STATE OF CALIFORNIA

GRANT REQUEST FORM (GRF)

CEC-270 (Revised 12/2019)

CALIFORNIA ENERGY COMMISSION

A) New Agreement # EPC-21-032 (to be completed by CGL office)

B) Division	Agreement Manager:	MS-	Phone
ERDD	Molly Mahoney		916-776-0790

C) Recipient's Legal Name	Federal ID Number
SoLa Impact Opportunity Zone Fund, LP	83-2428289

D) Title of Project
Making Green Accessible

E) Term and Amount

Start Date	End Date	Amount
6/13/2022	6/30/2024	$ 1,000,000

F) Business Meeting Information

☐ ARFVTP agreements $75K and under delegated to Executive Director

Proposed Business Meeting Date 5/11/2022 ☒ Consent ☐ Discussion

Business Meeting Presenter Michael Ferreira Time Needed: 5 minutes

Please select one list serve. Select

Agenda Item Subject and Description:

SOLA IMPACT OPPORTUNITY ZONE FUND, LP. Proposed resolution approving Agreement EPC-21-032 with SoLa Impact Opportunity Zone Fund, LP for a $1,000,000 grant to design the Making Green Accessible affordable housing project with 50+ sustainable, low-impact, zero-emissions homes, and adopting staff's determination that this action is exempt from CEQA. Centered around a mixed-use Resilience Hub, the project will provide innovative green technologies combines with an environmentally and socially conscious financial structure to establish a self-sustaining, resilient ecosystem. (EPIC Funding) Contact: Michael Ferreira

G) California Environmental Quality Act (CEQA) Compliance

1. Is Agreement considered a "Project" under CEQA?

   ☒ Yes (skip to question 2)

   ☐ No (complete the following (PRC 21065 and 14 CCR 15378)):

   Explain why Agreement is not considered a "Project":

2. If Agreement is considered a "Project" under CEQA:

   a) ☒ Agreement **IS** exempt.

      ☒ Statutory Exemption. List PRC and/or CCR section number: 14 CCR 15262

      ☐ Categorical Exemption. List CCR section number:

      ☐ Common Sense Exemption. 14 CCR 15061 (b) (3)

Explain the reason why the Agreement is exempt under the above section: Cal. Code Regs. tit. 14, § 15262, exemption includes Feasibility and Planning Studies This grant agreement will fund feasibility, design, and planning studies for an all-electric, mixed-use development.

Specifically, the project will design a mixed-use development project and the improvement of methods for possible use in advanced energy development and microgrid efforts (e.g., planning, architectural, and engineering work). Activities will include information collection, research, design, and energy and emissions analyses. Activities will also include economic analysis, preparation of conceptual drawings and design plans, performance modeling, and construction feasibility analysis.

Additionally, the project is covered by Cal. Code Regs. tit. 14, § 15061(b)(3), Common Sense Exemption, which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

No construction or changes to the physical environment will be funded by the grant or occur during the design and analysis work. The design activities will take place in existing office buildings, and professionals will visit the proposed development site. Therefore, there is no possibility that the activities may have a significant effect on the environment.

Agreement **IS NOT** exempt. (consult with the legal office to determine next steps)

Check all that apply

- ☐ Initial Study
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Statement of Overriding Considerations

H) List all subcontractors (major and minor) and equipment vendors: (attach additional sheets as necessary)

Legal Company Name:	**Budget**
M. Arthur Gensler Jr. and Associates, Inc.	$ 250,000
BURO HAPPOLD CONSULTING ENGINEERS, INC.	$ 200,000
LOGOS Faith Development, LLC	$10,000

I) List all key partners: (attach additional sheets as necessary)

Legal Company Name:

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J) Budget Information

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
EPIC	18-19	301.001F	$500,000
EPIC	20-21	301.001H	$500,000

R&D Program Area: EDMFO: EDMF

TOTAL: $ 1,000,000

Explanation for "Other" selection

Reimbursement Contract #: Federal Agreement #:

K) Recipient's Contact Information

1. Recipient's Administrator/Officer

Name: Ekta Naik

Address: 1000 E 60Th St

City, State, Zip: Los Angeles, CA 90001-1019

Phone: 949-923-7941

E-Mail: enaik@solaimapct.com

2. Recipient's Project Manager

Name: Ekta Naik

Address: 1000 E 60Th St

City, State, Zip: Los Angeles, CA 90001-1019

Phone: 949-923-7941

E-Mail: enaik@solaimapct.com

L) Selection Process Used

☒ Competitive Solicitation Solicitation #: GFO-20-305

☐ First Come First Served Solicitation, Solicitation #:

☐ Non-Competitive Bid Follow-on Funding (SB 115)

M) The following items should be attached to this GRF

1. Exhibit A, Scope of Work ☒ Attached
2. Exhibit B, Budget Detail ☒ Attached
3. CEC 105, Questionnaire for Identifying Conflicts ☒ Attached
4. Recipient Resolution ☒ N/A ☐ Attached
5. CEQA Documentation ☒ N/A ☐ Attached

Agreement Manager **Date**

Office Manager **Date**

Deputy Director **Date**

Exhibit A
Scope of Work
SoLa Impact Opportunity Zone Fund, LP

I. TASK ACRONYM/TERM LISTS

A. Task List

Task #	CPR[1]	Task Name
1		General Project Tasks
2		Design Development of Green Technologies
3	X	Architectural Design Development to Incorporate Green Elements
4		Stakeholder Outreach and Engagement
5	X	Community Outreach and Engagement
6		Evaluation of Project Benefits
7		Technology/Knowledge Transfer Activities
8		Build Phase Application Package

Acronym/Term List

Acronym/Term	Meaning
CAM	Commission Agreement Manager
CAO	Commission Agreement Officer
CEC	California Energy Commission
CPR	Critical Project Review
EPIC	Electric Program Investment Charge
MEP	Mechanical, Electrical, Plumbing
TAC	Technical Advisory Committee

II. PURPOSE OF AGREEMENT, PROBLEM/SOLUTION STATEMENT, AND GOALS AND OBJECTIVES

A. Purpose of Agreement

The purpose of this project is to fund the design of a multifunctional affordable housing project as a new model for sustainable, low-impact, zero-emissions homes. The design will be 50 to 150-residential units centered around a mixed-use, community-accessible Resilience Hub. This design will provide a combination of innovative green technologies with an environmentally and socially conscious financial structure to establish a self-sustaining, resilient ecosystem.

B. Problem/ Solution Statement

<u>Problem</u>

Many black, indigenous, and people of color communities lack access to basic necessities that lead to generational enrichment. Institutional racism has caused many economic, educational as well as poverty gaps in various communities around the world. The inability to pay rent, food,

[1] Please see subtask 1.3 in Part III of the Scope of Work (General Project Tasks) for a description of Critical Project Review (CPR) Meetings.

utilities, and school supplies has been exacerbated by the spike in unemployment due to COVID-19. These issues are combated by providing accessible housing and services that empower the people most disenfranchised.

Solution

A team led by SoLa Impact (Recipient) aims to close the inequality gap by transformational change with the help of the community members. The Recipient wants to leverage community knowledge and wisdom through the local churches when developing sustainable and environmental solutions, while also providing other opportunities for growth.

As a partnership, the Recipient will design a project that empowers the community with opportunities and sustainable solutions by building both rentals and for-sale townhomes. The Recipient proposes more sustainable utility options that are more affordable for tenants, by leveraging Edison's technological advances in the areas of green and solar. SoLa will leverage its capacity to build well-designed, cost-efficient homes to get community stakeholders/faith-based organizations and government leaders to partner, mobilize, and support—offering a multi-purpose space that can be used for a variety of care services for the community.

C. Goals and Objectives of the Agreement

Agreement Goals
The goals of this Agreement are to:

- Develop a model for providing green solutions in low-income communities and affordable projects, addressing the inequity of green initiatives between market rate and low-income developments.

- Create a model for faith-based organizations in Compton & South Los Angeles (L. A.) to participate in and learn about green energy and green technology to further benefit their communities.

Ratepayer Benefits:[2] This Agreement will result in the ratepayer benefits of:

- Microgrid battery storage will enable reliable use of renewable electricity (wind/solar), even when electricity from grid is disrupted, as battery storage can provide electricity off-grid.

- Lower costs are enabled by electrification of more efficient household equipment (e.g. heat pumps, electric ranges).

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[2] California Public Resources Code, Section 25711.5(a) requires projects funded by the Electric Program Investment Charge (EPIC) to result in ratepayer benefits. The California Public Utilities Commission, which established the EPIC in 2011, defines ratepayer benefits as greater reliability, lower costs, and increased safety (See CPUC "Phase 2" Decision 12-05-037 at page 19, May 24, 2012, http://docs.cpuc.ca.gov/PublishedDocs/WORD_PDF/FINAL_DECISION/167664.PDF).

Technological Advancement and Breakthroughs:[3] This Agreement will lead to technological advancement and breakthroughs to overcome barriers to the achievement of the State of California's statutory energy goals by:

The Recipient believes the project will provide a benchmark study, guidebook, and implementation strategy for the use of centralized systems for heating and cooling for affordable housing. Significant emissions reduction can occur through more-efficient centralized systems, but the affordable housing sector has not adopted such technologies generally due to market technologies not being commonly understood and used in housing development. This includes thermal meters (BTU meters) for heating and cooling central systems serving individual dwelling unit systems such as Fan Coil Units. Once centralization occurs, we believe the project can demonstrate the effective integration of emerging solar photovoltaic technologies that can be combined in a site-wide micro-grid with energy storage to further reduce the development's emissions profile. Central systems will be evaluated against distributed individually owned heat pumps, comparing reliability, operation and maintenance against central systems.

Agreement Objectives
The objective of this Agreement is to:

- Design an affordable project of 50-150 sustainable, low-impact, zero-emissions homes which can be used as a green model for other affordable projects.

- Develop an affordable housing zero emissions technology guidebook / roadmap for other project teams and future developments that incorporate the outcomes from SoLa Impact's Now, New, Next assessment methodology.

III. TASK 1 GENERAL PROJECT TASKS

PRODUCTS

Subtask 1.1 Products

The goal of this subtask is to establish the requirements for submitting project products (e.g., reports, summaries, plans, and presentation materials). Unless otherwise specified by the Commission Agreement Manager (CAM), the Recipient must deliver products as required below by the dates listed in the **Project Schedule (Part V).** All products submitted which will be viewed by the public, must comply with the accessibility requirements of Section 508 of the federal Rehabilitation Act of 1973, as amended (29 U.S.C. Sec. 794d), and regulations implementing that act as set forth in Part 1194 of Title 36 of the Federal Code of Regulations**.** All technical tasks should include product(s). Products that require a draft version are indicated by marking **"(draft and final)"** after the product name in the "Products" section of the task/subtask. If "(draft and final)" does not appear after the product name, only a final version of the product is required. With respect to due dates within this Scope of Work, **"days"** means working days.

The Recipient shall:

For products that require a draft version, including the Final Report Outline and Final Report

- Submit all draft products to the CAM for review and comment in accordance with the Project Schedule (Part V). The CAM will provide written comments to the Recipient on the draft product within 15 days of receipt, unless otherwise specified in the task/subtask for which the product is required.
- Consider incorporating all CAM comments into the final product. If the Recipient disagrees with any comment, provide a written response explaining why the comment was not incorporated into the final product.
- Submit the revised product and responses to comments within 10 days of notice by the CAM, unless the CAM specifies a longer time period, or approves a request for additional time.

For products that require a final version only

- Submit the product to the CAM for acceptance. The CAM may request minor revisions or explanations prior to acceptance.

For all products

- Submit all data and documents required as products in accordance with the following:

Instructions for Submitting Electronic Files and Developing Software:

- **Electronic File Format**
  - Submit all data and documents required as products under this Agreement in an electronic file format that is fully editable and compatible with the California Energy Commission's (CEC) software and Microsoft (MS)-operating computing platforms, or with any other format approved by the CAM. Deliver an electronic copy of the full text of any Agreement data and documents in a format specified by the CAM, such as memory stick.

  The following describes the accepted formats for electronic data and documents provided to the CEC as products under this Agreement, and establishes the software versions that will be required to review and approve all software products:
  - Data sets will be in MS Access or MS Excel file format (version 2007 or later), or any other format approved by the CAM.
  - Text documents will be in MS Word file format, version 2007 or later.
  - Project management documents will be in Microsoft Project file format, version 2007 or later.

- **Software Application Development**

  Use the following standard Application Architecture components in compatible versions for any software application development required by this Agreement (e.g., databases, models, modeling tools), unless the CAM approves other software applications such as open-source programs:
  - Microsoft ASP.NET framework (version 3.5 and up). Recommend 4.0.
  - Microsoft Internet Information Services (IIS), (version 6 and up) Recommend 7.5.

- Visual Studio.NET (version 2008 and up). Recommend 2010.
- C# Programming Language with Presentation (UI), Business Object and Data Layers.
- SQL (Structured Query Language).
- Microsoft SQL Server 2008, Stored Procedures. Recommend 2008 R2.
- Microsoft SQL Reporting Services. Recommend 2008 R2.
- XML (external interfaces).

Any exceptions to the Electronic File Format requirements above must be approved in writing by the CAM. The CAM will consult with the CEC's Information Technology Services Branch to determine whether the exceptions are allowable.

MEETINGS

Subtask 1.2 Kick-off Meeting

The goal of this subtask is to establish the lines of communication and procedures for implementing this Agreement.

The Recipient shall:

- Attend a "Kick-off" meeting with the CAM, the Commission Agreement Officer (CAO), and any other CEC staff relevant to the Agreement. The Recipient will bring its Project Manager and any other individuals designated by the CAM to this meeting. The administrative and technical aspects of the Agreement will be discussed at the meeting. Prior to the meeting, the CAM will provide an agenda to all potential meeting participants. The meeting may take place in person or by electronic conferencing (e.g., WebEx), with approval of the CAM.

  The administrative portion of the meeting will include discussion of the following:
  - Terms and conditions of the Agreement;
  - Invoicing and auditing procedures;
  - Administrative products (subtask 1.1);
  - CPR meetings (subtask 1.3);
  - Match fund documentation (subtask 1.7);
  - Permit documentation (subtask 1.8);
  - Subcontracts (subtask 1.9); and
  - Any other relevant topics.

  The technical portion of the meeting will include discussion of the following:
  - The CAM's expectations for accomplishing tasks described in the Scope of Work;
  - An updated Project Schedule;
  - Technical products (subtask 1.1);
  - Progress reports (subtask 1.5);
  - Final Report (subtask 1.6);
  - Technical Advisory Committee meetings (subtasks 1.10 and 1.11); and
  - Any other relevant topics.

- Provide *Kick-off Meeting Presentation* to include but not limited to:

- Project overview (i.e. project description, goals and objectives, technical tasks, expected benefits, etc.)
- Project schedule that identifies milestones
- List of potential risk factors and hurdles, and mitigation strategy

- Provide an *Updated Project Schedule, Match Funds Status Letter,* and *Permit Status Letter*, as needed to reflect any changes in the documents.

The CAM shall:
- Designate the date and location of the meeting.
- Send the Recipient a *Kick-off Meeting Agenda*.

Recipient Products:
- Kick-off Meeting Presentation
- Updated Project Schedule *(if applicable)*
- Match Funds Status Letter (subtask 1.7) *(if applicable)*
- Permit Status Letter (subtask 1.8) *(if applicable)*

CAM Product:
- Kick-off Meeting Agenda

Subtask 1.3 Critical Project Review (CPR) Meetings
The goal of this subtask is to determine if the project should continue to receive CEC funding, and if so whether any modifications must be made to the tasks, products, schedule, or budget. CPR meetings provide the opportunity for frank discussions between the CEC and the Recipient. As determined by the CAM, discussions may include project status, challenges, successes, advisory group findings and recommendations, final report preparation, and progress on technical transfer and production readiness activities (if applicable). Participants will include the CAM and the Recipient and may include the CAO and any other individuals selected by the CAM to provide support to the CEC.

CPR meetings generally take place at key, predetermined points in the Agreement, as determined by the CAM and as shown in the Task List on page 1 of this Exhibit. However, the CAM may schedule additional CPR meetings as necessary. The budget will be reallocated to cover the additional costs borne by the Recipient, but the overall Agreement amount will not increase. CPR meetings generally take place at the CEC, but they may take place at another location, or may be conducted via electronic conferencing (e.g., WebEx) as determined by the CAM.

The Recipient shall:
- Prepare and submit a *CPR Report* for each CPR meeting that: (1) discusses the progress of the Agreement toward achieving its goals and objectives; and (2) includes recommendations and conclusions regarding continued work on the project.
- Attend the CPR meeting.
- Present the CPR Report and any other required information at each CPR meeting.

The CAM shall:
- Determine the location, date, and time of each CPR meeting with the Recipient's input.

- Send the Recipient a *CPR Agenda* with a list of expected CPR participants in advance of the CPR meeting. If applicable, the agenda will include a discussion of match funding and permits.
- Conduct and make a record of each CPR meeting. Provide the Recipient with a schedule for providing a Progress Determination on continuation of the project.
- Determine whether to continue the project, and if so whether modifications are needed to the tasks, schedule, products, or budget for the remainder of the Agreement. If the CAM concludes that satisfactory progress is not being made, this conclusion will be referred to the Deputy Director of the Energy Research and Development Division.
- Provide the Recipient with a *Progress Determination* on continuation of the project, in accordance with the schedule. The Progress Determination may include a requirement that the Recipient revise one or more products.

Recipient Products:
- CPR Report(s)

CAM Products:
- CPR Agenda
- Progress Determination

Subtask 1.4 Final Meeting
The goal of this subtask is to complete the closeout of this Agreement.

The Recipient shall:
- Meet with CEC staff to present project findings, conclusions, and recommendations. The final meeting must be completed during the closeout of this Agreement. This meeting will be attended by the Recipient and CAM, at a minimum. The meeting may occur in person or by electronic conferencing (e.g., WebEx), with approval of the CAM.

  The technical and administrative aspects of Agreement closeout will be discussed at the meeting, which may be divided into two separate meetings at the CAM's discretion.
  - The technical portion of the meeting will involve the presentation of findings, conclusions, and recommended next steps (if any) for the Agreement. The CAM will determine the appropriate meeting participants.
  - The administrative portion of the meeting will involve a discussion with the CAM and the CAO of the following Agreement closeout items:
    - Disposition of any procured equipment.
    - The CEC's request for specific "generated" data (not already provided in Agreement products).
    - Need to document the Recipient's disclosure of "subject inventions" developed under the Agreement.
    - "Surviving" Agreement provisions such as repayment provisions and confidential products.
    - Final invoicing and release of retention.

- Prepare a *Final Meeting Agreement Summary* that documents any agreement made between the Recipient and Commission staff during the meeting.
- Prepare a *Schedule for Completing Agreement Closeout Activities*.
- Provide copies of *All Final Products* on a USB memory stick, organized by the tasks in the Agreement.

Products:
- Final Meeting Agreement Summary *(if applicable)*
- Schedule for Completing Agreement Closeout Activities
- All Final Products

REPORTS AND INVOICES

Subtask 1.5 Progress Reports and Invoices
The goals of this subtask are to: (1) periodically verify that satisfactory and continued progress is made towards achieving the project objectives of this Agreement; and (2) ensure that invoices contain all required information and are submitted in the appropriate format.

The Recipient shall:
- Submit a monthly *Progress Report* to the CAM. Each progress report must:
  - Summarize progress made on all Agreement activities as specified in the scope of work for the preceding month, including accomplishments, problems, milestones, products, schedule, fiscal status, and an assessment of the ability to complete the Agreement within the current budget and any anticipated cost overruns. See the Progress Report Format Attachment for the recommended specifications.
- Submit a monthly or quarterly *Invoice* that follows the instructions in the "Payment of Funds" section of the terms and conditions, including a financial report on Match Funds and in-state expenditures.

Products:
- Progress Reports
- Invoices

Subtask 1.6 Final Report
The goal of this subtask is to prepare a comprehensive Final Report that describes the original purpose, approach, results, and conclusions of the work performed under this Agreement. When creating the Final Report Outline and the Final Report, the Recipient must use the CEC Style Manual provided by the CAM.

Subtask 1.6.1 Final Report Outline

The Recipient shall:
- Prepare a *Final Report Outline* in accordance with the *Energy Commission Style Manual* provided by the CAM.

Recipient Products:
- Final Report Outline (draft and final)

CAM Product:
- Energy Commission Style Manual
- Comments on Draft Final Report Outline
- Acceptance of Final Report Outline

Subtask 1.6.2 Final Report

The Recipient shall:
- Prepare a *Final Report* for this Agreement in accordance with the approved Final Report Outline, Energy Commission Style Manual, and Final Report Template provided by the CAM with the following considerations:
  - Ensure that the Report includes the following items, in the following order:
    - Cover page (**required**)
    - Credits page on the reverse side of cover with legal disclaimer (**required**)
    - Acknowledgements page (optional)
    - Preface (**required**)
    - Abstract, keywords, and citation page (**required**)
    - Table of Contents (**required**, followed by List of Figures and List of Tables, if needed)
    - Executive summary (**required**)
    - Body of the Report (**required**)
    - References (if applicable)
    - Glossary/Acronyms (If more than 10 acronyms or abbreviations are used, it is required.)
    - Bibliography (if applicable)
    - Appendices (if applicable) (Create a separate volume if very large.)
    - Attachments (if applicable)
- Submit a draft of the Executive Summary to the TAC for review and comment.
- Develop and submit a *Summary of TAC Comments on Draft Final Report* received on the Executive Summary. For each comment received, the recipient will identify in the summary the following:
  - Comments the recipient proposes to incorporate.
  - Comments the recipient does propose to incorporate and an explanation for why.
- Submit a draft of the Report to the CAM for review and comment. The CAM will provide written comments to the Recipient on the draft product within 15 days of receipt.
- Incorporate all CAM comments into the *Final Report*. If the Recipient disagrees with any comment, provide a *Written Responses to Comments* explaining why the comments were not incorporated into the final product.

- Submit the revised *Final Report* electronically with any Written Responses to Comments within 10 days of receipt of CAM's Written Comments on the Draft Final Report, unless the CAM specifies a longer time period or approves a request for additional time.

Products:
- Summary of TAC Comments on Draft Final Report
- Draft Final Report
- Written Responses to Comments *(if applicable)*
- Final Report

CAM Product:
- Written Comments on the Draft Final Report

MATCH FUNDS, PERMITS, AND SUBCONTRACTS

Subtask 1.7 Match Funds
The goal of this subtask is to ensure that the Recipient obtains any match funds planned for this Agreement and applies them to the Agreement during the Agreement term.

While the costs to obtain and document match funds are not reimbursable under this Agreement, the Recipient may spend match funds for this task. The Recipient may only spend match funds during the Agreement term, either concurrently or prior to the use of CEC funds. Match funds must be identified in writing, and the Recipient must obtain any associated commitments before incurring any costs for which the Recipient will request reimbursement.

The Recipient shall:
- Prepare a *Match Funds Status Letter* that documents the match funds committed to this Agreement. If no match funds were part of the proposal that led to the CEC awarding this Agreement and none have been identified at the time this Agreement starts, then state this in the letter.

  If match funds were a part of the proposal that led to the CEC awarding this Agreement, then provide in the letter:
  - A list of the match funds that identifies:
    - The amount of cash match funds, their source(s) (including a contact name, address, and telephone number), and the task(s) to which the match funds will be applied.
    - The amount of each in-kind contribution, a description of the contribution type (e.g., property, services), the documented market or book value, the source (including a contact name, address, and telephone number), and the task(s) to which the match funds will be applied. If the in-kind contribution is equipment or other tangible or real property, the Recipient must identify its owner and provide a contact name, address, telephone number, and the address where the property is located.
    - If different from the solicitation application, provide a letter of commitment from an authorized representative of each source of match funding that the funds or contributions have been secured.
- At the Kick-off meeting, discuss match funds and the impact on the project if they are significantly reduced or not obtained as committed. If applicable, match funds will be included as a line item in the progress reports and will be a topic at CPR meetings.
- Provide a *Supplemental Match Funds Notification Letter* to the CAM of receipt of additional match funds.
- Provide a *Match Funds Reduction Notification Letter* to the CAM if existing match funds are reduced during the course of the Agreement. Reduction of match funds may trigger a CPR meeting.

Products:

- Match Funds Status Letter
- Supplemental Match Funds Notification Letter *(if applicable)*
- Match Funds Reduction Notification Letter *(if applicable)*

Subtask 1.8 Permits
The goal of this subtask is to obtain all permits required for work completed under this Agreement in advance of the date they are needed to keep the Agreement schedule on track. Permit costs and the expenses associated with obtaining permits are not reimbursable under this Agreement, with the exception of costs incurred by University of California recipients. Permits must be identified and obtained before the Recipient may incur any costs related to the use of the permit(s) for which the Recipient will request reimbursement.

The Recipient shall:

- Prepare a *Permit Status Letter* that documents the permits required to conduct this Agreement. If <u>no permits</u> are required at the start of this Agreement, then state this in the letter. If permits will be required during the course of the Agreement, provide in the letter:
    - A list of the permits that identifies: (1) the type of permit; and (2) the name, address, and telephone number of the permitting jurisdictions or lead agencies.
    - The schedule the Recipient will follow in applying for and obtaining the permits.

  The list of permits and the schedule for obtaining them will be discussed at the Kick-off meeting (subtask 1.2), and a timetable for submitting the updated list, schedule, and copies of the permits will be developed. The impact on the project if the permits are not obtained in a timely fashion or are denied will also be discussed. If applicable, permits will be included as a line item in progress reports and will be a topic at CPR meetings.
- If during the course of the Agreement additional permits become necessary, then provide the CAM with an *Updated List of Permits* (including the appropriate information on each permit) and an *Updated Schedule for Acquiring Permits*.
- Send the CAM a *Copy of Each Approved Permit*.
- If during the course of the Agreement permits are not obtained on time or are denied, notify the CAM within 5 days. Either of these events may trigger a CPR meeting.

Products:

- Permit Status Letter
- Updated List of Permits *(if applicable)*
- Updated Schedule for Acquiring Permits *(if applicable)*
- Copy of Each Approved Permit *(if applicable)*

Subtask 1.9 Subcontracts
The goals of this subtask are to: (1) procure subcontracts required to carry out the tasks under this Agreement; and (2) ensure that the subcontracts are consistent with the terms and conditions of this Agreement.

The Recipient shall:

- Manage and coordinate subcontractor activities in accordance with the requirements of this Agreement.
- Incorporate this Agreement by reference into each subcontract.

- Include any required Energy Commission flow-down provisions in each subcontract, in addition to a statement that the terms of this Agreement will prevail if they conflict with the subcontract terms.
- If required by the CAM, submit a draft of each *Subcontract* required to conduct the work under this Agreement.
- Submit a final copy of each executed subcontract.
- Notify and receive written approval from the CAM prior to adding any new subcontractors (see the discussion of subcontractor additions in the terms and conditions).

Products:
- Subcontracts *(draft if required by the CAM)*

TECHNICAL ADVISORY COMMITTEE

Subtask 1.10 Technical Advisory Committee (TAC)
The goal of this subtask is to create an advisory committee for this Agreement. The TAC should be composed of diverse professionals. The composition will vary depending on interest, availability, and need. TAC members will serve at the CAM's discretion. The purpose of the TAC is to:

- Provide guidance in project direction. The guidance may include scope and methodologies, timing, and coordination with other projects. The guidance may be based on:
    - Technical area expertise;
    - Knowledge of market applications; or
    - Linkages between the agreement work and other past, present, or future projects (both public and private sectors) that TAC members are aware of in a particular area.
- Review products and provide recommendations for needed product adjustments, refinements, or enhancements.
- Evaluate the tangible benefits of the project to the state of California, and provide recommendations as needed to enhance the benefits.
- Provide recommendations regarding information dissemination, market pathways, or commercialization strategies relevant to the project products.
- Help set the project team's goals and contribute to the development and evaluation of its statement of proposed objectives as the project evolves.
- Provide a credible and objective sounding board on the wide range of technical and financial barriers and opportunities.
- Help identify key areas where the project has a competitive advantage, value proposition, or strength upon which to build.
- Advocate, to the extent the TAC members feel is appropriate, on behalf of the project in its effort to build partnerships, governmental support and relationships with a national spectrum of influential leaders.
- Ask probing questions that insure a long-term perspective on decision-making and progress toward the project's strategic goals.

The TAC may be composed of qualified professionals spanning the following types of disciplines:

- Researchers knowledgeable about the project subject matter.
- Members of trades that will apply the results of the project (e.g., designers, engineers, architects, contractors, and trade representatives).
- Public interest market transformation implementers;
- Product developers relevant to the project.
- U.S. Department of Energy research managers, or experts from other federal or state agencies relevant to the project.
- Public interest environmental groups.
- Utility representatives.
- Air district staff; and
- Members of relevant technical society committees.

The Recipient shall:

- Prepare a *List of Potential TAC Members* that includes the names, companies, physical and electronic addresses, and phone numbers of potential members. The list will be discussed at the Kick-off meeting, and a schedule for recruiting members and holding the first TAC meeting will be developed.
- Recruit TAC members. Ensure that everyone understands member obligations and the TAC meeting schedule developed in subtask 1.11.
- Prepare a *List of TAC Members* once all TAC members have committed to serving on the TAC.
- Submit *Documentation of TAC Member Commitment* (such as Letters of Acceptance) from each TAC member.

Products:

- List of Potential TAC Members
- List of TAC Members
- Documentation of TAC Member Commitment

Subtask 1.11 TAC Meetings

The goal of this subtask is for the TAC to provide strategic guidance for the project by participating in regular meetings, which may be held via teleconference.

The Recipient shall:

- Discuss the TAC meeting schedule with the CAM at the Kick-off meeting. Determine the number and location of meetings (in-person and via teleconference) in consultation with the CAM.
- Prepare a *TAC Meeting Schedule* that will be presented to the TAC members during recruiting. Revise the schedule after the first TAC meeting to incorporate meeting comments.
- Prepare a *TAC Meeting Agenda* and *TAC Meeting Back-up Materials* for each TAC meeting.
- Organize and lead TAC meetings in accordance with the TAC Meeting Schedule. Changes to the schedule must be pre-approved in writing by the CAM.

- Prepare *TAC Meeting Summaries* that include any recommended resolutions of major TAC issues.

The TAC shall:
- Help set the project team's goals and contribute to the development and evaluation of its statement of proposed objectives as the project evolves.
- Provide a credible and objective sounding board on the wide range of technical and financial barriers and opportunities.
- Help identify key areas where the project has a competitive advantage, value proposition, or strength upon which to build.
- Advocate on behalf of the project in its effort to build partnerships, governmental support and relationships with a national spectrum of influential leaders.
- Ask probing questions that insure a long-term perspective on decision-making and progress toward the project's strategic goals.
- Review and provide comments to proposed project performance metrics.
- Review and provide comments to proposed project Draft Technology Transfer Plan.

Products:
- TAC Meeting Schedule (draft and final)
- TAC Meeting Agendas (draft and final)
- TAC Meeting Back-up Materials
- TAC Meeting Summaries

Subtask 1.12 Project Performance Metrics
The goal of this subtask is to identify key performance targets for the project. The performance targets should be a combination of scientific, engineering, techno-economic, and/or programmatic metrics that provide the most significant indicator of the research or technology's potential success.

The Recipient shall:
- Complete and submit the project performance metrics from the *Initial Project Benefits Questionnaire*, developed in the Evaluation of Project Benefits task, to the CAM.
- Present the draft project performance metrics at the first TAC meeting to solicit input and comments from the TAC members.
- Develop and submit a *TAC Performance Metrics Summary* that summarizes comments received from the TAC members on the proposed project performance metrics. The *TAC Performance Metrics Summary* will identify:
  - TAC comments the Recipient proposes to incorporate into the *Initial Project Benefits Questionnaire*, developed in the Evaluation of Project Benefits task.
  - TAC comments the Recipient does not propose to incorporate with and explanation why.
- Develop and submit a *Project Performance Metrics Results* document describing the extent to which the Recipient met each of the performance metrics in the *Final Project Benefits Questionnaire*, developed in the Evaluation of Project Benefits task.
- Discuss the *Project Performance Metrics Results* at the Final Meeting.

Products:

- TAC Performance Metrics Summary
- Project Performance Metrics Results

TECHNICAL TASKS

Products that require a draft version are indicated by marking ***"(draft and final)"*** *after the product name in the "Products" section of the task/subtask. If "(draft and final)" does not appear after the product name, only a final version of the product is required.* ***Subtask 1.1 (Products)*** *describes the procedure for submitting products to the CAM.*

TASK 2: DESIGN DEVELOPMENT OF GREEN TECHNOLOGIES

The goals of this task are to select the low to no emissions products or technologies that the project team will be implementing into the overall engineering design. This task will also establish the process or methodology for the equipment or technologies to assess the viability, model performance, risk management with manufacturers, contractors, owners, and operators. This information will feed into the guidelines for technologies selection to inform the market.

The Recipient shall:

- Develop a *Technology Review and Modeling of Performance Report* that will list comparable low to no emission technologies and strategies, including, but not limited to, energy and availability analysis for:
  - Heating
  - Cooling
  - Hot water supply
  - Process load control
  - Plug load management
  - Passive design strategies
  - Lighting technologies
  - Energy generation and storage
  - Electric vehicle charging
- Create an *Energy Model Report for Title 24 Compliance* that will include, but is not limited to, a consolidated analysis of outcomes and final recommendations based on zero-emissions goals and other metrics.
- Develop a *Mechanical, Electrical, and Plumbing (MEP) Systems Concept Design* that will compare and select the best mechanical, electrical, and plumbing systems to integrate into the project site based on performance, cost estimation, innovative construction, operation, and maintenance.
- Create a *Microgrid Concept Design and Technical Report* that will include, but is not limited to, identifying all the microgrid's key components and critical energy assets with associated energy specifications for the project site. The Report will analyze energy and community sustainability aspects including, but not limited to:
  - total power generation
  - total storage capacity
  - islanding capability hours
  - maintenance effort in terms of labor

  The design will be developed to a conceptual level, capable of being developed into a full performance specification should the project be successful in securing build funds.

- Develop a *Zero Emissions Affordable Housing Roadmap and Guideline* that will include, but is not limited, to the project's specific steps taken, lessons learned, and recommendations to be shaped into a replicative model.

Products:
- Technology Review and Modeling of Performance Report
- Energy Model Report for Title 24 Compliance
- MEP Systems Concept Design
- Microgrid Concept Design and Technical Report
- Zero Emissions Affordable Housing Roadmap and Guideline

TASK 3: ARCHITECTURAL DESIGN DEVELOPMENT TO INCORPORATE GREEN ELEMENTS

The goal of this task is to create a selection of architectural designs that will incorporate innovative green strategies in coordination with the specific green technologies recommended in Task 2.

The Recipient shall:
- Prepare a *Site Analysis Diagram* that will include, but is not limited to:
  - Circulation, land use, views, solar orientation, proximity to transit, high/low seasonal temperatures; existing/underground utilities
- Prepare a *Climate Analysis* that will include, but is not limited to:
  - Seasonality, natural shade provided by the surrounding topography, environmental factors, and climate data, in order to design comfortable and energy-efficient homes
- Prepare a *Program Analysis* that will include, but is not limited to:
  - Unit requirements (for-sale townhouses, accessory dwelling units, rental apartment block)
  - Site requirements
  - Communal space requirements, such as childcare centers, multi-purpose spaces, and "start-up" garages.
- Draw a *Site Plan*, including, but not limited to:
  - Building footprints
  - Parking capacity
  - Landscape design (hard and softscape)
- Draw a *Site Section*, cutting through and showing the relation between for-sale and apartment units
- Draw *Building Plans* that will include, but are not limited to:
  - 3 levels, showing unit divisions, communal spaces and circulation/egress and mechanical/utility spaces
  - Roof plan, showing photovoltaic and other MEP equipment numbers and locations.
- Draw *Unit Plans* that will include but is not limited to:
  - Typical unit plan for apartment flats
  - Plans of all three levels of for-sale townhouses, including ground level accessory dwelling units.
  - Finished floor elevations, i.e., kitchen/bathroom equipment.

- Draw *Building Elevations/North-South Site Section:*
  - West and east elevations of apartment block, including showing childcare center and multi-purpose space.
- Prepare an *Egress and Fire Safety Diagram* for building department review.
- Prepare *Project Renderings* that will include, but is not limited to:
  - Aerial; site view from ground level
  - Interior view of for-sale units; interior view of the apartment building.
- Complete a 3D rendering or animation video of an architectural-scale model.
- Prepare a *Project Data Form*, outlining Stages, unit number, and other key statistical info.
- Prepare a *CPR Report* #1 in accordance with subtask 1.3 (CPR Meetings) which will consist of a written report and set of slides for presentation including information from Task 3.
- Participate in CPR meeting

Products:
- Site Analysis Diagram
- Climate Analysis
- Program Analysis
- Site Plan
- Site Sections
- Building Plans
- Unit Plans
- Building Elevation/North-South Site Section
- Egress and Fire Safety Diagram
- Projects Renderings
- 3D Rendering of Architectural Scale Model
- Project Data Form
- CPR Report #1

TASK 4: STAKEHOLDER OUTREACH AND ENGAGEMENT
The goal of this task is to establish and conduct coordination and cohesion amongst vital stakeholders and the project team. Additionally, this outreach will support a more timely and efficient deployment of the project's design.

The Recipient shall:
- Collaborate with stakeholders, such as community and city partners, and project partners, to discuss overall site design requirements, timeline, strategies, and cohesiveness of vital roles and services for the project.
- Contact and coordinate processes, potential documents, and timeline estimates with the required city departments that are needed to continue this project into the build phase. This may include, but is not limited to, the project site's city planning and housing department:
- Engage with local-first general contractors to discuss strategies and recommendations for design-build services, a holistic site schematic that will include material choice, with all trades incorporated, and cost-saving strategies.

Develop a *Stakeholder Outreach Recommendation Package* that will summarize the steps taken, results and lessons learned to coordinate stakeholder engagement and participation for the potential design-build.

Products:

- Stakeholder Outreach Recommendation Package

TASK 5 COMMUNITY OUTREACH AND ENGAGEMENT

The goal of this task is to establish and conduct coordination and cohesion amongst vital community entities and members, stakeholders, and the project team. This will be implemented with at least four public engagement events within reasonable proximity of the project site location. Additionally, this outreach will support a more timely and efficient deployment of the project's design.

The Recipient shall:

- Conduct at least four public engagement events that will focus on building trustful partnerships, consensus, project transparency, and improvement of access to affordable, zero-emission housing.
- Develop event materials (such as, but not limited to marketing flyers, brochures, presentations, media posts, agendas, surveys, etc.) centered for a mixed audience of engagement of public and private individuals, such as, but not limited to, local church entities, city representatives, neighborhood councils, prospective tenants, etc.
- Compile and prepare a *Compendium of Public Presentations and Engagement* to reflect the various materials developed.
    - Gathering #1 – Launching Community Engagement
        - Provide informative knowledge for project transparency about, but not limited to, an overview of the vision for the proposed build, project goals and objectives, community impact, and any other fundamental aspect vital to the project's success.
        - Engage in open discussions about topics including, but not limited to, key considerations to value, ideal outcomes of the process, and crucial concerns to manage.
    - Gathering #2 – Define Our Values
        - Provide informative knowledge for project transparency about, but not limited to, an overview of the site's history, an overview of project operations from affordable housing professionals and past, current, or prospective residents, an outline of the community engagement process and subsequent project conversations, interactive community feedback opportunities, and any other fundamental aspect vital to the project's success.
        - Engage in open discussions, interactive community feedback opportunities about topics including, but not limited to, key considerations to value, ideal outcomes of the process, and crucial concerns to manage.
    - Gathering #3 — Learn From Others
        - Provide informative knowledge for project transparency about, but not limited to, similar successfully developed project concepts in comparable communities, identifying appealing characteristics of similar projects for

possible integration, and any other fundamental aspect vital to the project's success.
    - Survey, compile, and analyze data from the potential end-users of the design about their needs and preferences in affordable, zero-emission housing.
  - Gathering #4 — Review the Recommendations
    - Provide informative knowledge for project transparency about, but not limited to, the draft set of design recommendations for the priority needs and outcomes as they relate to the project design
- Develop a *Community Outreach Recommendation Package* that will summarize the steps taken, results and lessons learned to coordinate community engagement and participation for the potential design-build
- Prepare a *CPR Report* #2 in accordance with subtask 1.3 (CPR Meetings) which will consist of a written report and set of slides for presentation.
- Participate in CPR meeting.

Products:

- Compendium of Public Presentations and Engagement and Outreach Efforts
- Community Outreach Recommendation Package
- CPR Report #2

TASK 6 EVALUATION OF PROJECT BENEFITS
The goal of this task is to report the benefits resulting from this project.

The Recipient shall:
- Complete *the Initial Project Benefits Questionnaire*. The Initial Project Benefits Questionnaire shall be initially completed by the Recipient with 'Kick-off' selected for the 'Relevant data collection period' and submitted to the CAM for review and approval.
- Complete the *Annual Survey* by January 31st of each year. The Annual Survey includes but is not limited to the following information:
  - Technology commercialization progress
  - New media and publications
  - Company growth
  - Follow-on funding and awards received
- Complete the *Final Project Benefits Questionnaire*. The Final Project Benefits Questionnaire shall be completed by the Recipient with 'Final' selected for the 'Relevant data collection period' and submitted to the CAM for review and approval.
- Respond to CAM questions regarding the questionnaire drafts.
- Complete and update the project profile on the CEC's public online project and recipient directory on the Energize Innovation website (www.energizeinnovation.fund), and provide *Documentation of Project Profile on EnergizeInnovation.fund*, including the profile link.
- If the Prime Recipient is an Innovation Partner on the project, complete and update the organizational profile on the CEC's public online project and recipient directory on the Energize Innovation website (www.energizeinnovation.fund) and provide *Documentation of Organization Profile on EnergizeInnovation.fund*, including the profile link.

Products:

- Initial Project Benefits Questionnaire
- Annual Survey(s)
- Final Project Benefits Questionnaire
- Documentation of Project Profile on EnergizeInnovation.fund
- Documentation of Organization Profile on EnergizeInnovation.fund

TASK 7 TECHNOLOGY/KNOWLEDGE TRANSFER ACTIVITIES
The goal of this task is to ensure the technological learning that resulted from the project is captured and disseminated to the range of professions that will be responsible for future deployments of this technology or similar technologies.

The Recipient Shall:

- Develop and submit a *Project Case Study Plan* (draft and final) that outlines how the Recipient will document the planning, construction, commissioning, and operation of the technology or system being demonstrated. The *Project Case Study Plan* should include:
    - An outline of the objectives, goals, and activities of the case study.
    - The organization that will be conducting the case study and the plan for conducting it.
    - A list of professions and practitioners involved in the technology's deployment.
    - Specific activities the recipient will take to ensure the learning that results from the project is disseminated to those professions and practitioners.
    - Presentations/webinars/training events to disseminate the results of the case study.
- Present the *Draft Project Case Study Plan* to the TAC for review and comment.
- Develop and submit a *Summary of TAC Comments* that summarizes comments received from the TAC members on the *Draft Project Case Study Plan*. This document will identify:
    - TAC comments the recipient proposes to incorporate into the *Final Technology Transfer Plan*.
    - TAC comments the recipient does not propose to incorporate with and explanation why.
- Submit the *Final Project Case Study Plan* to the CAM for approval.
- Execute the *Final Project Case Study Plan* and develop and submit a *Project Case Study (Draft/Final)*
- When directed by the CAM, develop presentation materials for an CEC- sponsored conference/workshop(s) on the project.
- When directed by the CAM, participate in annual EPIC symposium(s) sponsored by the California CEC.
- Provide at least (6) six *High Quality Digital Photographs* (minimum resolution of 1300x500 pixels in landscape ratio) of pre and post technology installation at the project sites or related project photographs.

Products:
- Project Case Study Plan (draft and final)
- Summary of TAC Comments

- Project Case Study (draft and final)
- High Quality Digital Photographs

TASK 8 BUILD PHASE APPLICATION PACKAGE
The goal of this task is to conduct activities and prepare deliverables for the selection process for the Build Phase. These deliverables will be used to select which Design Phase projects will receive funding for the Build Phase. In addition, deliverables developed under this task will be used to amend the agreement for those projects chosen to move on to the Build Phase.

The Recipient shall:
- Develop and prepare a *Conceptual Design and Engineering Report*, describing drawings, design plans, and photos of an architectural-scale model of the project. At a minimum, photos from each perimeter side of the model shall be included in the Report (e.g., north, east, south, and west views). The actual architectural-scale models will be on display during the team's project presentation at the event, as well as during a model showcase networking session
- Develop and submit an *Energy and Emissions Performance Model Report*, detailing the plan for software modeling of the development's expected energy and emissions performance and impacts on tenants' energy bills.
- Prepare and submit an *Emerging Technologies and Strategies Report*, describing the emerging technologies and strategies proposed to be used in the Build Phase and why they were chosen.
- Prepare and submit a *Zero-Emission Cost-Benefit Analysis Report* detailing the estimated cost difference between the zero-emission build-out compared to standard building design, construction and operations.
- Prepare and submit a *Community Engagement Plan* documenting the strategy for soliciting and incorporating input from the community throughout the design process.
- Create and submit a two-minute *Concept Video* that will air at the Zero-Emission Building Forum (i.e., Showcase Event).
- Develop and submit additional *Presentation Materials* for the Zero-Emission Building Forum, as determined and requested by the CAM.
- Provide a presentation to the Build Phase Evaluation Committee.
- Develop and submit a Build *Phase Amendment* Package that includes revisions as necessary to all of the Design Phase "full application" attachments:
    - Attachment 4 - EPIC Application Form (i.e., Design Phase application, confirmed and/or amended, as necessary, for the Build Phase)
    - Attachment 5 - EPIC Executive Summary (i.e., Design Phase application, confirmed and/or amended, as necessary, for the Build Phase)
    - Attachment 6 - EPIC Project Narrative (i.e., Design Phase application, confirmed and/or amended, as necessary, for the Build Phase)
    - Attachment 7 – Project Team Form
    - Attachment 8 – Scope of Work
    - Attachment 9 – Project Schedule
    - Attachment 10 – Budget
    - Attachment 11 – CEQA Compliance Form (Must be filled out again, to reflect at a minimum: (a) changes in the proposed project and (b) any changed external circumstances that are relevant to the prior environmental impact analysis.)

(Applicant must confer with Lead Agency, if proposed project has increased in magnitude or changed in a way that is relevant to the prior environmental impact analysis.)

- Attachment 12 – References and Work Product Form
- Attachment 13 – Commitment and Support Letters
- Attachment 14 – Project Performance Metrics
- Attachment 15 -- Applicant Declaration (must be filled out again)

Products:

- Conceptual Design and Engineering Report
- Energy and Emissions Performance Model Report
- Emerging Technologies and Strategies Report
- Zero-Emission Cost-Benefit Analysis Report
- Community Engagement Plan
- Concept Video
- Presentation Materials
- Build Phase Amendment Package

IV. PROJECT SCHEDULE

Please see the attached Excel spreadsheet.

RESOLUTION NO: 22-0511-18c

STATE OF CALIFORNIA

STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION: SOLA IMPACT OPPORTUNITY ZONE FUND, LP

RESOLVED, that the State Energy Resources Conservation and Development Commission (CEC) adopts the staff CEQA findings contained in the Agreement or Amendment Request Form (as applicable); and

RESOLVED, that the CEC approves Agreement EPC-21-032 with SoLa Impact Opportunity Zone Fund, LP, for a $1,000,000 grant to design the Making Green Accessible affordable housing project with 50 or more sustainable, low-impact, zero-emissions homes in Compton, California. Centered around a mixed-use Resilience Hub, the project will provide innovative green technologies combined with an environmentally and socially conscious financial structure to establish a self-sustaining, resilient ecosystem; and

FURTHER BE IT RESOLVED, that the Executive Director or their designee shall execute the same on behalf of the CEC.

CERTIFICATION

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted at a meeting of the CEC held on May 11, 2022.
AYE:
NAY:
ABSENT:
ABSTAIN:

____
Liza Lopez
Secretariat