



County of Fairfax, Virginia

MEMORANDUM

DATE: June 9, 2020

TO: Board of Supervisors

FROM: Bryan J. Hill
County Executive *B. Hill*

SUBJECT: Fairfax Green Initiatives Update

On February 5, 2019, the Board of Supervisors (Board) unanimously approved the [Fairfax Green Initiatives Board Matter](#), introduced by Supervisors Storck, Foust and (now Chairman) McKay. The Board Matter outlined 19 energy-related action items for Board offices, three Board committees, the Tree Commission and the County Executive. In June 2019, staff presented the Board with the Fairfax Green Initiatives Implementation Matrix, which tracks completed, ongoing and anticipated action on items in the Board Matter. At the request of the Board of Supervisors (Board), staff is preparing quarterly updates on implementation of the Board Matter. An updated matrix is included as Attachment 1.

Staff last provided an update to the Board on Fairfax Green Initiatives as part of the February 4, 2020 Environmental Committee meeting, [Agenda Item 2b](#). Since then, progress has been made on three action items relating to C-PACE, climate adaptation and resiliency planning and a proposed update to the Green Building Policy (Sustainable Development Policy) for county facilities. The status of each of these items is described below.

- **Action item 4d.** called for the adoption and implementation of a Commercial Property-Assessed Clean Energy and Resiliency (C-PACE) program in Fairfax County. The county launched its C-PACE program on February 13, 2020 and selected the Virginia Pace Authority (VPA) to administer it. The county's C-PACE program is the first in the state to incorporate resiliency improvements to buildings. Fairfax County's C-PACE program may also be the first in the state to be utilized; a local house of worship is planning to use C-PACE to finance energy efficiency upgrades on its campus. The county and VPA co-hosted a virtual webinar on April 17, 2020 to educate and spread awareness about the county's program to potential interested persons, including capital providers, property owners, contractors, energy professionals and community members.
- **Action item 4f.** called for the identification of a timeframe for developing a County-specific Climate Resiliency and Adaptation Plan and the referral of that timeframe to the Board of Supervisors Environmental Committee for consideration. A separate memorandum to the Board, dated May 6, 2020, outlines a proposed structure and timeframe for a Climate Adaptation and Resilience Plan. The proposed plan would

require contractual support and community-wide input to identify county-wide climate risks and vulnerabilities and develop adaptation and resilience strategies. Staff anticipates presenting this item for discussion at the June 16, 2020 Board of Supervisors Environmental Committee meeting.

- **Action item 6a.** directed the County Executive to report on strengthening Green Building Policies for County Facilities. A separate memorandum to the Board, Updates to County Sustainable Development Policy, to be distributed prior to the June 16 Board of Supervisors Environmental Committee meeting, presents a proposed update to the Green Building Policy (Sustainable Development Policy) for county buildings over 10,000 square feet. Under current policy, the construction or renovation of buildings with occupied space of over 10,000 square feet should be designed and built to achieve LEED Silver certification. The proposed update outlines a maximum ten-year transition to the design and construction of Net Zero Energy (NZE) buildings, starting with a LEED Gold base certification for buildings over 10,000 square feet. LEED Gold certified buildings would need to be solar- and EV-ready and, when practicable, provide an on-site renewable energy generation component, with supplemental off-site renewable energy generation. The proposed policy update would also require all design projects beginning in FY 2021 and beyond to meet minimum energy performance and greenhouse gas reduction targets. These targets would increase every 2-3 years for design projects until the NZE requirement is fully implemented in FY 2031.

If you have comments or questions on this memo, please contact Kambiz Agazi, Director, Office of Environmental and Energy Coordination, at 703-324-1788 or at kambiz.agazi@fairfaxcounty.gov.

Attachment: Fairfax Green Initiatives Implementation Matrix

cc: Joseph M. Mondoro, Chief Financial Officer
Rachel Flynn, Deputy County Executive
Kambiz Agazi, Director, Office of Environmental and Energy Coordination



Fairfax Green Initiatives Implementation Matrix

On February 5, 2019, the Board of Supervisors (Board) unanimously approved the [Fairfax Green Initiatives Board Matter](#), introduced by Supervisors Storck, Foust and (now Chairman) McKay to expedite consideration and implementation of energy-related initiatives. On June 14, 2019, staff provided the Board with an Implementation Matrix, identifying, for each action item in the Board Matter, the lead department(s) charged with implementation, whether the action item was complete or ongoing, whether an action item would be addressed in the CECAP planning process and whether consideration for action items not yet addressed was anticipated in CY 2019 or CY 2020. Quarterly updates to the Implementation Matrix are provided to the Board of Supervisors. The most recent version is included below. Action items that have been implemented since the last update are highlighted with red text in the Complete column. The Anticipated Consideration column has been updated to indicate whether actions items not yet addressed are anticipated in CY 2020 or CY 2021.

Action Item	Lead Dept.	Complete	Ongoing	CECAP	Anticipated Consideration	
					CY2020	CY2021
1. Direct the County Executive to report to the Environmental Committee no later than June 2019 on:						
1a. A draft process, resources and timeline to develop a CECAP.	OEEC	X		X		
1b. A process for contracting with an ESPC or recommend other such initiatives that produce a similar outcome and timeframe.	OEEC	X				
2. Refer to the Development Process Committee for discussion and consideration whether County staff should review and report back to the Committee on the costs and benefits of the following:						
2a. Comprehensive Plan and Zoning changes that would incentivize and support more environmentally sustainable development.	DPD		X	X		
2b. Building design and code changes, including the International Green Construction Code, that could inspire and expedite energy saving practices on all new construction and significant renovations.	LDS		X		X	



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Action Item	Lead Dept.	Complete	Ongoing	CECAP	Anticipated Consideration	
					CY2020	CY2021
3. Refer to the Budget Committee for discussion and consideration the following:						
3a. GO, ED and other capital bonding options that could accelerate energy saving initiatives, provide high economic returns on investments and support other community benefits that would enable green building, energy savings renovations and green purchasing practices.	DMB	X				
3b. Support for the County Executive's current consideration for the FY 2020 budget of increased dedicated County energy, climate change and environment related staffing.	DMB	X				
4. Refer to the Environmental Committee for discussion and consideration the following:						
4a. Discuss accelerating goals and targets for the Operational Energy Strategy.	OEEC, FMD, FCPA, DVS		X		X	
4b. Brief Committee on options to increase the pursuit of grant and cooperative agreement funding for energy efficiency, conservation, weatherization, cogeneration, renewable energy, energy resilience and greenhouse gas emission reductions, through public-private partnerships, foundations, the Commonwealth of Virginia and the Federal government to provide greater energy reduction support for all residents, consistent with One Fairfax.	DEI, DPD, DPWES				X	



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Action Item	Lead Dept.	Complete	Ongoing	CECAP	Anticipated Consideration	
					CY2020	CY2021
4c. Discuss setting a goal that by 2025, locally generated energy (like solar) would offset County Government energy usage.	OEEC, DPWES, DPD, FMD, FCPA			X		
4d. Complete Committee and staff work for C-PACE adoption by July 2019 with implementation by the end of 2019.	OEEC	X				
4e. Expedite consideration of R-PACE or other capital funding options to support residential energy use reductions.	OEEC		X			
4f. Identify timeframe for developing a County-specific Climate Resiliency and Adaptation Plan.	OEEC, DPWES, OEM, DPD, LDS, FCHD	X				
4g. Report quarterly on all energy and climate initiatives.	OEEC		X		X	X



Fairfax Green Initiatives Implementation Matrix

Action Item	Lead Dept.	Complete	Ongoing	CECAP	Anticipated Consideration	
					CY2020	CY2021
4h. Review local advocacy group initiatives: i. Fairfax to Zero Campaign (Faith Alliance for Climate Solutions or FACS) ii. Fossil Free Resolution for Fairfax County (350 Fairfax) iii. Resolution in Support of a National Carbon Fee and Dividend Program [Energy Innovation and Carbon Dividend Act of 2019 (H.R. 763)] (Citizens' Climate Lobby) iv. 12-Point Energy & Climate Action Plan for Fairfax County (Great Falls Group of VA Sierra Club and Clean Energy for Fairfax Now)	OEEC	X		X		
5. Charge the Tree Commission with:						
5a. Recommending to the Board low-cost and no-cost options along with public-private partnerships that can assist residents in planting additional trees that will increase existing tree canopy. The Commission should report annually to the Board on progress and accomplishments.	DPWES, FCPA		X			
6. Direct the County Executive to report to the Board no later than September 2019 the following:						
6a. Report on strengthening Green Building Policies for County Facilities.	DPWES, FMD, FCPA, FCHRA, OEEC	X				
6b. Report on a solar public-private partnership agreement.	OEEC	X				



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Action Item	Lead Dept.	Complete	Ongoing	CECAP	Anticipated Consideration	
					CY2020	CY2021
6c. Report on increasing County leadership and accountability for climate change initiatives:						
i. Ensure County leadership accountability for results and outcomes through SMART goals.	OEEC		X			
ii. Include energy management criteria in performance evaluations of departmental heads and senior executives.	DHR				X	
iii. Engage County staff and departments in competitions to lower energy use.	OEEC		X			
iv. Develop incentive program to reward employees who provide energy saving ideas that are acted upon.	OEEC		X			
v. Develop partnerships like the DOE's Better Buildings Challenge.	DEI, DPWES				X	
7. Encourage each Board office to:						
7a. Identify, if it has not already done so, a District environmental liaison to foster community energy savings outreach, initiatives, education and engagement, County programs awareness, partnerships with local groups and serve as liaison with County staff and other Board offices.	BOS		X			