



1. Describe the proposed ordinance or resolution. File number: CCFN 220223

CC File Number 220223: Resolution relative to revision of the City of Milwaukee PACE Clean Energy Financing Ordinance (304-26.5) to make it consistent with a recent state law change. 2021 Wisconsin Act 175 expands the PACE program, allowing it to be used for additional building improvements including electric vehicle charging infrastructure, resiliency, reliability and stormwater management/green infrastructure projects.

2. Identify the anticipated equity impacts, if any, of this proposal.

This expansion of the PACE Clean Energy Financing program will increase equity, allowing more environmental sustainability projects to be funded through this program, improvements which may not have been financially feasible for some building owners or developers without the PACE program opportunity to pay for building improvements overtime. Similarly, more tenants (of office buildings, multifamily housing units, and other types of buildings) will be able to benefit from the environmental improvements to buildings where they live and work.

3. Identify which minority groups, if any, may be negatively or positively impacted by the proposal.

This proposal is likely to help building owners and manufacturers of color, who may face more challenges paying for energy and cost saving environmental sustainability improvements upfront. Moreover, many residents of multi-family housing units (5 units or more) are people of color. As PACE is available to the owners of multi-family buildings, this expansion will make it more financially feasible for those owners to improve their buildings, ideally lowering energy bills and making the housing units more comfortable for their tenants, as well as potentially adding benefits like electric vehicle charging and stormwater management/green infrastructure elements like trees and vegetation to help cool surroundings and improve air quality. In addition, given that PACE projects include the Residential Preference Program requirement, more workers from the City of



4. Describe any engagement efforts with minority communities potentially impacted by the proposal.

Through the City-County Task Force on Climate and Economic Equity, issues of funding environmental sustainability improvement projects were often discussed in the Green Buildings Work Group, as well as in the Transportation and Mobility Work Group regarding electric vehicle charging. Each Work Group included members of the public, including people of color, many of whom help to run community-based organizations in underserved communities. So while this specific proposal was not discussed (as this state law change happened later), the need for more flexible funding for environmental sustainability projects was frequently discussed. This expansion of the PACE program helps provide more of that flexible funding.

5. Describe how any anticipated equity impacts of the proposal will be documented or evaluated.

The Environmental Collaboration Office helps to administer the PACE program, so we have access to all of the projects that take advantage of the PACE Clean Energy Financing program, including the types of buildings that were improved, the improvements completed, and the energy and cost savings. We can track how many projects involve multifamily housing units and savings achieved, as well as the RPP labor involved.

6. Describe strategies that will be used, if any, to mitigate any anticipated equity impacts.

We are already working to organize a workshop or webinar with the ACRE (Associates in Commercial Real Estate) program, to inform ACRE programs alums and future participants about the opportunities provided through the PACE program, to ensure that commercial real estate developers of color are aware of the PACE program opportunities. This outreach will be done in addition to the program information already available through the ECO website.

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