing
	Outreach	TAC implements Technical Assistance program.	3/1/2025 - 10/1/2026
*	Outreach	S�Co implements Developer Outreach program.	3/1/2025 - 10/1/2026
	Outreach	TAC to use surveys/interviews with Developers & Property Managers to determine barriers to adopting ENERGY STAR NextGen™ certified all-electric construction.	3/1/2025 - 1/1/2026
	Outreach	TAC to reduce barriers that restrict adoption of ENERGY STAR NextGen™ certified all-electric construction.	3/1/2025 - 3/1/2026
	Outreach	TAC to develop a pool of qualified Developers to build ENERGY STAR NextGen™ certified all-electric affordable housing.	3/1/2025 - 1/1/2026
	Outreach	TAC to develop pool of qualified Property Management groups to manage ENERGY STAR NextGen™ certified all-electric affordable housing.	3/1/2025 - 3/1/2026
*	Outreach	S�Co designs the RFA for Developers.	3/1/2025- 1/1/2026

Program Year 2 (October 1, 2025 – September 30, 2026)			
<i>Mile-stone (*)</i>	<i>Project Phase</i>	<i>Task</i>	<i>Estimated Dates</i>
*	Outreach	Prepare and submit semi-annual report.	10/31/2025
	Outreach	Collect tracking data and enter in Smartsheet.	ongoing
<b>APPLICATION PHASE BEGINS (concurrent with last 6 months of Outreach Phase)</b>			<b>1/1/2026</b>
	Application	Engage Developers from Outreach program in GAHP Developer Loan Incentive RFA process.	1/1/2026
	Application	Solicit RFA submissions from Developers.	1/1/2026
	Application	Collect tracking data and enter in Smartsheet.	ongoing
	Application	Review RFA submissions from Developers.	3/1/2026
*	Application	Prepare and submit semi-annual report.	4/30/2026
<b>FUNDING PHASE BEGINS</b>			<b>9/1/2026</b>
Program Year 3 (October 1, 2026 – September 30, 2027)			
<i>Mile-stone (*)</i>	<i>Project Phase</i>	<i>Task</i>	<i>Estimated Dates</i>
*	Funding	Prepare and submit semi-annual report.	10/31/2026
*	Funding	Award Developer Loan Incentives.	10/1/2026 - ongoing
	Funding	Continue to engage Developers in RFA process.	ongoing
*	Funding	Implement ENERGY STAR NextGen™ certified all-electric equipment in GAHP affordable housing projects.	ongoing
	Funding	Collect tracking data and enter in Smartsheet.	ongoing
	Funding	Prepare and submit semi-annual report.	4/30/2027
	Funding	Publish and promote benefits and avoided disbenefits reports.	quarterly
Program Year 4 (October 1, 2027 – September 30, 2028)			
<i>Mile-stone (*)</i>	<i>Project Phase</i>	<i>Task</i>	<i>Estimated Dates</i>
*	Funding	Prepare and submit semi-annual report.	10/31/2027
	Funding	Publish and promote benefits and avoided disbenefits reports.	quarterly
*	Funding	Award Developer Loan Incentives.	ongoing
	Funding	Continue to engage Developers from Outreach program in RFA process.	ongoing
	Funding	Continue to engage Property Managers from Outreach program in RFA process.	ongoing
*	Funding	Implement ENERGY STAR NextGen™ certified all-electric equipment in GAHP affordable housing projects.	ongoing
	Funding	Collect tracking data and enter in Smartsheet.	ongoing
*	Funding	Prepare and submit semi-annual report.	4/30/2028

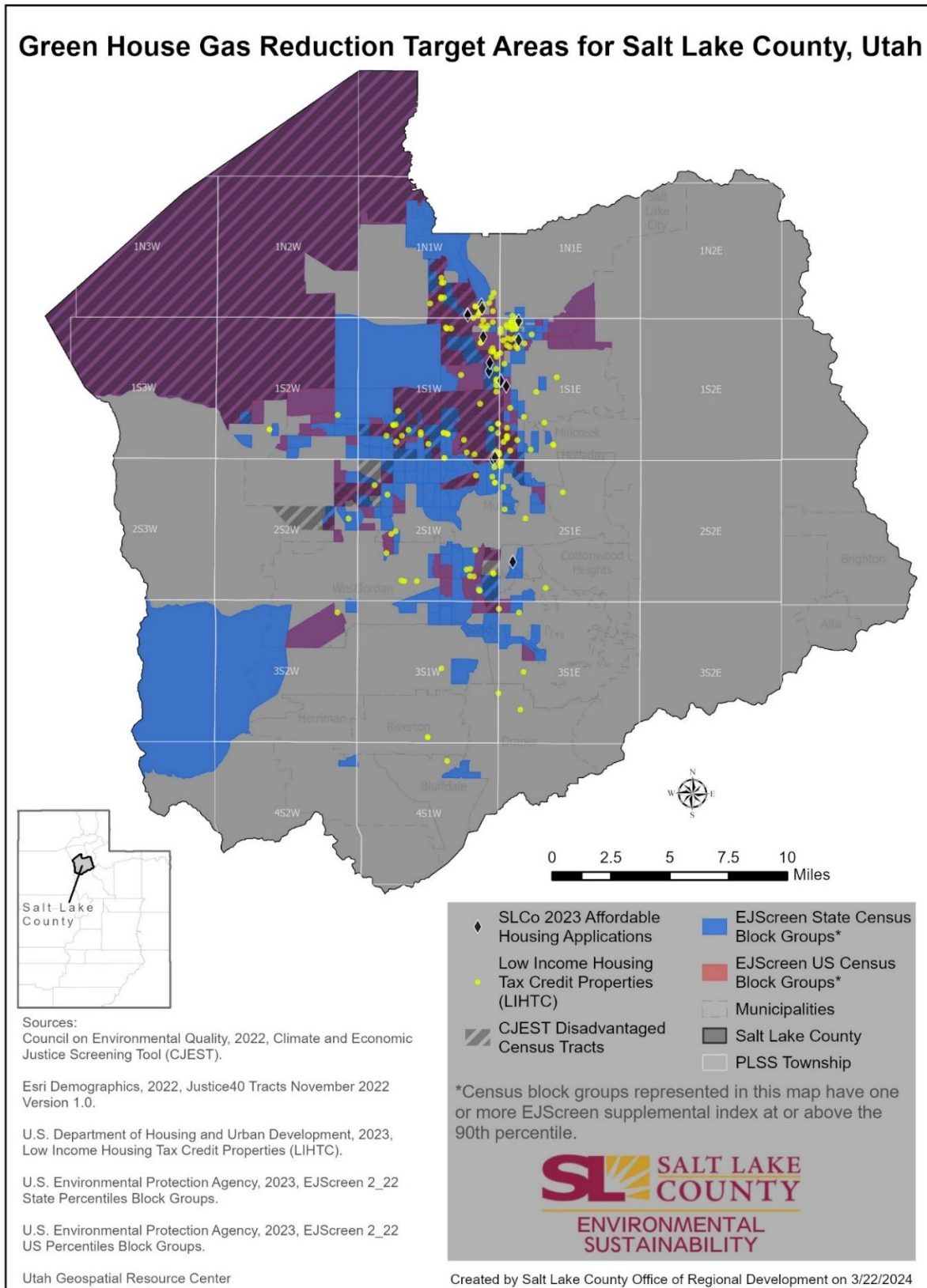
Program Year 5 (October 1, 2028 – September 30, 2029)			
<i>Mile-stone (*)</i>	<i>Project Phase</i>	<i>Task</i>	<i>Estimated Dates</i>
*	Funding	Prepare and submit semi-annual report.	10/31/2028
	Funding	Publish and promote benefits and avoided disbenefits reports.	quarterly
*	Funding	Award Developer Loan Incentives.	ongoing
	Funding	Continue to engage Developers from Outreach program in RFA process.	ongoing
	Funding	Continue to engage Property Managers from Outreach program in RFA process.	ongoing
*	Funding	Implement ENERGY STAR NextGen™ certified technologies in affordable housing projects.	ongoing
*	Funding	Meet total loan distribution for planned GAHP Developer Incentive Loans.	End of project 9/30/29
*	Funding	Meet total number of planned GAHP ENERGY STAR NextGen™ certified affordable housing units in new construction for LIDAC.	End of project 9/30/29
*	Funding	Meet planned total of GAHP GHG and co-pollutant reductions.	End of project 9/30/29
<b>EVALUATION PHASE BEGINS (concurrent with last 3 months of Funding Phase)</b>			<b>7/1/2029</b>
	Funding & Evaluation	Collect tracking data and enter in Smartsheet.	ongoing
	Evaluation	Compare initial barriers to barriers overcome through project activities.	9/30/2029
	Evaluation	Determine # and % of Developers that adopt new standards.	9/30/2029
	Evaluation	Calculate # and/or % of reduction for each GHG.	9/30/2029
	Evaluation	Calculate # and/or % of reduction for co-pollutants.	9/30/2029
	Evaluation	Determine # and % of ENERGY STAR NextGen™ certified all-electric affordable housing units in new construction.	9/30/2029
	Evaluation	Determine \$ and % of cost decrease as compared to existing average.	9/30/2029
	Evaluation	Determine \$ and % of energy burden decrease as compared to existing average.	9/30/2029
*	Evaluation	Prepare and submit semi-annual report.	4/30/2029
	Evaluation	Publish and promote benefits and avoided disbenefits reports	quarterly
*	Evaluation	Prepare and submit final reports.	10/31/2029

#### Section 4 Low Income and Disadvantaged Communities

##### a. Community Benefits



Figure 1 – GAHP GHG Reductions Geographic Area of Impact.



Salt Lake County covers 752.9 square miles and is the 25<sup>th</sup> largest county of 29 total Utah counties by area. However, it is the most populous county in Utah, home to just under 1.2 million residents. The significant GHG reductions proposed by GAHP will be enjoyed locally in Salt Lake County and will provide benefits for surrounding counties, such as Utah (immediately south) and Davis (immediately north), which share the Salt Lake Valley and its unique topography. Both counties also experience significant air pollution effects and are in nonattainment or maintenance statuses for PM<sub>2.5</sub>, SO<sub>2</sub>, and/or Ozone.<sup>10</sup> **Ultimately, GAHP will demonstrate local leadership in addressing climate change, alignment with regional sustainability targets, and an enhanced environmental stewardship effort.**

We used CEJST and EJSCREEN to understand LIDAC burdens of western Salt Lake County, such as:

- Climate Change: 100% of LIDAC census tracts (CTs) are at or above the 90<sup>th</sup> percentile for risks associated to climate change.
- Health: 67% of LIDAC census tracts are at or above the 90<sup>th</sup> percentile for asthma.
- Housing: 19% of LIDAC CTs are at or above the 90<sup>th</sup> percentile for housing burden.
- Legacy Pollution: 54% of LIDAC CTs are at or above 90<sup>th</sup> percentile for Superfund sites.
- Workforce Development: 12% of LIDAC CTs are at or above 90<sup>th</sup> percentile for linguistic isolation.

GAHP establishes a comprehensive community benefits plan that transforms affordable housing for the most vulnerable Salt Lake County residents, directly benefits LIDAC populations, creates a cascade of benefits across the geographic area, and ultimately creates a system of GHG-reducing, all-electric affordable housing construction, which can be scaled across Utah and the Intermountain West region.

**GAHP is designed to deliver direct benefits to and avoid disbenefits among Salt Lake County's low-income disadvantaged communities (LIDAC).** Due to Salt Lake County's unique topography, inversions frequently trap air pollutants in the Salt Lake Valley, particularly in the western half of the county where increased density of large thoroughways, industry operations, and a majority of LIDACs are located. GAHP's ENERGY STAR NextGen™ certified all-electric affordable housing buildings will be distributed throughout Salt Lake County and located based on data-informed community needs, avoiding the potential disbenefit of discriminatory concerns. Figure 1 above illustrates the dispersion of existing Low Income Housing Tax Credit (LIHTC) projects (yellow dots) and SLCo HTF affordable housing projects awarded funding in 2023 (black diamonds) to be located both within and outside of LIDAC areas.

Moreover, **direct and indirect benefits from the proposed GAHP GHG reduction measure to Salt Lake County LIDACs include:**

- Improved asthma rates in LIDAC populations. According to CEJST, all LIDAC tracts have asthma rates above the 70<sup>th</sup> and two-thirds of LIDAC tracts have asthma rates above the 90<sup>th</sup> percentile.
- Direct and indirect benefits from mitigating climate impacts. GAHP will reduce the risk of wildfires, drought, diminishing snowpack, and extreme weather events associated with climate change.
- Improved housing quality, comfort, and safety by providing 1) Access to stable and affordable housing is essential for individuals' physical and mental health. Affordable housing initiatives contribute to better health outcomes by reducing housing-related stress and providing a stable foundation for individuals and families to thrive; and 2) Electric appliances that produce less noise compared to their gas-powered counterparts, leading to quieter living environments, which can positively impact residents' well-being and quality of life.
- Decreased energy costs and improved energy resilience (energy burden): Residents living in GAHP funded units will benefit from lower maintenance costs, reduced reliance on volatile fossil fuel prices, and potential incentives or rebates for energy-efficient upgrades.
- Increased resilience to climate change from GHG reduction measures that have both GHG reduction benefits and climate adaptation benefits: Building new construction affordable housing

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<sup>10</sup> U.S. EPA. "Green Book." <https://www3.epa.gov/airquality/greenbook/ancl.html>.

units strengthens community resilience by providing a stable housing foundation for vulnerable populations, thereby enhancing the community's ability to withstand and recover from economic downturns, natural disasters, and other crises.

- Improved public health resulting from reductions in co-pollutants. Eliminating gas combustion within homes will reduce indoor air pollution, including harmful pollutants such as carbon monoxide and nitrogen dioxide, resulting in healthier indoor air quality for residents.

The Project Manager will track GAHP community benefits with Smartsheet to assess, quantify, and report benefits and avoided disbenefits, including NOx impacts, within the western half of Salt Lake County, where the majority of LIDAC are located. Please refer to Figure 1. GAHP will submit an analysis of Benefits to EPA, as required, and clearly indicate the achieved GHG reductions on the SLCo website. GAHP reports will be updated at least once quarterly during the project period and made publicly available on the SLCo website. SLCo will promote the website reports through its established communications channels, including press releases, newsletters, and social media. Media coverage and ribbon cuttings will be scheduled to promote the completion of GAHP construction projects. Reporting activities are included in the Detailed Timeline of Activities.

GAHP is strategically designed to avoid disbenefits. However, challenges associated to new technologies may be experienced by the resident end-user, including: 1) Responsibility for a technology that has not been demonstrated to a similar level as traditional equipment and traditional building methods; and 2) Potential extended wait periods for repairs of less common equipment, such as heat pump hot water heaters, cold climate air source heat pump, and heat pump dryers. As described above by the GAHP TAC roles and responsibilities, GAHP will solve for this potential disbenefit before it occurs.

The effects of construction activities – noise, dust, truck traffic, truck and equipment emissions, land impacts, visual blight – are anticipated negative impacts associated to GAHP-approved affordable housing construction. However, these are common impacts for all construction sites. Mitigation is accomplished through compliance and codes, which is regulated under Section 15A-1-204 in the State of Utah Construction and Fire Codes Act.

The list of CEJST census tract IDs and EJSCREEN census block group IDs is included in the Areas\_SaltLakeCounty Other Attachment.

#### b. Community Engagement

As a county government, all SLCo projects require ongoing and meaningful community engagement and opportunities for community input. Engagement activities around the topics of indoor and outdoor air quality, affordable housing, clean energy, and pollutant-associated health issues are continually addressed through a variety of outreach methods.

Recent community engagement efforts were conducted through SLCo Regional Planning & Transportation's development of **West General Plan**, published in January 2021. The plan is informed by an extensive community survey which incorporated 2,066 unincorporated county resident responses. Notably, a majority of resident respondents in the western half of Salt Lake County indicated they highly or somewhat agreed with the plan to integrate affordable housing throughout communities, while minimizing impacts on water quality, air quality, and natural habitats. The West General Plan **creates a vision for all western county municipalities to achieve.**

An existing community feedback process to be adopted by GAHP is the SLCo **Citizen Participation Plan**, which elicits feedback to inform the prioritization communities' needs, the administration of programs intended to address those needs, and involve the public in the broader SLCo Consolidated Plan process. The Citizen Participation Plan specifically addresses the role of low- and moderate-income households. Because the primary purpose of the Citizen Participation Plan is **to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities for all**

**principally low- and moderate-income households**, it is important to include potential and actual GAHP program beneficiaries in all stages of this process, including needs identification, priority setting, oversight of programs, and evaluation of programs.

Community engagement also takes place through **public input programs, public notice, public meetings, public hearings, public review, public comment, amendments, public comment for amendments, public performance reports, public review, public review comments, and publicly available procedures for grievances and complaints**. All public meetings and hearings are accessible and available to those with unique needs. While not expected, anticipated, or intended during GAHP project activities, displacement of residents may occur, due to extenuating circumstances. In this case, GAHP will follow the existing SLCo plan to minimize resident displacement in its housing programs.

Community engagement also took place throughout the PCAP process, as described on page 9 of the SL-CLEAR PCAP\_SaltLakeCounty Other Attachment. This process engaged 1) Jurisdictional Partners and Organizational Stakeholders; 2) Environmental Justice Committee to specifically engage residents and community-based organizations representing LIDAC communities; and 3) General Public Survey in English and Spanish. Processes and participants from each group will be re-engaged to continually inform both PCAP and GAHP throughout the project performance period.

Insight gained from the PCAP process flows to GAHP. A key PCAP takeaway regarding residential energy use directly informs GAHP: “The combustion of natural gas for use in appliances, typically space heating, water heating, and cooking, is the leading cause of energy-related GHG emissions for residential properties in the SLC MSA with 54.7% of emissions coming from this source.”

The previously described policies and processes establishes, affirms, and requires ongoing, meaningful LIDAC engagement throughout GAHP implementation and all SLCo activities.

## **Section 5: Job Quality**

SLCo operates under Human Resource and labor policies informed by the U.S. Department of Labor (DOL) Good Jobs Principles. GAHP staff are required to operate under SLCo’s Human Resource policies and principles. The GAHP Project Manager is the only staff to be hired and will be categorized as a Time-Limited SLCo employee, earning a competitive wage and benefits, and responsible for meeting or exceeding the GAHP detailed timeline of activities, for the five-year duration of the project.

While the GAHP project plan is a government incentive to accelerate the transformation of the hard-to-abate construction sector and catalyze the transformation of the affordable housing segment, the GAHP Developer Loan Incentives RFA will be designed to incent Developers to adopt DOL’s Good Jobs Principles, Davis Bacon prevailing wages, and utilize local training, certification, and apprenticeship programs. The GAHP RFA process will prioritize applications that indicate one or more of the following strategies:

- Paying laborers and mechanics employed under the GAHP contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area.
- Family-sustaining benefits and retirement contributions.
- Representation by a collective bargaining agreement.
- Formal partnerships with labor organizations and other workers’ rights groups.
- Clear examples of how employees’ rights to freely and fairly join a union and collectively bargain are protected.
- Use of Project Labor Agreements or Community Workforce Agreements.
- Incorporating labor and job quality standards into procurement activities.

- Health and safety plans that are developed in conjunction with workers, including anti-harassment training for workers and management, OSHA training to minimize workplace, and supplemental health and safety training as needed.
- Use of Registered Apprenticeship labor to expand the pool of highly skilled workers.
- Use of second chance hiring policies, or the practice of hiring individuals with a criminal record, to expand opportunity for individuals with justice-system involvement.
- Benchmarks and goals to hire individuals from disadvantaged communities, in alignment with applicable law.
- Providing supportive services, such as childcare and transportation assistance, for employees that need them.
- Promoting stable, predictable employment through minimizing the use of temporary or contract workers, and an explanation of how workers will be properly classified.

Funds disbursed under the CPRG are subject to Davis Bacon Prevailing Wage requirements and to Build America, Buy America (BABA). Within GAHP, these requirements will specifically apply to the ENERGY STAR NextGen™ certified clean energy technologies, including all-electric cold climate air source heat pump (ccASHP), heat pump water heater (HPWH), electric appliances, and EV charging infrastructure financed through Developer Loan Incentives.

The GAHP Work Plan feature to **provide Technical Assistance (TA) for Developers to overcome barriers to adoption of ENERGY STAR NextGen™ certified all-electric construction** and the associated **task to develop specialized all-electric construction labor pools will support the needed pipeline of trained and/or certified technicians** to meet the GAHP GHG Reduction Measure. In support of this feature and task, The GAHP Project Manager will facilitate connections between workforce program stakeholders and GAHP-approved Developers. Local stakeholders with whom SLCo is currently connected have expressed strong interest in supporting the GAHP workforce measures, including 1) The Urban Land Institute to connect with a pool of Developers ready to submit RFAs for GAHP Developer Loan Incentives; 2) The Utah Women in Trades Apprenticeship Readiness Program (ARP), which eliminates obstacles and trains women construction workers in clean energy technologies, installations, and repairs. ARP graduates will be ready for employment supporting GAHP-funded construction activities; and 3) The Utah Career Center and the Sheetmetal Workers Center to link Heat Pump Training graduates to ready-to-hire GAHP-approved Developers.

Furthermore, GAHP will establish relationships with and promote additional local training and certification programs that will build a skilled all-electric technology workforce pipeline.

## **Section 6: Programmatic Capability and Past Performance**

- Past Performance and
- Reporting Requirements

SLCo demonstrates the capability, experience, and capacity to successfully implement GAHP by managing a \$39 million budget of grants, loans, revolving loans, ARPA, CDBG, and HOME fund rehabilitation programs within this portfolio. Awards similar in focus and/or financial scope to GAHP are represented in Table 10.

**Table 10 – GAHP Past Performance and Reporting Requirements.**

<b>Award Year</b>	<b>Assistance Agreement Award</b>	<b>Assistance Agreement #</b>
2022-present	EPA Brownfields Revolving Loan Fund, \$3,900,000	96883501
Description	Facilitate the cleanup and redevelopment of 7-10 properties that have been identified as environmentally contaminated and in the likely path of redevelopment. As program income revolves, this increased funding establishes a powerhouse of potential remediation loans that spur redevelopment and revitalization in our communities.	
Reporting	<ul style="list-style-type: none"> <li>• Applicant has so far submitted all necessary interim reports which have been approved by the EPA Project Officer.</li> <li>• Applicant has submitted all reports through ACRES quarterly reporting submissions and is on track with regards to adequate progress being made towards outcomes/outputs.</li> <li>• Applicant has successfully managed the agreement it is not yet completed.</li> </ul>	
Contact	Curtis Jeffries	
2012-present	EPA Brownfields Revolving Loan Fund, \$1,950,000	96809501
Description	Provide funding for the recipient to capitalize a revolving loan fund (RLF) from which to make loans and subgrants to clean up brownfield sites and conduct other necessary activities to prudently manage the RLF. The purpose is to target Coalition brownfields sites that are ready to be remediated and incentivize redevelopment in order to revitalize land while preventing further contamination.	
Reporting	<ul style="list-style-type: none"> <li>• Applicant has so far submitted all necessary interim reports which have been approved by the EPA Project Officer.</li> <li>• Applicant has submitted all reports through ACRES quarterly reporting submissions and is on track with regards to adequate progress being made towards outcomes/outputs.</li> <li>• Applicant has successfully managed the agreement but it is not yet completed.</li> </ul>	
Contact	Curtis Jeffries	
2023-present	EPA Brownfields Coalition Assessment Grants, \$1,000,000	96897201
Description	Provide funding to the recipient to inventory, characterize, assess, and conduct cleanup planning and community involvement related activities. The Coalition sought funding to target at least three Brownfield priority areas within Salt Lake County to create a cleaner, healthier environment.	
Reporting	<ul style="list-style-type: none"> <li>• Applicant has so far submitted all necessary interim reports which have been approved by EPA Project Officer</li> <li>• Applicant has submitted all reports through ACRES quarterly reporting submissions and is on track with regards to adequate progress being made towards outcomes/outputs.</li> <li>• Applicant has successfully managed the agreement but it is not yet completed.</li> </ul>	
Contact	Melisa Devincenzi	

Award Year	Assistance Agreement Award	Assistance Agreement #
2021-2026	American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund (SLFRF), \$25,134,864	**NA
Description	To make historical investment and assist qualifying households who have been impacted by the COVID-19 pandemic to 1) Counter the effects of the pandemic, support families, and businesses struggling with its public health and economic impacts; 2) Maintain vital public services, even with declines in revenue resulting from the pandemic; and 3) Build strong, resilient, and equitable recovery by making investments that support long-term growth and opportunity.	
Reporting	<ul style="list-style-type: none"> <li>Applicant has submitted quarterly reports to the US Department of Treasury and is in compliance.</li> <li>Applicant has successfully managed the agreement but it is not yet completed.</li> </ul>	
Contact	slfrf@treasury.gov	
Award Year	Assistance Agreement Award	Assistance Agreement #
2023-2026	ARP Enhanced Air Quality Monitoring Competitive Grant, \$500,000	00114300
Description	Provide funding to install eight additional air quality monitors on electric buses. The additional monitoring capacity will inform SLCo's efforts in improving air quality, particularly in diverse and underserved west side Salt Lake County communities, to create one of the most detailed pollution mapping systems in the world.	
Reporting	<ul style="list-style-type: none"> <li>Applicant has so far submitted all necessary interim reports which have been approved by EPA Project Officer</li> <li>Applicant has successfully managed the agreement but it is not yet completed.</li> </ul>	
Contact	Sara Key	

\*\*Please note: SLCo received federal funds under section 603(b) of the Social Security Act as added by section 9901 of the American Rescue Plan Act (Public Law 117-2) (March 11, 2021) ("ARPA") ("Federal Award") to provide funding to combat and address the effects of the novel Coronavirus Disease 2019 ("COVID-19") within Salt Lake County. Neither an Assistance Agreement number nor a direct contact is assigned to these funds.

c. Staff Expertise

The SLCo government provides honest, open, efficient, and ethical government that is fiscally responsible, accessible, and responsive to residents' needs. GAHP leverages the established expertise of the SLCo parties described in Section 3.c. to build a powerful platform from which GAHP will excel. The proposed GAHP Project Manager will be an employee of SLCo. One contractor, the GAHP Technical Assistance Contractor previously described in Section 3.c., will be engaged. Staff knowledge, expertise, qualifications, and resources, which will drive the realization of GAHP's proposed goals and GHG Reduction Measures, include:



**GAHP Program Director:** Emily Paskett (0.15 FTE) is the SLCo Environmental Programs Manager and has 8 years of experience in environmental project leadership and support in local government and nonprofit organizations. She is pursuing a master's in public administration and holds a Bachelor of Science degree focused on Environmental Studies and Urban Ecology. The GAHP Program Director's resume is included in Other Attachments.

**GAHP Funding Manager:** Joshua Narvaez (0.35 FTE) is the SLCo ORD Housing and Community Development Housing Trust Fund Manager and has 3 years of experience in real estate and affordable housing development. Joshua manages the RFA process for a portfolio of more than \$25 million dollars to support affordable housing development within the SLCo Housing Trust Fund, under the supervision and direction of the Housing Trust Fund Board of Directors. The GAHP Funding Manager's resume is included in Other Attachments.

**GAHP Project Manager** (1.0 FTE): This role will be hired during the Design Phase, is CPRG-funded, and will be responsible for coordinating all GAHP activities and realizing GAHP features, tasks, outputs, outcomes, and milestones. The GAHP Project Manager role description is included in Other Attachments.

**GAHP Loan Compliance Coordinator:** Caitlin Lea (0.05 FTE) is the SLCo ORD Loan and Compliance Analyst, highly skilled in loan compliance. The GAHP Loan Compliance Coordinator's resume is included in Other Attachments.

**GAHP Advisory Board**, made up of the current SLCo Housing Trust Fund Advisory Board, will review Developer RFA submissions and approve loan awards. Specialized capabilities in RFA and RFP design and implementation will be leveraged throughout the project. The list of GAHP Advisory Board Members is included in Other Attachments.