



## Consent Item 8

**TO:** East Bay Community Energy Board of Directors

**FROM:** Jessie Denver, Senior Distributed Energy Resources Manager,  
Transportation Electrification and Community Resilience

**SUBJECT:** **Approve Resolution Authorizing EBCE CEO to Negotiate and Execute an Amendment to the Agreement with CLEAResult Consulting to Implement an Electric Vehicle Charging Technical Assistance Program for Affordable Multi-Family Properties and Increase the Compensation**

**DATE:** March 3, 2021

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### Recommendation

Approve a Resolution authorizing EBCE CEO to negotiate and execute an Amendment to the Consulting Services Agreement (“Agreement”) with CLEAResult Consulting (“CLEAResult”) dated October \_\_, 2020, to implement an Electric Vehicle Charging Technical Assistance program that will facilitate deployment of infrastructure at affordable multi-family properties, and to increase the compensation by \$320,000, for a total amount not to exceed \$570,000 through December 31, 2021.

### Background and Discussion

The California Energy Commission’s (“CEC”) California Electric Vehicle Infrastructure Project (“CALeVIP”) investment program brings critical state funding to regions and counties with the greatest need for publicly accessible electric vehicle (“EV”) charging infrastructure. Paired with investment from a lead co-funding project partner, the goal of CALeVIP is to provide robust financial incentives to meet California’s goals and mandates:

- 1.5 million zero emission vehicles (“ZEV”) on roadways and 250,000 chargers by 2025
- 5 million ZEVs in operation by 2030
- All new passenger vehicles sold in California must be zero-emission by 2035

ZEVs include pure battery plug-in EVs, plug-in hybrid EVs, and hydrogen fuel cell EVs and are transportation technologies essential to achieving the state's renewable energy, air quality, equity and climate change goals.<sup>1</sup> In Alameda County today there are approximately 1.2 million internal combustion vehicles registered to drivers, and just 35,000 light duty ZEVs.<sup>2</sup> To meet the states goals this figure will need to increase to approximately 59,000 ZEVs by 2025 and nearly 200,000 light, medium and heavy-duty ZEVs by 2030.

A lack of charging infrastructure is a clear and significant barrier to market adoption in EBCE's service area. To that end, the CEC has selected Alameda County for 2021 CALeVIP program investment (\$14.5 million).

- The CEC investment will be \$14.5 million in year one (2021) of the program
- EBCE is the sole co-funding partner to the CEC for the Alameda County CALeVIP program and in May 2020 the EBCE Board approved:
  - \$14.5 million for incentives (over 4 years) and
  - \$1,015,000 for program administration (including technical assistance)
- The EBCE investment will be \$3 million In year one (2021) of the program
- The Alameda County CALeVIP program will launch Quarter 4 of 2021

Please note, San Joaquin County currently has a CEC CALeVIP program for customers in the City of Tracy.<sup>3</sup> However, affordable multi-family property owners in the City of Tracy will be eligible for EBCE's technical assistance program.

### **Affordable Multi-family Property Technical Assistance**

Through CALeVIP the CEC includes an incentive adder for Level 2 charging at multi-family properties, and another Level 2 incentive adder for multi-family properties in disadvantaged communities ("DAC") per CalEnviroScreen 3.0 and low-income designated communities ("LIC") per AB 1550. In coordinating development of the Alameda County CALeVIP program with the CEC, EBCE data analysis identified that affordable multi-family properties outside of DAC/LIC eligibility areas, despite serving low-income residents, would not have equal access to these incentive adders. Affordable multi-family properties are defined as at or below 80% of the Area Median Income ("AMI"), per State of California.

To support its request that the CEC extend its Level 2 multi-family incentive adder beyond DAC/LIC boundaries, staff mapped relevant data and found that 27% of all affordable multi-family properties would otherwise be left out from benefiting from the adder. In turn, the CEC approved EBCEs request to ensure affordable multi-family property owners who manage sites across Alameda County have the ability to deploy Level 2 charging infrastructure equitably for their tenants where technically and economically feasible.

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<sup>1</sup> <https://www.cpuc.ca.gov/zev/>

<sup>2</sup> DMV.ca.gov. Fuel Type by County as of 1/1/2019

<sup>3</sup> <https://calevip.org/incentive-project/san-joaquin-valley>

To help create a robust pipeline of project applications prior to CALeVIP program launch, a key component of program administration will be offering no-cost technical assistance to affordable multi-family properties. In Alameda County this includes 230 eligible properties across 41 major developers / service providers and public housing authorities. These 230 properties each have 80% plus of rental units at or below 80% AMI. EBCE will also engage properties with as low as 50% of the units being at or below 80% AMI. This will add 10 additional affordable properties to the outreach portfolio.

Within this identified market segment, EBCE will:

- Conduct outreach to stakeholders about the no-cost technical assistance offer
- Contract with a Consultant who will conduct site evaluations at affordable multi-family properties and prepare project reports (assess existing electrical capacity; parking layout included deeded vs. non-deeded; make recommendations regarding EV charging type, count, layout and capital and operational costs).
- Continue to engage with stakeholders once project reports have been delivered to encourage submittal of CALeVIP incentive applications.

#### **Technical Assistance Consultant**

In 2020 EBCE issued a Request for Proposals for professional services to assist in the development and implementation of a program designed to increase electricity system reliability through demand reduction solutions. CLEAResult submitted a proposal highlighting their energy efficiency experience as well as their extensive experience implementing local EV charging infrastructure programs. This included working with PG&E on their Electric Vehicle Charge Network program. In October 2020 EBCE and CLEAResult entered into a Consulting Services Agreement.

Staff aims to offer its EV Charging Technical Assistance program to affordable multi-family property owners beginning no later than April 2021. This will ensure these EBCE customers have adequate time to prepare for the launch of CALeVIP incentives later this year. In turn, staff is seeking authorization for the CEO to negotiate and execute an amendment to the CLEAResult Consulting Services Agreement to add these additional services and increase the compensation by \$320,000.

#### **Fiscal Impact**

This Amendment will be funded with \$320,000 from the previously approved Local Development Budget.

## Attachments

- A. Resolution Authorizing EBCE CEO to Negotiate and Execute an Amendment to the Agreement with CLEAResult Consulting to Implement an Electric Vehicle Charging Technical Assistance Program for Affordable Multi-Family Properties and Increase the Compensation

**RESOLUTION NO. \_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS**

**OF THE EAST BAY COMMUNITY ENERGY AUTHORITY APPROVING THE SECOND AMENDMENT TO THE CONSULTING SERVICES AGREEMENT WITH CLEARRESULT CONSULTING TO PROVIDE SUPPORT FOR AN ELECTRIC VEHICLE TECHNICAL ASSISTANCE PROGRAM FOR AFFORDABLE MULTI-FAMILY PROPERTIES**

**WHEREAS** The East Bay Community Energy Authority (“EBCE”) was formed as a community choice aggregation agency (“CCA”) on December 1, 2016, Under the Joint Exercise of Power Act, California Government Code sections 6500 *et seq.*, among the County of Alameda, and the Cities of Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Piedmont, Oakland, San Leandro, and Union City to study, promote, develop, conduct, operate, and manage energy-related climate change programs in all of the member jurisdictions. The cities of Newark and Pleasanton, located in Alameda County, along with the City of Tracy, located in San Joaquin County, were added as members of EBCE and parties to the JPA in March of 2020.

**WHEREAS** in May 2020 the EBCE Board approved the California Electric Vehicle Infrastructure Project (“CALeVIP”) investment program which will provide incentives for publicly accessible Level 2 and Direct Current Charging Infrastructure across Alameda County in 2021,

**WHEREAS** the Board approved CALeVIP budget included \$14.5 million for incentives (over 4 years) and \$1,015,000 for program administration (including for a technical assistance consultant),

**WHEREAS** in 2020 EBCE issued a Request for Proposals for professional services to assist in the development and implementation of demand side programs designed to increase electricity system reliability,

**WHEREAS** CLEARresult Consulting was selected for their experience and EBCE entered into a Consulting Services Agreement with CLEARresult Consulting dated October \_\_, 2020.; and

**WHEREAS** EBCE desires to amend the existing Agreement with CLEARresult Consulting to add to the scope of work and increase the budget in order to offer EV Charging Infrastructure technical assistance to affordable multi-family property owners in advance of CALeVIP program launch in Quarter 4 2021.

**NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE EAST BAY COMMUNITY ENERGY AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. The Board of Directors hereby authorizes the CEO to negotiate and execute an Amendment to the Consulting Services Agreement with CLEARresult Consulting to increase the total compensation by \$320,000, for a total amount not to

exceed \$570,000, and to add new scope to the Agreement as described in this Resolution, to be approved by the General Counsel.

ADOPTED AND APPROVED this 17th day of March, 2021.

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Dan Kalb, Chair

ATTEST:

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Adrian Bankhead, Assistant Clerk of the Board