

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7628**

**APPROVING COMMUNITY ANCHOR DESTINATION ENERGY EFFICIENCY  
AND RENEWABLE ENERGY LOAN PROGRAM GUIDELINES**

**WHEREAS**, on April 26, 2023, through Resolution 37617, Portland City Council adopted Advance Portland, a five-year strategic plan for the City of Portland (the “City”) that calls for the promotion of inclusive economic growth, innovation, and wealth creation;

**WHEREAS**, Objective 3 of Advance Portland directs the City to identify incentives and investment tools to support retention and recruitment of anchor businesses;

**WHEREAS**, the City and Prosper Portland entered into an intergovernmental agreement (“IGA”) on August 29, 2024 for Prosper Portland to implement economic development activities on a citywide basis, primarily through small contractor business technical assistance, small commercial building funding, and access to capital to support energy efficiency and renewable energy improvements in larger commercial buildings, all in furtherance of the City’s Climate Investment Plan (“CIP”) and related strategic priorities and programs which are funded through the Portland Clean Energy Community Benefits Fund (“PCEF”);

**WHEREAS**, the CIP’s strategic priority (“SP”) 14 seeks to improve access to capital to support energy efficiency and renewable energy improvements in commercial buildings, which are not otherwise eligible under PCEF’s small commercial business program;

**WHEREAS**, multiple City plans (Advance Portland, Central City 2025 Plan, Transportation System Plan) call out the importance of anchor destination businesses to Portland’s economic health;

**WHEREAS**, the Community Anchor Destination Energy Efficiency and Renewable Energy Loan Program, described in the loan program guidelines attached to this Resolution as Attachment A, is designed to provide financial support to anchor destination businesses to make energy efficiency and renewable energy upgrades to their buildings; and

**WHEREAS**, the Community Anchor Destination Energy Efficiency and Renewable Energy Loan Program will be funded with PCEF resources allocated to support SP 14 in the IGA.

**NOW, THEREFORE, BE IT RESOLVED** that the Prosper Portland Board of Commissioners hereby adopts the Community Anchor Destination Energy Efficiency and Renewable Energy Loan Program Guidelines (“Guidelines”) attached to this Resolution as Attachment A;

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to modify the Guidelines so long as such changes do not materially increase Prosper Portland's risk or obligations, as determined by the Executive Director in consultation with the General Counsel, and to interpret the Guidelines;

**BE IT FURTHER RESOLVED**, that the Executive Director will provide quarterly reports to the Prosper Portland Board of Commissioners on Community Anchor Destination Energy Efficiency and Renewable Energy Loans; and

**BE IT FURTHER RESOLVED**, that with the affirmative vote of no fewer than four commissioners for this resolution and of all of those present, this resolution will become effective immediately upon its adoption, and otherwise it will take effect thirty days after adoption.

Adopted by the Prosper Portland Commission on      October 8, 2025



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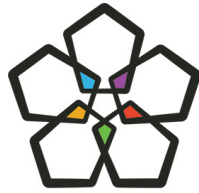
Pam Feigenbutz, Recording Secretary

## COMMUNITY ANCHOR DESTINATION ENERGY EFFICIENCY AND RENEWABLE ENERGY LOAN PROGRAM GUIDELINES

<i>Program Purpose</i>	To provide access to capital for clean energy building improvements for Anchor Destination Businesses.
<i>Strategic Alignment</i>	The proposed project must be consistent with Advance Portland (or successor economic development strategic plan), the Portland Clean Energy Community Benefits Fund (PCEF) Climate Investment Plan, and with any applicable TIF action plans in effect at the time of underwriting.
<i>Funding Allocation</i>	\$5 million in direct program funding through PCEF’s SP 14 Program that the City has provided to Prosper Portland through the PCEF IGA.
<i>Anchor Destination Business (must meet all 3 criteria)</i>	<ol style="list-style-type: none"> <li>1. Annual foot traffic over 500,000 as determined by a review of Location Analytics from using a software program like Placer.ai., or similar system.</li> <li>2. Is surrounded by other consumer-facing businesses that benefit from the elevated foot traffic they create, with priority for Anchor Destination Businesses located in or adjacent to HUD Qualified Census Tracts (50% of households below 60% Area Median Income (AMI) or a poverty rate at 25% or higher).</li> <li>3. Independently owned and not a franchise or subsidiary of a national or multinational corporation, in which a majority of equity ownership (50.1% or greater) and operational control is held by individuals domiciled in the Portland metropolitan region.</li> </ol>
<i>Eligible Project</i>	An existing commercial, industrial, or mixed-use building occupied by an Anchor Destination Business in the City of Portland
<i>Eligible Borrower</i>	<p>The legal entity that:</p> <ul style="list-style-type: none"> <li>• Is the Anchor Destination Business that owns and occupies the Eligible Project; or</li> <li>• Is a related entity of the Anchor Destination Business and owns the Eligible Project. (Note: Any deviation from this requirement must be approved by the PCEF staff and Prosper Portland Board on an exception basis.)</li> </ul>
<i>Eligible Location</i>	City of Portland
<i>Eligible Improvements</i>	Eligible improvements must primarily focus on high efficiency HVAC/mechanical systems and building envelope. A detailed list of all PCEF-eligible measures can be found in <a href="#">PCEF’s Commercial Guidelines &amp; Eligible Measures</a> . All upgrades must demonstrate at least 10% energy savings compared to the replaced equipment, existing conditions, or minimum code requirements (as applicable to major renovations).
<i>Quality Assurance Requirement</i>	Projects will comply with the PCEF quality assurance process, working with the PCEF Quality Assurance provider to build and implement a quality assurance plan.

<i>Financial Assistance Limits</i>	\$2.5 million maximum per Eligible Borrower
<i>Enrollment requirement</i>	Borrowers must enroll in Portland Means Progress and complete its annual reporting each year for the duration of the loan term.
<i>Form of Assistance</i>	Loan secured by a deed of trust against the land where the Eligible Project is located.
<i>Loan Term</i>	The loan will have a term of five (5) years, and interest will accrue (at the Interest Rate established at the time of underwriting) only on the remaining, unforgiven principal balance of the loan.
<i>Payments</i>	Interest only payments will be due annually and must be remitted along with a copy of the Borrower's Portland Means Progress annual survey. The loan can be repaid at any time without penalty.
<i>Interest Rate</i>	<p>The Interest Rate on the loan will be established by one of the following methods:</p> <ul style="list-style-type: none"> <li>• Using an index of the 5-year Treasury Note Yield as published by US Treasury plus a risk adjusted margin established under the risk-based pricing methodology in place at time of underwriting; or</li> <li>• A rate commensurate with the interest rate Prosper Portland charged on any loan it made to the project with funds other than PCEF funding.</li> </ul>
<i>Interest Rate/Margin/Term</i>	The note rate will be established at the time of underwriting. At closing the note rate will become fixed for the life of the 5-year term of the loan.
<i>Match requirements</i>	Borrower must provide evidence satisfactory to Prosper Portland that not less than twenty-five percent (25%) of eligible energy-related project costs will be funded from sources other than the Anchor Destination loan ("Match"). The Match funds must be fully invested in the Eligible Project before Anchor Destination loan proceeds will be disbursed, or Anchor Destination loan proceeds will be disbursed proportionally (pari passu) with Borrower's investment of its Match in the Eligible Project.
<i>Principal forgiveness terms</i>	Up to 100% of total principal may be forgiven in annualized increments not to exceed 20% per year. The principal may be forgiven at this increment only if Borrower continues to operate the facility financed under the same Anchor Destination branding, the required Match has been invested, the enrollment requirement has been met, and the Borrower is not otherwise in breach of the loan.
<i>Policy Triggers</i>	All projects must conform with PCEF's Business Equity and Workforce Development Policies and PCEF wage requirements in effect at the time of closing and the Borrower will provide required reporting during the term of the loan.

NOTE: Any material exceptions to the above guidelines require Prosper Portland Board of Commission's approval.



# PROSPER PORTLAND

Building an Equitable Economy

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### RESOLUTION TITLE:

APPROVING COMMUNITY ANCHOR DESTINATION ENERGY EFFICIENCY AND RENEWABLE ENERGY LOAN PROGRAM GUIDELINES


Adopted by the Prosper Portland Commission on October 8, 2025

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Marcelino J. Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Felisa Hagins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Michi Slick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner Stoudamire Wesley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

### CERTIFICATION

The undersigned hereby certifies that:

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  October 28, 2025
<b>Pam Feigenbutz, Recording Secretary</b>	