

Local Energy Resources Network



Meeting 44
September 9, 2025



Welcome!

Purpose

Interactive 1-hour meetings designed to be a regular space where local governments - and those who work with them - can help each other learn about (and possibly inform) available opportunities to advance their energy and climate goals.

TODAY'S AGENDA

- Opportunity Roundtable
- Spotlights
 - Chris Moore, CPUC - Zonal Decarb Pilot Request for Consideration
- Featured discussion: **Community Benefit Agreements**
 - **Kate Gordon**, CA FWD
 - **Christie Gross**, Clean Connection Strategies
 - **Keith Bergthold**, Regenerate California Innovation
 - **Darcy Wheelles**, ArkSpring Consulting
- Bonus Breakout



Opportunity Roundtable

Need/Have Board

View all Opportunities

Policy Drives Investment

Agencies Scope/ Design Assistance Programs & Gather Input

Applicants Apply to Funding Solicitation

State

- FY 24-25 Budget - May revise
- State agency proceedings
- EO on Energy Affordability
- FY 2025-2026 State Budget (highlights); [SB/AB 102, budget bills \(Prop 4, GGFR Reauthorization\)](#)
- [AB 130 - Building Codes \(article\)](#)
- [EO N-33-25](#)

Federal

- Executive Transition
- Funding freeze - [EPA, DOE, FEMA](#), etc
- Staffing cuts
- Congress
- [Continuing Resolution \(CR\)](#)
- HR. 1
- [Beginning of construction guidance for solar and wind](#)
- EO Improving Oversight on Federal Grantmaking

Funding

- CalOES: [Hazard Mitigation Grant Funding](#) - September 15, 2025
- CEC: [\(EnerGIZE\) Transit Set-Aside Funding](#) - Oct. 2, 2025
- CEC: [Advanced Grid Technology Acceleration Projects - Ext to October 17, 2025](#)
- CEC: [CA EV Infrastructure Project 2.0 \(CALeVIP 2.0\) – Fast Charge CA Project - Ext to Oct 29, 2025 \(App Asst\)](#)
- CalTrans: [FY 2026-27 Sustainable Transportation Planning Grants](#) - November 21
- SCE: [Microgrid incentive Program - Application Window 2](#) - November 28, 2025
- CEC: [Communities in Charge - Wave 4](#) - January 9, 2026
- USDA: [Community Facilities Program Disaster Repair Grants](#) - Available Until Funds are depleted
- State Water Resources Control Board - [Clean Water State Revolving Fund Water/ Energy Audit](#) - Rolling
- CEC: [Building Initiative for Low-Emission Development \(BUILD\)](#) - Rolling
- CARB: [Planning & Capacity Building Project Grants](#)- Applications open soon

Other Assistance

- CPUC: [Zonal Decarbonization Pilot - September 10, 2025](#)
- CEC: HEEHRA Phase I Program - [TECH CC stackable SF/MF rebates \(up to \\$8,000\)](#)
- CPUC: [Self-Generation Incentive Program \(SGIP\) Energy Storage Incentives for Low-Income Homes](#) - Rolling

Input Opportunities

- SB 100 Joint Agency Report - Implementation Challenges and Opportunities [Comments](#)
- [CA Economic Summit](#) - Stockton October 21-23
- Interagency Equity Advisory Committee
- [State/Local Energy & Climate Coordination - Next statewide meeting October 16](#)

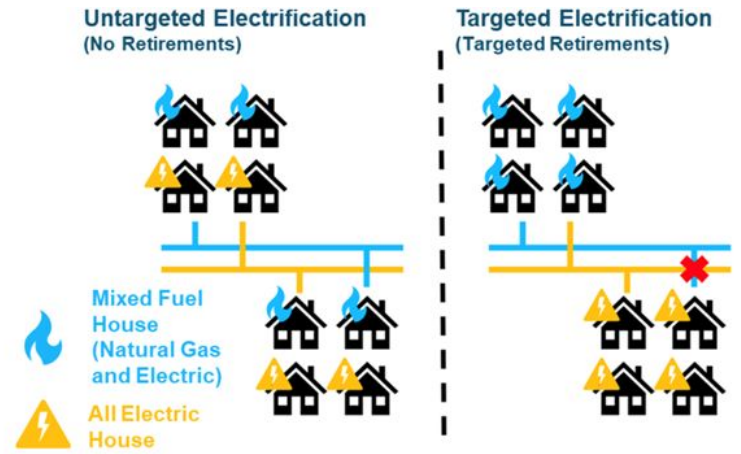


Opportunity Spotlight - CPUC

Request Consideration for a Priority Neighborhood Decarbonization Zone

SB 1221 requires the CPUC to consider certain factors when defining priority neighborhood decarbonization zones, including the “availability of supportive local government or community partners”(PUC 662(a)(3)).

Local governments, community organizations, or other groups are encouraged to express their interest in participating in a neighborhood decarbonization zone by submitting a public comment [here](#).*



Upcoming deadlines:

- CPUC requests expressions of local interest by September 10, 2026, see [Consideration for a Neighborhood Decarbonization Zone](#)
- CPUC will host a workshop on related aspects of gas decommissioning on September 22, 2026, see [workshop announcement](#)
- CPUC's initial zone definitions due by January 1, 2026
- CPUC's definition of SB 1221 pilot program due by July 1, 2026



Community Benefits Agreements

Please add questions in the chat



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Chief Executive Officer
CA FWD



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Director
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Strategies



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Regenerate California
Innovation



Darcy Wheelles
Principal
ArkSpring Consulting



**CLEAN CONNECT
STRATEGIES**

How Local Governments Should Think About Community Benefits Agreements & Other Revenue-Generating Tools

Civic Well: LERN CBA Presentation

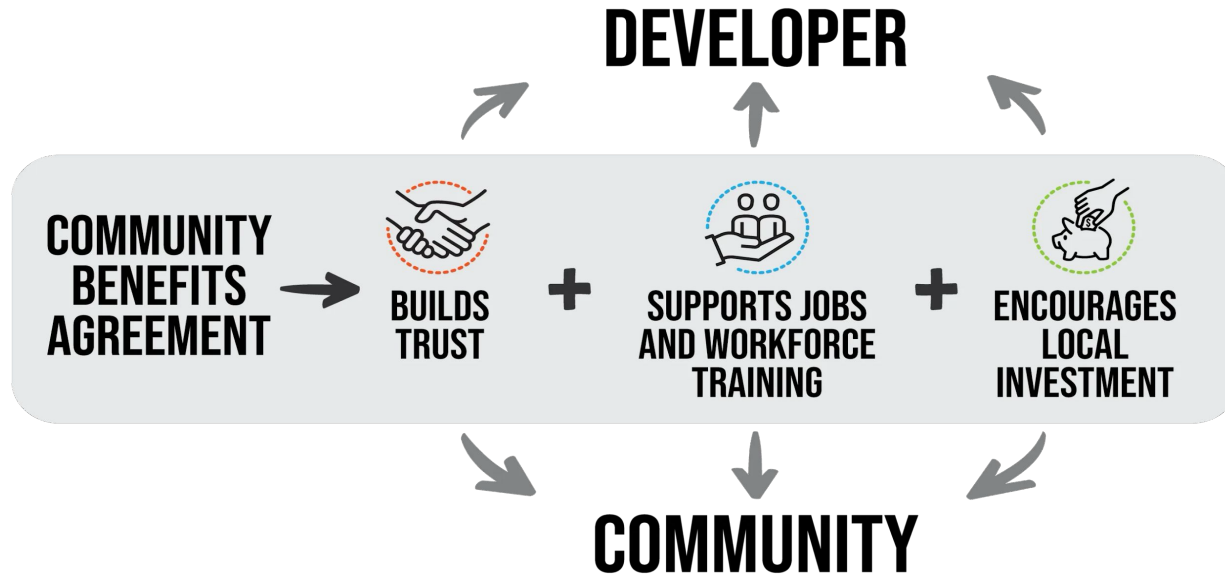
September 9, 2025

www.cleanconnectstrategies.com

CBAs Main Purpose

Ensure	Ensure that direct benefits reach the broader community, not just a few stakeholders
Address	Address the gap between overall project benefits (e.g., tax revenue, jobs, grid improvements) and local impact
Provide	Provide a structured framework to deliver community-wide benefits
Prevent	Prevent benefits from being concentrated among landowners hosting the project
Promote	Promote equitable distribution of resources and opportunities tied to development
Strengthen	Strengthen community inclusion in project planning and outcomes

Why CBAs are a WIN-WIN?



Community Benefit Agreements vs. Development Agreements

Community Benefit Agreements

- ▶ A legally binding and private agreement between a developer and a community organization, group, or coalition.
- ▶ The developer commits to providing tangible benefits, such as jobs, affordable housing, or environmental protections, in exchange for community support or neutrality on the proposed project.
- ▶ CBAs are designed to ensure economic and social gains for the local community impacted by the development.

Development (Host) Agreements

- ▶ A formal agreement between a developer and a local government.
- ▶ The developer commits to complying with specific regulatory standards and development conditions, which can include financial obligations. In exchange, the local government may provide permitting assistance, infrastructure support, or other incentives.
- ▶ DAs emphasize the regulatory and operational framework between the developer and the government entity.



How CBAs & DAs Complement Each Other

- ▶ Ensuring community priorities are addressed outside the government negotiation.
- ▶ A local government may condition approval of a developer agreement on the existence of a CBA that demonstrates local support.
- ▶ Developers sometimes pursue both to streamline approvals and build public trust.

Role for Local Governments on CBAs



Investing in community engagement to move projects forward with greater ease and build trust



Monitoring, enforcing, and measuring the success of CBAs to ensure transparency



Providing technical assistance or resources to educate and raise awareness about how community groups should structure a CBA and the range of benefits to include (e.g. needs assessment)



Supporting efforts to ensure broad community participation to empower impacted communities and especially disadvantaged populations impacted by development to negotiate a CBA with legal representation.



Crafting a policy requiring development to meet specific criteria to engage with a community to create a benefits agreement actively



The Insurance Policy Every Decision-Maker Wants

When conducted properly, CBAs provide local government officials with concrete evidence of community support, helping them make well-informed decisions about development projects and reducing the risk of contentious hearings or delays.



Community Benefits Agreements

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DRAFT- for discussion

PACT: Renewable Energy Project Benefits are Realized



Issue: Slow and Uncertain Renewable Energy Project Permitting **Solution is PACT: Project Acceptance Community Terms**

- New tool being collaboratively forged by Rural Communities Rising* (RCR) and key allies
 - Innovative framework to achieve accelerated clean energy project permitting and robust CBAs
 - Cross-sector, collaborative standards for project siting, mitigation, community benefits and project related windfall local property and sales tax sharing
- Goals:
 - Bring renewable energy project benefits to all stakeholders
 - Achieve **streamlined** permitting of **desirable** clean energy projects
 - Avoid marginalization of impacted communities by elevating the voice of rural, impacted communities, increase technical capacity for negotiating CBA's, windfall tax sharing and reduced litigation
- RCR will advocate for state and local government adoption of the PACT framework, and its utilization for large scale renewable energy and other appropriate major project permitting

* RCR website: <https://ruralcommunitiesrising.org/>



PACT: Stakeholders and Process

*Vital Conditions of Health and Well-Being**



PACT elevates, links, and integrates multi-sector project needs and benefits

PACT: Metrics, Inputs, and Impacts

Project Siting and Community Vision

Use siting and environmental mitigation best practices

Incorporate Community Vision

Meet developer needs

Unique Project Features and Innovations

Identify creative, project specific features to meet community and developer goals

Local Government

Streamline permitting

Integrate Vital Conditions of Health into the standards to distribute property and sales tax revenues

Workforce and Direct and Indirect Local Business

Use union and local labor

Develop local workforce training programs

Connect local businesses to project

Community Benefit Agreements (CBAs)

Create a standard CBA process with stakeholders: developers, NGOs, academics, agencies, etc.

Developer and Clean Energy Industry

Clear requirements and expectations

Streamlined permitting

Community support

The Link Between PACT and the Vital Conditions of Health and Well-Being

PACT and the Vital Conditions of Health and Well-Being will:

- Guide community aspirations
- Inform decision making framework for CBA expenditures and results evaluation
- Compel thoughtful and strategic government spending



Source: <https://rippel.org/vital-conditions/>



Discussion

*Please add questions
in the chat*

Q&A and Discussion

BPC Workshop

Topic: Discussion



Local Energy Resources Network



What's Next?

- Bonus Breakouts up next!
- Next meeting **October 14th**
- Share [invitation](#) with others

See you next time!



Optional: Bonus Breakouts

Thanks for joining us!

This is a space for informal discussion among the LERN network. Feel free to:

- Offer an announcement, success story, or opportunity
- Share a need for information, collaborators, or advice
- Raise a suggested topic or speaker for future LERNS

If you need an in-depth discussion, you can pitch a specific bonus breakout topic and invite others to join you (today or we can plan ahead for next month)



Optional: Bonus Breakouts

CEC Centralized Statistics Clearinghouse on Investments in Local Projects

- In what ways might this centralized database be supportive of your work?
- What information would it need to include to be most helpful?
- What types of local initiatives that have been supported by CEC should be reflected in this database?
- How might we use the data and aggregated statistics in a broader policy context?



CCEC Serves Local Needs



[wEEkly Update](#)



[CURRENTS Quarterly](#)



[Webinars](#)



[Annual Forum](#)



[Active Funding Opportunities](#)



[Funding Program Database](#)



[Technical Assistance](#)



[Technical Assistance Directory](#)



[Local Government Roundtables](#)



[Best Practice Database](#)



[Interviews and Case Studies](#)