



Greenhouse Gas Emissions Reduction Plan for White Salmon, WA

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Presented by White Salmon CityLab Board

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Executive Summary

Climate change presents a significant challenge to White Salmon, with increasing threats such as wildfires, extreme heat, and severe weather. Without a tailored approach, our city remains vulnerable. Yet opportunities are right in front of us - we need only to reach out and take them.

In 2021, White Salmon City Council passed a Climate Crisis Resolution committing to certain sustainability goals, including reducing net greenhouse emissions by at least 45% by 2030 and 100% by 2050. Later that year, the City established the CityLab Board, composed of City Council members and public volunteers, to drive these initiatives.

This Greenhouse Gas Emissions Reduction Plan (“Emissions Reduction Plan”, “Plan”) marks the first phase in a series of risk-management tools developed by that group, intended to equip White Salmon for potential environmental and economic changes from global climate shifts. The Plan focuses primarily on immediate, urgent actions for emissions reductions. Key priority areas outlined in this plan include transportation electrification, water conservation, green building practices, and working



with the community’s major electricity users to improve efficiencies.

The Emissions Reduction Plan also aims to lay a foundation for integrating resilience and sustainability into City planning, representing a crucial step in a broader strategy to strengthen our community against climate change. This Plan is intended to be complemented by a comprehensive Climate Action

Plan in 2025 that accounts for climate change adaptation and risk mitigation, including community vulnerabilities to wildfire; green infrastructure; nature-based solutions; and community engagement; as well as strategies that are critical to achieve White Salmon’s climate action goals but have longer timelines for execution.

Sustainability, by definition, is the ability to meet current needs without jeopardizing future generations’ ability to do the same. This Plan outlines a roadmap for White Salmon to fulfill our present needs and protect our treasured corner of the planet, while ensuring a resilient future for generations to come.

White Salmon CityLab Board

May 2024

Overview

The Emissions Reduction Plan is intended to be integrated into a broader sustainability planning framework, and function as a first step in assisting the City in furthering climate action. This plan contains the following sections:

1. Background: This section shares a background of climate action in White Salmon, the impending impacts of climate change on the community, and an inventory of City emissions, community energy use, and resident attitudes towards climate action planning.

2. Advancing Equity: This section identifies vulnerable groups that may be disproportionately affected by climate change impacts and provides guidance for centering those groups in climate action planning.

3. Strategic Focus Areas: The strategic focus areas of this plan are Facilities and Buildings, Energy Resilience, Transportation, Water, and Governance.

These subsections include prioritized recommendations for actions to reduce and sequester A) emissions associated with City operations and City-owned and -operated facilities and B) emissions related to transportation, housing, and other activities of the White Salmon community. Actions are prioritized based on their relative impact and ease of implementation. The impact of an initiative is gauged by its effectiveness in furthering White Salmon's emissions reduction goals. Ease of implementation refers to the presence of barriers (financial, social, technological, etc.) impeding successful execution.

These sub-sections also include:

- Performance metrics for annual reporting on the aforementioned actions.
- Recommendations for further action in future climate planning documents; and
- Recommendations to ensure that the costs of the required mobilization do not unfairly burden those economically or socially disadvantaged and that the realized benefits of a more just and sustainable future accrue to all.

Next Steps: This section focuses on the next steps following this report, and emphasizes the priorities for City Council's consideration in climate action planning.

**We need to do more, now...
Instead of "we need to do
this by 2030."**

*White Salmon City Resident
2023 Community Climate Action Survey*



Glossary

| | |
|-------------------------------|---|
| Adaptation | Climate change adaptation is the process of adjusting to the effects of climate change. These can be both current or expected impacts. Adaptation aims to moderate or avoid harm for people, and is usually done alongside climate change mitigation. It also aims to exploit opportunities. |
| Climate Action Plan | A climate action plan is a framework document for measuring, tracking, and reducing greenhouse gas emissions and adopting climate adaptation measures. These documents are used as a framework to guide administrative bodies in addressing the impact of climate change in their communities. |
| Infill Development | The term “infill development” refers to building within unused and underutilized lands within existing development patterns that already have water, waste, and transportation infrastructure in place, typically but not exclusively in urban areas. Infill development is critical to accommodating growth at low cost for local government and redesigning our cities to be environmentally- and socially-sustainable. |
| Intersectionality | Intersectionality is a sociological analytical framework for understanding interconnected nature of social categorizations such as race, class, and gender as they apply to a given individual or group, regarded as creating overlapping and interdependent systems of discrimination or disadvantage. |
| Mitigation | Climate change mitigation is action to limit the greenhouse gasses in the atmosphere that cause climate change. Greenhouse gas emissions are primarily caused by people burning fossil fuels such as coal, oil, and natural gas. |
| Nature Based Solutions | Nature-based solutions are the sustainable management and use of natural features and processes to tackle socio-environmental issues. These issues include, for example, climate change, water security, food security, preservation of biodiversity, and disaster risk reduction. |
| Resilience | Climate resilience is a concept to describe how well people or ecosystems are prepared to bounce back from certain climate hazard events. The formal definition of the term is the “capacity of social, economic and ecosystems to cope with a hazardous event or trend or disturbance.” |



Background

Timeline of Sustainability Commitments in White Salmon

The Emissions Reduction Plan builds off the City's existing foundation of climate action. These efforts are primarily thanks to dedicated stakeholders who are and will continue to be central in supporting the implementation of the measures outlined in this plan.

2021

Climate Crisis Resolution (Resolution 2021-03-517): City Council adopts resolution committing the City to an emissions reductions goal aligned with the Paris Climate Agreement, and to take mitigative and adaptive action to address climate change in our community.

2022

CityLab Board: City council forms CityLab board, to serve as accountability and advisory body on core aims as outlined in the City comprehensive plan, and in particular, key visioning documents adopted by the city council: the Climate Crisis Resolution and the Diversity Resolution (Resolution 2019-06-489).

2023

Community Climate Action Survey: CityLab completes a survey on citizen concerns about climate change and desired city government actions.

Fleet electrification: City acquires one gas hybrid vehicle for police fleet.

Housing Action Plan and land use code ordinance: City Council adopts a housing action plan and updates to land use codes (Ordinance No. 2023-12-1155) that facilitate sustainable, infill housing development in White Salmon.

2024

Climate Vulnerabilities Assessment: This assessment is an evaluation (further detail below) of the risks and vulnerabilities that White Salmon faces due to climate change, and identifies potential impacts of climate change to understand how these changes may interact with existing social, economic, and environmental conditions.

Scope 1 and 2 GhG Inventory for City Operations: This report (further detail below) is a fundamental component of the City's efforts to understand and minimize its contribution to climate change.

Emissions Reduction Plan: This plan identifies priority areas for emissions reductions at the City, residential, and business level, and outlines strategies and initiatives to mitigate climate change impacts, and offset emissions associated with city operations.

Alignment with City Planning Documents

The present plan is designed to align with existing planning documentation for the City, and provide direction for future and forthcoming city planning documentation, including:

Comprehensive Planning



The Environmental & Critical Qualities section of White Salmon's [2040 Comprehensive Plan \(2021\)](#) directly aligns with our emissions reduction goals, laying a solid foundation for sustainable development in White Salmon. Through targeted policies and objectives, this section addresses key areas of concern including energy use, greenhouse gas emissions, and infrastructure resilience, thereby providing a roadmap towards a more sustainable and climate-resilient community.

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

- Policy E/CA-4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.
- Policy E/CA-4.2: Implement a resource-conservation approach for managing and developing City-operated facilities that aims to reduce energy and water usage and facility costs.
- Policy E/CA-4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.
- Policy E/CA-4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

Capital Plan



The [6-Year Capital Facilities/Capital Improvement Program \(2023\)](#) presents a host of projects that enhance the city's infrastructure. Certain projects also offer support to our emissions reduction commitments. For instance, transportation capital projects such as the reconstruction of roadways with added sidewalks and paths for pedestrians and cyclists encourage eco-friendly modes of transport. With a focus on sustainable development, these projects collectively contribute to a greener, more resilient White Salmon:

- **Parks, Recreation, & Public Facilities Capital Projects** such as the installation of modern, efficient irrigation systems in our parks contributes to the plan by minimizing water waste, reducing the energy required for water transport and treatment, and encouraging the growth of healthy green spaces that absorb carbon dioxide.
- **Transportation Capital Projects** such as road reconstructions with sidewalks and paths encourage walking and cycling, directly reducing vehicular emissions.
- **Water System Capital Projects** such as upgrades to water mains and the installation of efficient pump systems can lead to reductions in energy usage, as more efficient systems require less power.
- **Wastewater System Capital Projects** such as repairs and replacements in the wastewater system can lead to more efficient treatment processes, which, in turn, can reduce energy consumption and emissions.

Housing



The White Salmon [Housing Action Plan \(2023\)](#) strongly supports the city's emission reductions plan through its strategic approach to diversifying housing options while facilitating sustainable development patterns. It lays a foundation for creating a more resilient and sustainable community by promoting a variety of housing types that cater to different needs and income levels, ultimately aiming for a well-located, efficient, durable housing stock that supports a high quality of life. Key points from the Housing Action Plan that align with emission reduction efforts include:

- **Encouraging Infill Development:** By easing restrictions on infill within residential zones, the plan fosters higher-density living in existing neighborhoods, reducing the need for extensive new infrastructure and minimizing urban sprawl. This approach is conducive to lower emissions from transportation by facilitating closer living quarters to workplaces, amenities, and public transportation options.
- **Promoting Diverse and Affordable Housing:** The plan's strategies to increase the supply of housing at various price points and configurations, such as accessory dwelling units (ADUs), cottage housing, and mixed-use developments, support a more compact, efficient urban form. This diversity in housing options can help accommodate a growing population without the corresponding increase in emissions typically associated with new, sprawling residential developments.
- **Advancing Sustainable Site and Building Design:** By advocating for housing developments that are not only diverse and affordable but also well-located and efficient, the plan supports sustainable land use planning.

Transportation



The White Salmon [Transportation System “Lite Plan” \(2023\)](#) sets forth a vision for a transportation system that caters to the mobility and connectivity needs of all community members. By prioritizing projects that enhance multimodal access and safety, the plan underscores a proactive approach to accommodating expected population growth while addressing the current demands on the transportation infrastructure. Initiatives within the plan align with the city's emissions reduction goals:

- **Sidewalk Enhancements and New Developments:** Prioritizing pedestrian infrastructure to encourage walking as a primary mode of transportation.
- **Bicycle Network Expansion:** Developing a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- **Multimodal Transit Improvements:** Fostering the use of public transit through service enhancements and infrastructure upgrades, reducing reliance on personal vehicles.
- **Sustainable Street Designs:** Implementing green infrastructure and low-impact development practices within transportation projects to mitigate environmental impacts.

Water



The White Salmon Water System Plan is being updated in 2024, so the details of the plan have not been released. A comprehensive Water Plan can significantly contribute to a municipality's emissions reduction efforts by implementing strategies that reduce energy use and optimize water distribution and treatment processes. By focusing on energy efficiency, sustainable water sourcing, and reducing water loss, such a plan ensures that water management practices contribute to the broader goal of lowering greenhouse gas emissions, aligning with the city's commitment to environmental stewardship and sustainability.

Key initiatives that **could** be included in a Water Plan to support emissions reduction include:

- **Adoption of Energy-Efficient Water Treatment Processes:** Implementing advanced water treatment technologies that require less energy compared to traditional methods.
- **Leak Detection and Repair Programs:** Reducing water loss through comprehensive leak detection and repair, thereby minimizing the unnecessary treatment and pumping of water, which is energy-intensive.
- **Water Conservation and Demand Management:** Encouraging water conservation among consumers and businesses to lower the overall volume of water needing treatment and distribution, directly reducing energy usage.
- **Expanding Diverse Water Sources:** Exploring and integrating alternative water sources such as rainwater harvesting, greywater systems, and other nearby sources can help adapt to the impacts of climate change by ensuring a more resilient water supply. These strategies not only provide additional water resources but also have the potential to reduce emissions by relying on less energy-intensive sources compared to traditional water supply methods.

Relatedly, [City Resolution 2022-05-543, "A Resolution of the City of White Salmon Approving and Adopting Water Use Efficiency Goals and Measures"](#), committed to several water usage goals:

- A 2% reduction in average gallons per equivalent residential unit per day
- A distribution system leakage of 25% or less by the year 2028

Wastewater



The General Sewer/[Wastewater System Plan \(2016\)](#) for Bingen and White Salmon cities lays a strategic foundation for supporting emissions reduction efforts by integrating advancements in treatment processes and system efficiency. The focus on modernizing infrastructure and optimizing operational efficiency plays a critical role in minimizing the environmental impact of wastewater management, thereby aligning with broader emissions reduction goals. Key projects that align with the Emissions Reduction Plan include:

- **Upgrading Aeration Systems:** Implementing high-efficiency aeration systems with fine-bubble diffusers to improve treatment processes and reduce energy demand.
- **Heat Pump Replacement for Operations Building:** Replacing the old heat pump with a more energy-efficient model to reduce electricity consumption.
- **Inflow/Infiltration Corrections:** Mitigating excess water entering the sewer system, thus lowering the energy-intensive treatment of additional water volumes.



The [Parks Plan \(2022\)](#) embodies a holistic approach to sustainability, directly contributing to the Emissions Reduction Plan by prioritizing environmental enhancements and community well-being. Upgrading park facilities to be more energy-efficient, enhancing green spaces for carbon sequestration, and improving infrastructure for sustainable transportation options all play a key role in our journey towards a cleaner White Salmon. Here is a partial list of how specific projects within the plan bolster our emission reduction goals:

- **Pioneer Park:** The construction of walking loops and installation of benches provides a space for low-carbon recreation, while upgraded trash receptacles support recycling efforts. (2031-2037)
- **Fireman's Park:** The addition of a sidewalk and stormwater facility, complete with educational signage, promotes sustainable water management and public awareness on environmental issues. (2031-2037)
- **Rheingarten Park:** Water conservation efforts in the park's irrigation system align with energy-saving initiatives. (2023-2037)
- **Gaddis Park:** Acquiring additional park property and restoring riparian vegetation expands carbon sequestration areas and preserves biodiversity, enhancing the park's role in the local ecosystem. (2023-2043)
- **Loop Trail & Riverfront Park Trail Bridge:** These projects aim to boost multimodal transport, providing infrastructure for cycling and walking, which will help cut down on emissions from traditional transportation methods. (2023-2043)
- **Future Neighborhood Parks & Dog Park:** The development of new parks and a dog park with multi-modal access provides low-carbon recreation options to the community. (2023-2037)



The White Salmon [Critical Areas Ordinance \(2023\)](#) emphasizes the protection and enhancement of valuable and fragile natural resource areas, which supports the Emissions Reduction Plan by ensuring the conservation of natural resources and the resilience of ecological functions.

The ordinance includes provisions like buffer enhancement, the use of low-impact development techniques, and the implementation of habitat management plans, which collectively work towards mitigating environmental impacts and enhancing ecological function. The ordinance also outlines clear strategies for the protection and management of wetland buffers, habitat conservation areas, and geologically hazardous areas, which not only play a role in carbon sequestration, but also provide a range of other ecosystem services like helping to purify air and water, promote beneficial habitat, or contribute to soil health.

By mandating the use of best available science for mitigation plans and requiring long-term monitoring of development impacts on critical areas, the ordinance aligns with the objective of minimizing the urban carbon footprint and advancing the city's sustainability goals. Moreover, the ordinance requires the mitigation of impacts to critical areas in a way that achieves no net loss of functions, contributing to the broader emissions reduction strategy by preserving the ecosystem's ability to capture and store greenhouse gasses.



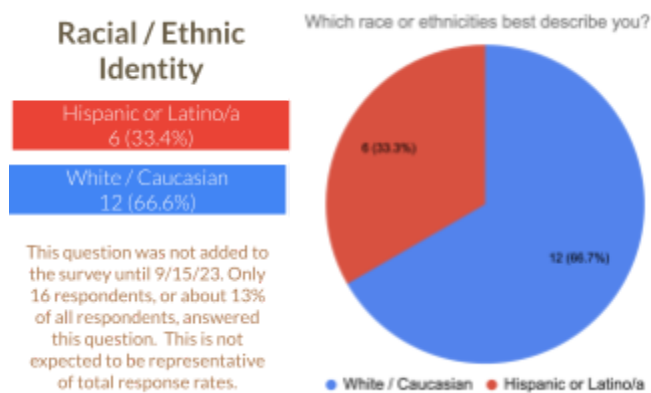
The White Salmon [Shoreline Master Plan \(2024\)](#) inherently supports the Emissions Reduction Plan by emphasizing protection and restoration of ecological functions of critical areas within shoreline jurisdiction. It advocates for human uses that do not result in a net loss of ecological functions and incentivizes restoration of critical areas with degraded functions alongside development projects, both public and private. Restoration efforts are to be consistent with the City's Shoreline Restoration Plan, illustrating a commitment to enhancing shoreline ecological functions which inherently supports emissions reduction through natural processes.

- **Restoration of Ecological Functions:** The program prioritizes the restoration of degraded shoreline ecological functions and processes through public and private development projects. This supports emission reduction by enhancing natural landscapes that can absorb and store carbon dioxide.
- **Protection of Critical Areas:** Policies within the program aim to protect critical freshwater habitats, wetlands, and geologically hazardous areas, conserving environments that act as natural carbon sinks.
- **Mitigation Sequencing:** The program enforces a mitigation sequence to avoid, minimize, and compensate for ecological impacts, ensuring no net loss of ecological functions. This methodology ensures that any development or restoration projects contribute positively to emission reduction efforts.
- **Vegetation Conservation:** There's a strong focus on preserving the natural character of the shoreline and its native vegetation, which is crucial for maintaining biodiversity and ecosystem resilience in the face of climate change.
- **Habitat Management Plans:** The requirement for habitat management plans for development proposals ensures that ecological impacts are carefully considered and managed, which aligns with broader goals of emissions reduction by maintaining ecological balance.
- **Flood Hazard Reduction:** The goal for flood hazard reduction is aligned with the emission reduction plan by promoting methods and measures that maintain natural hydrological functions, which can indirectly reduce emissions through improved water management and preservation of wetland habitats .
- **Public and Private Cooperative Actions:** The program encourages cooperative restoration actions involving a wide range of stakeholders, enhancing community engagement in shoreline management and conservation practices which contribute to emission reduction efforts.

Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards mitigating and adaptive measures to address climate change, both City-implemented and private activity-related. Please refer to Appendix 3 for full survey results.

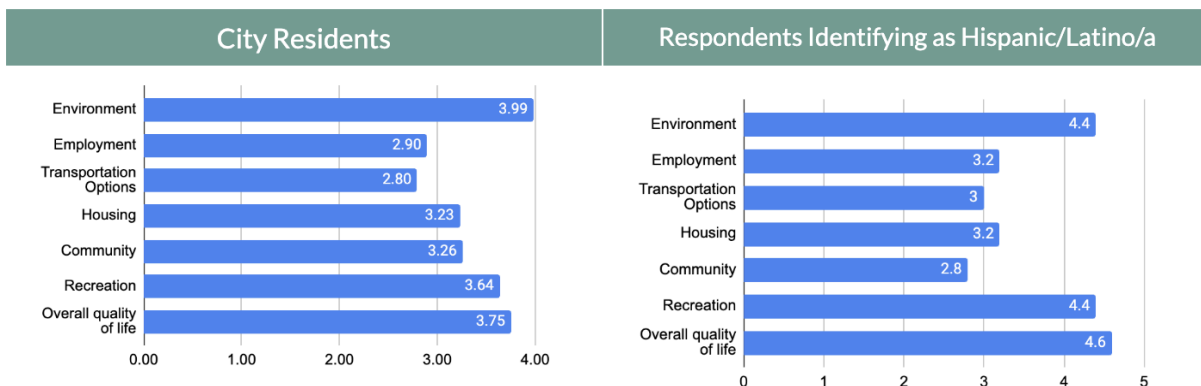
Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden. Demographic data was not collected from respondents until the survey was edited in the fall, a critical oversight that skews the demographic data results.



Key Findings

- The three biggest areas of concern for City residents regarding impacts of climate change include impacts on the 1) environment, followed by 2) overall quality of life and 3) recreation, respectively. These are also the three areas that City residents rank as being the highest in terms of their current life satisfaction.
- On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, City residents overall ranked wildfires as their top concern (average score of 4.42) followed by heat waves (4.17) and air quality (4.17). Respondents identifying as Hispanic or Latino/a (specifically) had the same top three concerns, but all scores were slightly elevated, with wildfires, heat waves, and air quality scored at 5, 4.6, and 4.8, respectively.

Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?



Climate Vulnerability Assessment

Climate change has already impacted, and will continue to impact the City of White Salmon, its residents, businesses, and visitors. Many climate hazards may become more frequent and intense as the climate changes.

Furthermore, vulnerable and disadvantaged members of the community are disproportionately affected by climate change. As discussed further in the “Advancing Equity,” the City must prioritize these groups in mitigative as well as adaptation activities.



The present report targets priority initiatives for achieving emissions reductions commitments of the Climate Crisis Resolution. The identified vulnerabilities in this section are expected to be a significant focus in the forthcoming comprehensive Climate Action Plan. **Major concerns for White Salmon are rising temperatures, increased frequency and intensity of extreme heat events, and increased frequency and intensity of wildfires, all which are expected to have economic, social, political, and environmental impacts.** See more details and citations in Appendix 1.

Sources

The below projections are sourced from the Climate Risk and Resilience Portal (ClimRR) tool, developed by the Center for Climate Resilience and Decision Science (CCRDS) at Argonne National Laboratory. The goals of ClimRR are to provide free and equitable access to leading, peer-reviewed climate datasets to support analysis and data-driven planning for future climate risks; as well as empower non-technical individuals, organizations, planners and decision-makers at state, local, and Tribal governments to gain awareness of future climate conditions and to conduct climate risk-informed analyses to support decision-making and adaptation efforts.

Scientists at Argonne are responsible for all aspects of climate modeling, with funding for the development of the portal and its maintenance from the Federal Emergency Management Agency (FEMA). FEMA, in coordination with Argonne, provides technical assistance on the application of this climate data to support community and infrastructure resilience analytic and planning initiatives.

Representative concentration pathways (RCP) 4.5 and RCP 8.5

The below projections also reference representative concentration pathways (RCP) 4.5 and RCP 8.5. Representative concentration pathways portray possible future greenhouse gas and aerosol emissions scenarios. RCP scenarios are not specific policies, demographics, or economic futures;

instead, they are defined by total solar radiative forcing by the year 2100. To address uncertainty in future concentrations of greenhouse gasses and emissions of aerosols, datasets often incorporate multiple RCPs.

RCP 4.5 is a moderate scenario in which emissions peak around 2040 and then decline (and which is associated with an approximately 2°C of warming), and RCP 8.5 is the highest baseline emissions scenario in which emissions continue to rise throughout the twenty-first century (and which is associated with an approximately 5°C of warming).

Key Findings

| | Historical | Mid-Century | | End of Century | |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|
| | | RCP 4.5 | RCP 8.5 | RCP 4.5 | RCP 8.5 |
| Maximum Avg Temperature | 58.0°F +8.3°F | 60.4°F +2.4°F | 60.8°F +2.8°F | 62.5°F +4.5°F | 66.3°F +8.3°F |
| Minimum Avg Temperature | 42.5°F +8.3°F | 45.0°F +2.5°F | 45.2°F +2.7°F | 47.8°F +5.3°F | 50.5°F +8°F |

| | Historical | Mid-Century RCP 4.5 | End of Century RCP 4.5 |
|--|------------|------------------------|---------------------------|
| Daily Max Heat Index* | 77.2°F | 81.7°F | 88.7°F |
| Seasonal Max Heat Index* | 97.6°F | 108.1°F | 116.4°F |
| Days with Max Heat Index Over 95°F | 3.4 days | 9 days | 27.1 days |
| Days with Max Heat Index Over 105°F | 0.1 days | 2.3 days | 6.6 days |
| Days with Max Heat Index Over 115°F | 0 days | 1.1 days | 1.0 days |
| Days with Max Heat Index Over 125°F | 0 days | 0.8 days | 0.3 days |

*A heat index is a measure of how hot weather feels to humans when factoring in both relative humidity and the actual temperature. Heat index is an important gauge of heat-related risks. Readings above 105°F typically represent dangerous conditions, with readings above 125°F being extremely dangerous to humans.

Both annual daily average temperatures, and incidence and severity of extreme heat events, are expected to increase as a result of climate change. This is expected to impact White Salmon in a number of ways, including:

Agriculture Agriculture in the region, particularly fruit orchards and vineyards, could be adversely affected by higher temperatures and heatwaves. Fruit crops like apples, pears, and cherries require a certain number of chill hours during winter for proper growth and development. Warmer temperatures could disrupt this requirement, impacting fruit yields and quality.

Heatwaves during critical growth stages can also stress crops, leading to sunburn, reduced fruit set, and decreased overall productivity. This could result in economic losses for farmers and orchard owners.

Changes in temperature and precipitation patterns may also affect water availability for irrigation, further exacerbating challenges faced by farmers in maintaining crop health and productivity.

Tourism & Outdoor Recreation Higher temperatures and more frequent extreme heat events can impact outdoor recreational activities such as windsurfing, kiteboarding, hiking, and skiing. For example, reduced snowpack due to warmer temperatures could shorten the ski season on nearby Mount Hood, impacting winter tourism.

Extreme heat events may also deter tourists from engaging in outdoor activities during peak summer months, leading to a decrease in visitor numbers and revenue for businesses that cater to tourists.

Additionally, warmer temperatures could alter ecosystems and wildlife habitats, affecting the attractiveness of the natural landscape and wildlife viewing opportunities for tourists.

Additionally, the risk of more frequent, high-severity, and larger wildfires has increased in recent years, threatening scenic, natural, cultural, and recreation values, as well as human health, local economies, and carbon stores.

| | Historical | Mid-Century RCP 4.5 | End of Century RCP 4.5 |
|--------------------------|------------|------------------------|---------------------------|
| Fire Weather Index | 28.9 | 28.1 | 35.4 |
| Fire Weather Index Class | High | High | Very High |

The Fire Weather Index (FWI) estimates weather-related wildfire danger using daily readings of weather conditions that influence the spread of wildfires, including the dryness of fuel sources and high winds. Higher FWI values represent greater danger of wildfires due to weather conditions; the index does not account for land cover or potential ignition sources. FWI values signal different levels of relative fire danger across regions.

City Scope 1 and 2 GHG Emissions Inventory

The City's City Scope 1 and 2 Greenhouse Gas (GHG) Emissions Inventory is a fundamental component of White Salmon's efforts to understand and manage its contribution to climate change. The inventory results provide valuable insights into our city's carbon footprint, allowing us to identify priority areas for emissions reductions, set targets for carbon neutrality or reduction, and develop strategies and initiatives to cut costs while mitigating climate change impacts associated with city operations.

CityLab has conducted a baseline Scope 1 and 2 GHG Emissions Inventory for the year of 2022, and is working to finalize Scope 1 and 2 GHG Emissions Inventories for 2018-2021, as well as a Scope 1-3 GHG Emissions Inventory for 2023.

Methodology and Scope

Tool and Boundaries: CityLab utilized the EPA Local Greenhouse Gas Assessment tool to develop its inventory, and an ownership-boundary approach (primarily as a result of data availability).

Emissions factors are based on a location-based method, meaning the emissions from the energy mix on the grids where we operate. The electricity grid is physically bound, and our consumption is linked to our regional grid. Moreover, because Klickitat PUD is not held to similar renewable portfolio standards as counties with higher populations in Washington State, CityLab is concerned that using a market-based method may result in double-counting of renewable energy resources.

Scope 1 Emissions: These are direct GHG emissions that result from sources that are owned or controlled by the city government. Scope 1 emissions included in the inventory include:

- Emissions from municipal vehicles and fleets (e.g., cars, trucks, buses).
- Emissions from stationary fuel sources for facilities like municipal buildings, facilities, and equipment (e.g. natural gas heating, cooling, and electricity generation).

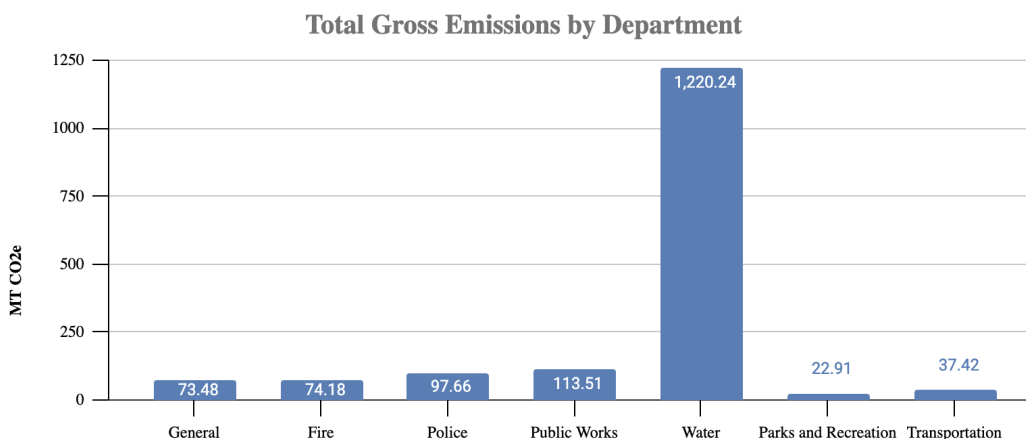
Scope 2 Emissions: indirect GHG emissions associated with the consumption of purchased or acquired electricity, heat, or steam by the City. While the emissions occur at the facilities where the electricity is generated, they are reported by the City because they result from its energy consumption. Sources of Scope 2 emissions included in the inventory include:

- Emissions from purchased electricity: These are emissions associated with the electricity consumed by municipal buildings, facilities, and operations.

What is not included:

- Direct Scope 1 emissions such as refrigerants, emissions associated with paving activities, emissions associated with diesel-run small equipment, etc.
- Indirect Scope 3 emissions such as goods and services purchased by the City (office supplies, equipment), employee commuting, waste generation, and wastewater treatment

Key Findings



1. White Salmon Water System

The drinking water system represents nearly 75% of City emissions. Relatedly, the water system represents over 80% of City electricity usage, with a single location (Well #1 Booster) representing roughly 70% of City electricity usage. See details to address this in the Water section in this report.

The present inventory does not contemplate solid waste management, as waste is managed by the county and third-party services, nor wastewater treatment, as the Bingen / White Salmon Wastewater Treatment Plant is owned and operated by the City of Bingen; these are treated as Scope 3 emissions. Because these are not currently included in the inventory, our drinking water system’s emissions and electricity usage may seem disproportionately high. CityLab is pursuing benchmarks for peer cities to determine how our water system’s emissions per capita and electricity usage per capita perform relative to others. CityLab strongly recommends inclusion of the Bingen wastewater treatment center, of which White Salmon represents approximately 80% of capacity, and waste management, in forthcoming GHG inventories to ensure these utilities are adequately and fairly represented .

2. City Fleet

The second largest contributor to City Scope 1 and 2 emissions is transportation- related emissions from the City’s fleet.

The City owns and operates 37 vehicles, between the Fire, Public Works, and Police Departments. The average age of fleet vehicles is 16 years. See details to address this in the Transportation section in this report.

| Total Emissions by Department and Source (MT CO2e) | | | | |
|--|-------------|-----------------|----------------|-----------------|
| Department | Combustion | Electricity | Transportation | TOTAL |
| General | 0.67 | 72.82 | - | 73.48 |
| Fire | - | 67.57 | 6.61 | 74.18 |
| Police | - | 41.63 | 56.04 | 97.66 |
| Public Works | - | - | 113.51 | 113.51 |
| Water | - | 1,220.24 | - | 1,220.24 |
| Parks and Recreation | - | 22.91 | - | 22.91 |
| Transportation | - | 37.42 | - | 37.42 |
| Total | 0.67 | 1,462.58 | 176.16 | 1,639.41 |

White Salmon Community Energy Usage Assessment

CityLab has conducted a community energy usage assessment based on electricity and natural gas consumption data for City residents, which included an evaluation of emissions associated with this energy consumption. The CityLab highly recommends completion of a full Scope 1-2 GHG Emissions Inventory for the White Salmon community for 2023.

Key Findings

1. Natural Gas Usage

For residential accounts, the average per capita emissions per account holder is roughly the same for natural gas and electricity. Residential and commercial natural gas usage in White Salmon, through approximately 830 accounts, results in nearly twice the emissions of the City's residential and commercial electricity accounts. This is a non-surprising result, as natural gas combustion has a proportionally higher emissions factor of natural gas combustion. For this reason, as well as concerns regarding public health, CityLab recommends adoption of the new proposed Washington State Energy Code, which restricts the installation of natural combustion for residential and commercial heating and cooking.

| | Customers (2022) | Natural Gas - Totals (2022) | | Natural Gas - Per User (2022) | |
|------------------------------|------------------|-----------------------------|----------------------|-------------------------------|----------------------|
| | | mcf | MT CO ₂ e | mcf | MT CO ₂ e |
| Residential | 748 | 43,123.00 | 2,371.00 | 58 | 3 |
| Commercial/ Institutional | 78 | 31,503.00 | 1,732.00 | 404 | 22 |

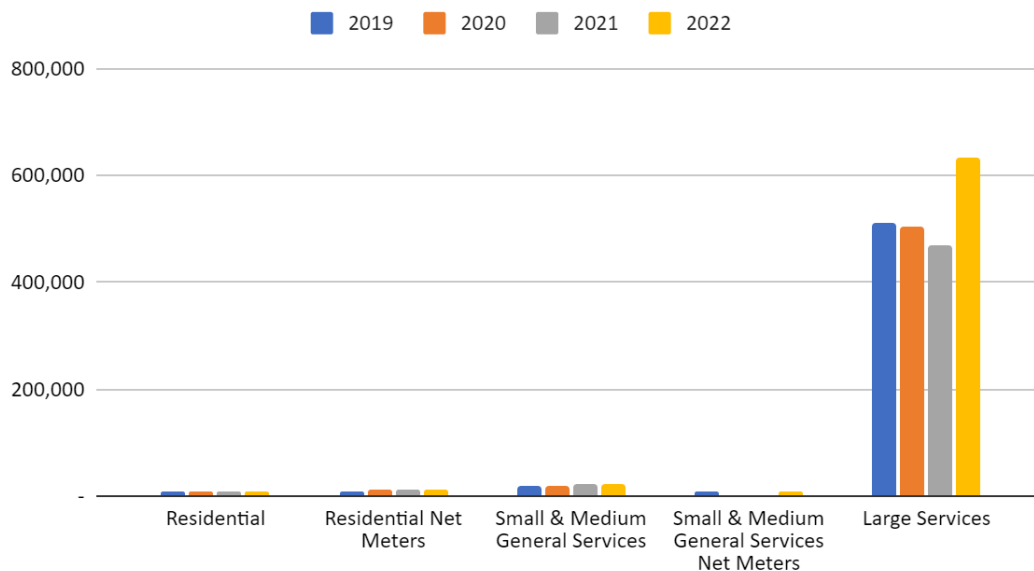
| | Customers (2022) | Electricity - Totals (2022) | | Electricity - Per User (2022) | |
|---|------------------|-----------------------------|----------------------|-------------------------------|----------------------|
| | | KwH | MT CO ₂ e | KwH | MT CO ₂ e |
| Residential | 1,283 | 12,790,853 | 3,704 | 9,969 | 3 |
| Residential Net Meters | 21 | 229,318 | 66 | 10,920 | 3 |
| Small & Medium General Services | 182 | 4,292,502 | 1,243 | 23,585 | 7 |
| Small & Medium General Services Net Meters | 2 | 14,029 | 4 | 7,015 | 2 |
| Large Services | 9 | 5,690,984 | 1,648 | 632,332 | 183 |

2. Large Service Users

Small and medium general services, who represent approximately 12% of electricity account holders, account for 19% of electricity use and emissions. Relatedly, 9 large service users representing less than 1% of total electricity account holders in City limits, account for 25% of electricity use and emissions.

CityLab recommends that, in the medium-term, the City and/or CityLab work with these account holders to identify major electricity drivers and develop incentives and rebates to support energy efficiency upgrades within their activities.

Average kWh Consumption per Account, Including Large Services



Advancing Equity

While climate change poses a threat to all of humanity, its effects are not evenly distributed. Vulnerable communities, often marginalized by socioeconomic disparities and structural inequalities, bear a disproportionate burden of the consequences. This challenge is compounded by the fact that White Salmon's infrastructure, policies, and investment have historically and systemically neglected and even harmed low-income communities and communities of color. The City has acknowledged these injustices and the need to right these wrongs by creating a culture of equity within its institutions.¹

Equity means meeting communities where they are and allocating resources and opportunities as needed to create beneficial outcomes for all community members. In White Salmon, our sustainability planning will only succeed if we center racial, gender, age, and disability equity in the plan's goals and strategies.

Vulnerable Communities in White Salmon

Social vulnerability expresses the degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, that may affect that community's ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community's social vulnerability. Vulnerable communities include, but are not limited to, low-income communities, communities of color, seniors, LGBTQIA+, residents with physical or mental impairments, and other groups with diminished adaptive capacity as a result of certain conditions.

The CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI)² is a tool published by the Centers for Disease Control and Prevention (CDC) that uses U.S. Census data to determine the social vulnerability of every census tract. The SVI ranks U.S. Census tracts on 16 social factors, including unemployment, racial and ethnic minority status, and disability, and further groups them into four related themes.

| Social Vulnerability Data for White Salmon ³ | | |
|---|--|--------|
| Socioeconomic Status | Persons below 150% poverty estimate, 2016-2020 ACS | 425 |
| | Percentage of persons below 150% poverty estimate | 12.90% |

¹ Resolution 2019-07-489: A Resolution of the City of White Salmon Making a Declaration of Diversity and Inclusiveness: https://www.whitesalmonwa.gov/sites/default/files/fileattachments/city_council/page/3261/approved_resolution_2019-06-489_declaration_of_diversity_and_inclusiveness.pdf

² CDC/ATSDR Social Vulnerability Index (CDC/ATSDR SVI): <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>

³ SVI Data, Census Tract 53039950301: https://www.atsdr.cdc.gov/placeandhealth/svi/data_documentation_download.html

| | | |
|--|--|--------|
| | Persons (age 25+) with no high school diploma estimate, 2016-2020 ACS | 207 |
| | Percentage of persons with no high school diploma (age 25+) estimate | 8.40% |
| | Housing cost-burdened occupied housing units with annual income less than \$75,000 (30%+ of income spent on housing costs) estimate, 2016-2020 ACS | 249 |
| | Percentage of housing cost-burdened occupied housing units with annual income less than \$75,000 estimate, 2016-2020 ACS estimate, 2016-2020 ACS | 17.40% |
| | Uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS | 51 |
| | Percentage uninsured in the total civilian noninstitutionalized population estimate, 2016-2020 ACS | 1.50% |
| Household Characteristics | Persons aged 65 and older estimate, 2016-2020 ACS | 677 |
| | Percentage of persons aged 65 and older estimate, 2016-2020 ACS | 20.50% |
| | Persons aged 17 and younger estimate, 2016-2020 ACS | 711 |
| | Percentage of persons aged 17 and younger estimate, 2016-2020 ACS | 21.60% |
| | Civilian non-institutionalized population with a disability estimate, 2016-2020 ACS | 376 |
| | Percentage of civilian noninstitutionalized population with a disability estimate, 2016-2020 ACS | 11.40% |
| | Persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS | 160 |
| | Percentage of persons (age 5+) who speak English "less than well" estimate, 2016-2020 ACS | 5.30% |
| Racial & Ethnic Minority Status | Minority | 484 |
| | Percentage minority (as defined above) estimate, 2016-2020 ACS | 14.70% |
| Housing Type & Transportation | Housing in structures with 10 or more units estimate, 2016-2020 ACS | 54 |
| | Percentage of housing in structures with 10 or more units estimate | 3.30% |
| | Mobile homes estimate, 2016-2020 ACS | 180 |
| | Percentage of mobile homes estimate | 11.00% |
| | At household level (occupied housing units), more people than rooms estimate, 2016-2020 ACS | 41 |
| | Percentage of occupied housing units with more people than rooms estimate | 2.90% |
| | Persons in group quarters estimate, 2016-2020 ACS | 2 |
| | Percentage of persons in group quarters estimate, 2016-2020 ACS | 0.10% |
| | Households with no vehicle available estimate, 2016-2020 ACS | 32 |
| | Percentage of households with no vehicle available estimate | 2.20% |

Equity-informed Climate Action Planning

Advancing Equity will require action across a broad range of focus areas. This section highlights seven primary areas that White Salmon should consider in comprehensive climate action planning, to ensure that the costs of the mobilization against climate change do not disproportionately burden those in vulnerable communities, and that the realized benefits of a more just and sustainable future accrue for all.

Affordability

White Salmon's climate action strategy should strive to lower and stabilize costs related to basic living needs for vulnerable communities. Recommendations included in this plan include:

- Prioritize and target incentives for low-income communities and communities of color.
- Develop green incentives or programs that are accessible for all income groups.
- Seek solutions that address household affordability, transport access, and urban sprawl.

Accessibility

White Salmon's climate action strategy should strive to improve access to housing, transportation, funding, education, healthy foods, and a clean environment for vulnerable communities, through infrastructure, policy, and investments. Recommendations included in this plan include:

- Lack of awareness and educational materials may prevent the City from meeting sustainability goals. Consider financial barriers to participation.
- Consider the inequities of how people are excluded from economic opportunity because of disabilities, income, education, and healthcare.
- Consider inequitable access to transportation options for communities that do not have access to personal vehicles.

Just Transition

White Salmon's climate action strategy should ensure economic justice for low-income communities, communities of color, and those with disabilities and protect these communities from potential negative consequences.

- Help BIPOC-owned businesses include participation efforts targeted toward these groups.
- Ensure that the needs of visually and mobility impaired citizens are centered in climate action planning and prioritization.

Community Capacity

White Salmon's climate action strategy should elevate the voices of vulnerable communities by developing and strengthening the skills, abilities, and resources a community needs to survive, adapt and thrive. Sustainability connects with a sense of place where people work, play, go to church, and spend money in one community.

- Improve education materials for community members so people understand why climate change issues are essential, especially for parents who want to teach children to understand these issues.
- Emphasize the intersectionality of climate issues.
- Actively address safety concerns and community priorities and communicate with the community through meaningful connections to these concerns.
- Build community resilience to long-term climate change impacts by focusing on social and economic stressors for people living in White Salmon.
- Prepare for long-term climate change impacts and concerns that the infrastructure won't be able to keep up with growth.

Accountability

White Salmon's climate action strategy should ensure that vulnerable communities can hold institutions accountable for equitable implementation.

- Include representative leaders from BIPOC communities that are impacted by decision-making.
- Ensure equitable distribution of responsibilities in climate action.
- Equitably design programs for low-income communities.
- Address community-based concerns around systemic racism.

Strategic Focus Areas

Facilities and Buildings

White Salmon will not meet its emission reduction targets if it sticks to business as usual. For emissions related to buildings, in addition to prioritizing building upgrades that improve efficiency and reduce cost, it is critical to incorporate green building practices during initial planning and construction phases. Fixed assets, including building components and systems, have long life cycles. To reach emissions goals, we must not increase City and community emissions by creating an even *higher* stock of inefficient fixed assets than we had at baseline

This section contemplates sustainability of City-owned and -operated public facilities, including City Hall, the fire hall, the police station, and future buildings such as the Community Center. This section also contemplates other municipal facilities, such as schools and the hospital, as well as private commercial, residential, and industrial structures in the city. This section outlines measures to improve the energy performance of these facilities, and implement sustainable design and construction practices.

By incorporating green building practices from the outset, facilities management can minimize lifecycle costs by reducing energy consumption, maintenance requirements, and disposal costs associated with conventional building materials and systems.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels
- 4.4: Increase the resiliency of critical infrastructure

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Priority Action Items

| Scale | Recommendation | Performance Metrics |
|-----------|---|--|
| City | City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities. | <ul style="list-style-type: none"> • Annual City energy usage • Annual City energy use intensity (per Citizen) • Annual City emissions • Green building standards for City development (Y/N) |
| City | City to pursue energy performance contracting for existing City owned and operated buildings. | |
| Community | City/CityLab to prioritize communication and outreach regarding income-based and non-income-based discounts and subsidies for energy and water efficiency improvements for homeowners (including a range of housing types) and renters, offered through EnergyTrust of Oregon and other groups. | <ul style="list-style-type: none"> • Annual Community emissions • Green building standards for residential development |
| Community | City to adopt energy efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2). | |
| Community | City to incentivize development of residential housing that addresses the City's affordability goals and/or sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards (See Appendix 2). | |
| Community | City to require an energy audit and disclosure during the sale or lease for older residential, commercial, and multifamily buildings (See Appendix 2) and budget/secure funding for training City staff to provide energy audit (see content in Appendix 2). | |
| Community | City to adopt all-electric standards of new proposed WA State energy code. | |

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- CityLab in partnership with City to report annually on Greenhouse Gas emissions at the City level (Scope 1-3) and establish a public-facing emissions dashboard.
- Energy efficient pre-approved plans for residential single-family detached units and accessory dwelling units.
- City/CityLab to raise awareness among residents, businesses, and local stakeholders about the importance of energy efficiency and providing resources to support behavior change can drive energy-saving actions at the individual and community levels.
- CityLab in partnership with City to develop and implement occupant behavior programs to optimize the energy efficiency of municipal buildings.
- Work with Klickitat PUD to design 'Time of Use' rates that incentivize decarbonization actions, shift and reduce system peak load, and promote more efficient electricity use.
- Require commercial, multi-family, and large institutions (schools, churches) to benchmark and report their energy performance once a year.
- City to incentivize development of commercial structures that addresses the City's sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards.
- Expand outreach about the Property Assessed Clean Energy (PACE) program to increase participation. The PACE program allows a property owner to take a transferrable lien on their property and undertake energy efficiency and renewable energy upgrades, which saves money on energy bills, with a more extended payback period of up to 20 years. Eligible buildings include commercial, industrial, and multifamily properties with five or more units and facilities owned by nonprofits.
- City to adopt Uniform Building Code (UBC) Wildland Urban Interface (WUI) relevant building code elements based on evaluated risks, ignition zones and vegetation types.
- CityLab to conduct Energy Savings and Impacts Scenario Tool (ESIST) to analyze energy savings, costs, and multiple benefits from energy efficiency programs.
- City to reduce urban heat island effect by painting roofs of City-owned and operated buildings with white or other reflective colors or materials.
- City and/or CityLab to work with materials providers and roofing contractors to encourage them to offer cool and green roofs.
- City to work with private/public organizations to establish a community composting facility to create a use for organic matter, woody debris, yard, and food waste that is often burned or landfilled.
- Support efforts to establish viable recycling, chipping, and composting services to reduce construction and demolition debris that goes to the landfill as waste.
- Support creation of an appliance repair vocational program at CGCC.

Energy Independence and Resilience

Distributed, renewable energy is key to White Salmon's energy independence and resilience. Distributed renewable energy sources are critical to managing load growth and meeting White Salmon's energy needs. By generating our own electricity from solar power, White Salmon can offset our reliance on grid-supplied electricity, thereby lowering their utility expenses over the long term. Batteries can help further optimize energy use and reduce peak demand charges should these be introduced, leading to additional cost savings.

Distributed solar energy systems, such as rooftop solar panels installed on homes, businesses, and public buildings, provide redundancy and backup power capabilities, supplementing grid-supplied electricity with onsite generation. In combination with energy storage technologies such as batteries, distributed solar can store excess energy generated during periods of sunlight and deploy it during times of high demand or grid outages. This enhances the reliability and resilience of the local energy supply, ensuring continuous power availability for critical infrastructure, emergency services, and essential functions.

While our city benefits from the prevalence of hydroelectric power in Washington State, hydroelectricity will face increasing challenges related to precipitation variability, reduced snowpack, and low water levels resulting from climate change. Additionally, as the transportation and building sectors electrify (e.g. switch from fossil fuels to electric power) in order to decrease emissions, our electric system will experience significant load growth. Finally, implementation of renewable generation and storage systems is critical to reach White Salmon's emissions reductions goals as outlined in the Climate Crisis Resolution.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.4: Increase the resiliency of critical infrastructure

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to prepare for intensifying climate impacts such as wildfires, drought, and reduced water availability

Priority Action Items

| Scale | Recommendation | Performance Metrics |
|-------|---|--|
| City | Complete a solar feasibility study for all municipal buildings. | <ul style="list-style-type: none"> ● % of municipal energy use offset by solar ● Total capacity (MW) of municipal solar |
| City | Pilot a solar and battery backup system to ensure resilient City government operations in the event of major storm events and develop a plan to expand the pilot to more buildings. | <ul style="list-style-type: none"> ● Total capacity (MW) of municipal battery energy storage ● Number of municipal buildings with solar ● Number of buildings in City limits with solar |
| City | City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2). | <ul style="list-style-type: none"> ● Number of power outages per year ● % of critical facilities with backup power redundancy |

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- Develop a plan to coordinate solar installations with the replacement of roofs on all applicable City structures.
- City/CityLab to create a solar energy dashboard to build public awareness of current solar usage in White Salmon.
- City/CityLab to work with Klickitat PUD and other regional actors to incentivize renewable energy installation & advocate for State incentives for local renewable installations, energy storage, and other emissions reduction programs in small cities outside of the GMA.
- City/CityLab to design and deliver outreach programs to encourage the installation of solar and energy storage on residential, commercial, and institutional properties.
- Incentivize the installation of rooftop solar panels by partnering with local banks to buy down the interest rates of solar loans.

Transportation

Transportation-related emissions must be a priority for White Salmon. City and residents' transportation-related emissions represent a substantial portion of our contribution to climate change. Priorities for transportation include 1) reduction of emissions through vehicle electrification and 2) implementation of EV-ready infrastructure, and 3) reduction of vehicle miles traveled through multimodal transportation planning and sustainable land use planning.

Transportation is the largest source of GHG emissions overall in the United States,⁴ and Washington State estimates that approximately 45% of the state's 2018 emissions were from transportation.⁵ Thirty percent of U.S. automobile travel occurs in rural areas, where the average person travels 40% further than their urban counterparts⁶ – meaning an outsize percentage of transportation emissions come from rural areas like White Salmon.

Additionally, 11.0% of 2022 City emissions are driven by the operation of City vehicles. But where there are challenges, there are also opportunities: about 85% of Climate Action Survey respondents report being willing to drive less (or are already driving less) to curb transportation-related emissions, and the vast majority expressed interest in vehicle electrification.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.3: Transportation modes that reduce the use of fossil fuels

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

Transportation “Lite” Plan

- Prioritize pedestrian infrastructure to encourage walking as a primary mode of transportation
- Develop a comprehensive network of bicycle lanes and trails to facilitate non-motorized transport.
- Fostering the use of public transit through service enhancements and infrastructure upgrades

⁴ Quallen, E., Clarke, J., Nelson, A.C., & Rowangould, G. (2023). Comparing Travel Behavior and Opportunities to Increase Transportation Sustainability in Small Cities, Towns, and Rural Communities. *Transportation Research Record*, 2677(3), 1439–1452. <https://doi.org/10.1177/03611981221124590>

⁵ Washington State Department of Commerce. (2021). Executive Summary: Washington 2021 State Energy Strategy. https://www.commerce.wa.gov/wp-content/uploads/2021/01/WA_2021SES_-Executive-Summary.pdf

⁶ Quallen, et al.

Priority Action Items

| Scale | Recommendation | Performance Metrics |
|-----------|--|---|
| City | Adoption of an electric-first vehicle policy for City municipal fleet | <ul style="list-style-type: none"> • Municipal vehicle emissions (MTCO₂e) • Hybrid electric and full electric vehicles in the municipal fleet |
| City | Budget for EV repair training for City staff | |
| City | City to adopt EV charger requirements for all new construction and major renovations of City-owned and -operated facilities (See Appendix 2) | |
| Community | City to participate in regional discussions on transit, and prioritize integration/coordination with the City of Hood River, Amtrak, CAT, and Mt. Adams Transit such that schedules align and service is increased for White Salmon residents | <ul style="list-style-type: none"> • Number of registered electric vehicles • Number of publicly available EV chargers • Number of city employees commuting to work by private vehicle (American Community Survey) |
| Community | City to encourage compact development patterns that promote mixed-use neighborhoods, reduce sprawl, and minimize vehicle miles traveled to essential services; support infill development and redevelopment projects that utilize existing infrastructure and amenities efficiently. | |
| Community | City to enact Developer Impact Fee for all new construction to finance multi-modal and transit improvements | |
| Community | City to install secure parking at key locations to facilitate bike, electric bike, and scooter usage | |
| Community | City to adopt EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2) | |

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- Improve community walkability, in line with [Jeff Speck recommendations](#).⁷
- Use incentives such as density bonuses and parking credits to promote affordable and accessible housing development that is transit-oriented and location-efficient.
- Develop policies to limit vehicle idling, such as anti-idling ordinances or awareness campaigns.
- Support City Staff telecommuting and flexible work arrangements to reduce the need for commuting.
- Conduct parking assessment plan to evaluate utilization of blacktop parking in downtown core and remove extraneous city-owned concrete.
- Implement traffic calming measures, such as speed bumps or roundabouts, to reduce vehicle speeds and emissions on lower-trafficked residential streets.
- Implement transportation demand management strategies, such as parking pricing or employer-based incentives.
- Develop car-free zones or pedestrian-only streets.
- Reduced off-street parking requirements and size on residential properties, and support more effective use of parking downtown.
- Reduce road width and implement bioswales and sidewalks along every road in city limits.
- Research state and federal funding for electric school transportation and vehicle-to-grid battery storage technology and share with White Salmon Public Schools and school transportation vendors to facilitate migration to electric vehicles / partnership with their bus contractors.
- Invest in infrastructure for alternative transportation modes, such as electric scooters or shared bicycles.
- Seek opportunities to increase electric bike usage in the city, such as docked, shared electric bike system, subsidies for purchase of electric bikes, etc., through partnership with local municipalities, grant funders, or private companies.
- Partner with local parking lot owners to identify feasible EV charging infrastructure locations, with potential City subsidy.
- Expand our EV car-sharing program in partnership with community organizations and affordable housing developments.
- Advocate for regulatory changes in electric rate structures that support time-of-use rates for electric vehicle charging stations and demand response incentives for the car-to-grid integration.
- Implement nature-based solutions that increase carbon storage, including native trees and plants, bioswales, rain gardens, green roofs, urban gardens, and other types of green stormwater infrastructure (GSI) into residential, commercial, and municipal landscaping is a natural way to remove CO₂ from the atmosphere.
- Provide education and marketing about the choices and benefits of electric vehicles. Once available, continue to provide education and marketing to increase EV adoption.

⁷ Walkable White Salmon: Jeff Speck Presentation: <https://vimeo.com/669484738>

Water

Water conservation is a critical component of City decarbonization efforts. White Salmon's drinking water system represents nearly 75% of City emissions and over 80% of City electricity usage, with a single location (Well #1 Booster) representing roughly 70% of electricity consumption of all City owned facilities. Moreover, as of 2022, 32.6% of water usage in the system was related to water leakage.⁸

In addition to prioritizing supply-side resilience and energy efficiency improvements, community demand and leakage prevention also represent a major opportunity for water conservation, and in turn, electricity and emissions reductions.

CityLab recommends mandatory water efficiency standards for the City and community, to achieve the City's water conservation goals as well as reduce related electricity and emissions. CityLab also recommends prioritizing leakage reduction work in capital project planning.

Related City Plans & Goals

Comprehensive Plan

- GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency
- 4.2: Implement a resource-conservation approach that aims to reduce energy and water usage at City facilities

Climate Crisis Resolution

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;

Water Use Efficiency Resolution

- 2% reduction in average gallons per equivalent residential unit per day
- Distribution system leakage of 25% or less by the year 2028

⁸ As noted by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting: <https://www.whitesalmonwa.gov/citycouncil/page/city-council-meeting-66>

Priority Action Items

| Scale | Recommendation | Performance Metrics |
|-----------|---|--|
| City | City to commit to usage of native and drought-tolerant landscaping for all new construction and major renovations for City-owned facilities. | <ul style="list-style-type: none"> • City water usage • City electricity usage for water system |
| City | City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system and Water System water main. | |
| City | City to review opportunities to improve energy efficiency and resilience for Well 1 Booster, which represents 70% of electricity consumption of City owned facilities. | |
| Community | City/CityLab to conduct outreach to the highest 20 water users in the City to develop strategies to achieve water usage efficiencies. | <ul style="list-style-type: none"> • Community water usage • City electricity usage for water system |
| Community | City to adopt requirements for native and drought-tolerant landscaping for all residential new construction over 1,750 square feet, planned unit developments, and cottage courts (See Appendix 2). | |
| Community | City to adopt water efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2). | |

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- City to publish annual water usage statistics on publicly available dashboard: (Potable water used per capita (gallons/capita); Total citywide Water Consumption; Residential Per-Capita Water Use (RGPCD); Annual Commercial Water Usage (MGY); Total Annual Water Demand (MGY).
- City to consider seasonal water use rates.
- City to prioritize efficiency improvements and leak detection recommendations introduced by Dave Jepsen (Anderson Perry) at May 18, 2022 City Council Meeting.
- City to prioritize resident access to the Great American Rain Barrel program.
- City to enact policies to enable/incentivize gray water systems.

Governance

Strong governance is essential for the success of climate action planning in White Salmon. The below recommendations have been developed and prioritized with the goal of building public trust, enhancing accountability, promoting equity, and ensuring the effective implementation and long-term sustainability of efforts to reduce greenhouse gas emissions and address climate-related risks and opportunities in our city.

Priority Action Items

| Scale | Recommendation |
|-------|---|
| City | Incorporate GHG reductions and other sustainability considerations into the budget process, including capital planning and prioritization, possibly through a “sustainability lens.” |
| City | City / CityLab to prepare an annual public progress report on the Emissions Reduction Plan, and establish a web-based dashboard to track the Emissions Reduction Plan progress to provide information, accountability, and transparency. |
| City | City / CityLab to create a distinct website to propel the sustainability narrative in WS and give residents and interested parties a central place to review progress. |
| City | Engagement with private stakeholders: publicize, promote, and solicit input from underserved and marginalized communities (as defined in the “Advancing Equity” section) on the Emissions Reduction Plan. By actively engaging with marginalized communities and ensuring their voices are centered in climate action planning, White Salmon can develop policies and programs that prioritize equity and promote environmental justice, helping to address disparities in environmental impacts and access to resources. |
| City | Engagement with private stakeholders: publicize and promote the Emissions Reduction Plan to important stakeholders and civic groups such as the business community, realtors and developers, neighborhood associations, educational and medical institutions, faith communities, and social services groups. Invite stakeholder groups to endorse the plan and commit to advancing one or more goals. |

| | |
|------------------|--|
| City | Join the Carbon Neutral Cities Alliance (CNCA), a collaboration of leading global cities and towns working on cutting greenhouse gas emissions by 80-100% by 2050 or sooner. Among other initiatives, it funds early-stage innovation projects led by cities to cut GHG emissions. |
| Community & City | Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report. |

Recommendations for future consideration

A non-exhaustive list of initiatives for future consideration:

- City / CityLab to conduct the EPA Co-Benefits Risk Assessment Health Impacts Screening and Mapping Tool (COBRA) to quantify health impacts of reducing emissions.
- Launch a program to coordinate community education and engage the public in initiatives to support Climate Action Plan implementation.
- Identify and evaluate opportunities to advocate for state laws and policies to further Climate Action Plan goals and other sustainability priorities.
- Work with small business district to create community emissions reductions transparency dashboard.

All Priority Action Items

The section consists of the full list of priority action items, with top ten priorities over all five sections, highlighted.

| Section | Scale | Recommendation |
|----------------------------------|-----------|---|
| Facilities and Buildings | City | City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities. |
| Facilities and Buildings | City | City to pursue energy performance contracting for existing City owned and operated buildings. |
| Facilities and Buildings | Community | City/CityLab to prioritize communication and outreach regarding income-based and non-income-based discounts and subsidies for energy and water efficiency improvements for homeowners (including a range of housing types) and renters, offered through EnergyTrust of Oregon and other groups. |
| Facilities and Buildings | Community | City to adopt energy efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2). |
| Facilities and Buildings | Community | City to incentivize development of residential housing that addresses the City's affordability goals and/or sustainability goals through progressive code, policies, or procedures, with the goal of near-zero/net-zero standards (See Appendix 2). |
| Facilities and Buildings | Community | City to require an energy audit and disclosure during the sale or lease for older residential, commercial, and multifamily buildings (See Appendix 2) and budget/secure funding for training City staff to provide energy audit (see content in Appendix 2). |
| Facilities and Buildings | Community | City to adopt all-electric standards of new proposed WA State energy code. |
| Energy Resilience & Independence | City | Complete a solar feasibility study for all municipal buildings. |
| Energy Resilience & Independence | City | Pilot a solar and battery backup system to ensure resilient City government operations in the event of major storm events and develop a plan to expand the pilot to more buildings. |
| Energy Resilience & Independence | City | City to commit to near-zero/net-zero design standards for all new construction and major renovations for City-owned facilities (See Appendix 2). |
| Transportation | City | Adoption of an electric-first vehicle policy for City municipal fleet |
| Transportation | City | Budget for EV repair training for City staff |

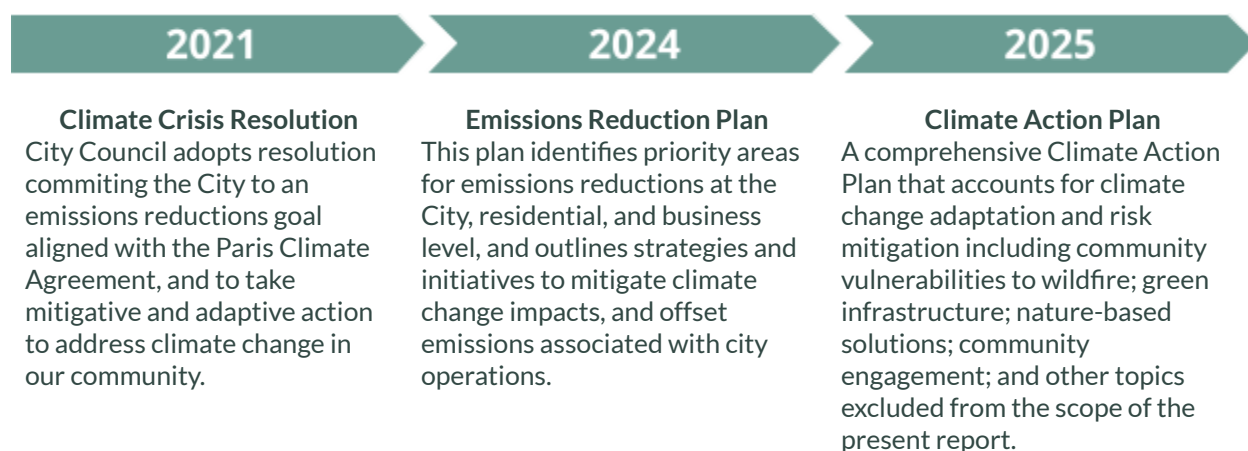
| | | |
|----------------|-----------|--|
| Transportation | City | City to adopt EV charger requirements for all new construction and major renovations of City-owned and -operated facilities (See Appendix 2) |
| Transportation | Community | City to participate in regional discussions on transit, and prioritize integration/coordination with the City of Hood River, Amtrak, CAT, and Mt. Adams Transit such that schedules align and service is increased for White Salmon residents |
| Transportation | Community | City to encourage compact development patterns that promote mixed-use neighborhoods, reduce sprawl, and minimize vehicle miles traveled to essential services; support infill development and redevelopment projects that utilize existing infrastructure and amenities efficiently. |
| Transportation | Community | City to enact Developer Impact Fee for all new construction to finance multi-modal and transit improvements |
| Transportation | Community | City to install secure parking at key locations to facilitate bike, electric bike, and scooter usage |
| Transportation | Community | City to adopt EV charger requirements for all residential new construction over 1,750 square feet (See Appendix 2) |
| Water | City | City to commit to usage of native and drought-tolerant landscaping for all new construction and major renovations for City-owned facilities. |
| Water | City | City to prioritize water leakage identification and repair in the water system, including replacement of Rhinegarten Park Irrigation system and Water System water main. |
| Water | City | City to review opportunities to improve energy efficiency and resilience for Well 1 Booster, which represents 70% of electricity consumption of City owned facilities. |
| Water | Community | City/CityLab to conduct outreach to the highest 20 water users in the City to develop strategies to achieve water usage efficiencies. |
| Water | Community | City to adopt requirements for native and drought-tolerant landscaping for all residential new construction over 1,750 square feet, planned unit developments, and cottage courts (See Appendix 2). |
| Water | Community | City to adopt water efficiency requirements for all residential new construction over 1,750 square feet (See Appendix 2). |
| Governance | City | Incorporate GHG reductions and other sustainability considerations into the budget process, including capital planning and prioritization, possibly through a “sustainability lens.” |
| Governance | City | City / CityLab to prepare an annual public progress report on the Emissions Reduction Plan, and establish a web-based dashboard to track the Emissions Reduction Plan progress to provide information, accountability, and transparency. |

| | | |
|------------|------------------|---|
| Governance | City | City / CityLab to create a distinct website to propel the sustainability narrative in WS and give residents and interested parties a central place to review progress. |
| Governance | City | Engagement with private stakeholders: publicize, promote, and solicit input from underserved and marginalized communities (as defined in the “Advancing Equity” section) on the Emissions Reduction Plan. By actively engaging with marginalized communities and ensuring their voices are centered in climate action planning, White Salmon can develop policies and programs that prioritize equity and promote environmental justice, helping to address disparities in environmental impacts and access to resources. |
| Governance | City | Engagement with private stakeholders: publicize and promote the Emissions Reduction Plan to important stakeholders and civic groups such as the business community, realtors and developers, neighborhood associations, educational and medical institutions, faith communities, and social services groups. Invite stakeholder groups to endorse the plan and commit to advancing one or more goals. |
| Governance | City | Join the Carbon Neutral Cities Alliance (CNCA), a collaboration of leading global cities and towns working on cutting greenhouse gas emissions by 80-100% by 2050 or sooner. Among other initiatives, it funds early-stage innovation projects led by cities to cut GHG emissions. |
| Governance | Community & City | Conduct a comprehensive Climate Action Plan, accounting for green infrastructure; nature-based solutions; community vulnerabilities to wildfire, drought, and other extreme weather events; and other topics excluded from the scope of the present report. |

Next Steps

Through ambitious goals and commitments in City planning documentation over the past few years, White Salmon has taken the first steps towards a more sustainable future. Now is the time to turn those commitments into action.

This report provides recommendations for the highest-priority, lowest-hanging fruit to begin progress towards achieving our emission reduction targets and fostering a more sustainable, equitable, and resilient community. This report is intended to be the first piece of planning documentation for climate action planning in White Salmon, to be followed by more comprehensive planning in 2025.



The prior sections' recommended initiatives lay a path forward for the immediate and near future:

- **Advancing Equity:** Ensure equitable distribution of resources and opportunities by centering racial, gender, age, and disability equity in all planning efforts.
- **Facilities and Buildings:** Implement sustainable design and construction practices, focusing on energy efficiency and green building standards.
- **Energy Independence and Resilience:** Embrace distributed renewable energy sources and energy storage technologies to enhance energy independence and resilience.
- **Transportation:** Prioritize electrification of vehicles, implementation of EV-ready infrastructure, and reduction of vehicle miles traveled through multimodal transportation planning.
- **Water Conservation:** Implement water efficiency standards and prioritize leakage reduction to conserve water and reduce related electricity and emissions.
- **Governance:** Incorporate GHG reductions into the planning and budgeting processes, establish public progress reporting, and engage stakeholders to promote accountability and transparency.

- **Comprehensive Climate Action Plan:** Develop a comprehensive Climate Action Plan accounting for green infrastructure, addressing community vulnerabilities such as wildfires, and developing a quantified drawdown plan for the City and community.

Finally, and most importantly, **this report is nothing without action.**

Those actions - that will allow us meet current needs without jeopardizing future generations' ability to do the same - will require a concerted effort and political will from City officials, residents, businesses, and stakeholders to implement these strategies effectively.

By working collaboratively and staying committed to our goals, we can mitigate our contribution to climate change, adapt to its impacts, safeguard vulnerable communities, enhance quality of life, and leave a positive legacy for future generations in the City of White Salmon.

White Salmon CityLab Board

May 2024

Appendix 1: ClimRR Climate Projection Report⁹



⁹ Climate Projection Summary for: -121.49, 45.73

Center for Climate Resilience and Decision Science at Argonne National Laboratory.

Accessed 11/4/23:

ClimRR Climate Projection Report

| Wildfire | Historical | Mid-Century | End-of-Century |
|--------------------------|------------|-------------|----------------|
| ANNUAL | | | |
| Fire Weather Index | 28.88 | 28.14 | 35.4 |
| Fire Weather Index Class | High | High | Very High |
| AUTUMN | | | |
| Fire Weather Index | 21.54 | 21.85 | 20.46 |
| Fire Weather Index Class | High | High | Medium |
| WINTER | | | |
| Fire Weather Index | 0.53 | 0.49 | 1.58 |
| Fire Weather Index Class | Low | Low | Low |
| SPRING | | | |
| Fire Weather Index | 5.5 | 5.32 | 6.52 |
| Fire Weather Index Class | Low | Low | Low |
| SUMMER | | | |
| Fire Weather Index | 33.73 | 32.46 | 38.02 |
| Fire Weather Index Class | High | High | Very High |

| Precipitation | Hist. | Mid-Century RCP 4.5 | Mid-Century RCP 8.5 | End-Of-Century RCP 4.5 | End-Of-Century RCP 8.5 |
|--------------------------------------|-------|---------------------|---------------------|------------------------|------------------------|
| ANNUAL | | | | | |
| Days Without Precipitation (Days) | 60 | 52.67 | 65.67 | 64.33 | 60.33 |
| Annual Precipitation (Inches) | 41.99 | 42.42 | 41.25 | 53.63 | 40.86 |
| AUTUMN | | | | | |
| Daily Precipitation (Inches) | 0.08 | - | 0.07 | - | 0.08 |
| Maximum Daily Precipitation (Inches) | 1.14 | - | 1.07 | - | 1.33 |
| WINTER | | | | | |
| Daily Precipitation (Inches) | 0.17 | - | 0.19 | - | 0.18 |
| Maximum Daily Precipitation (Inches) | 1.63 | - | 1.69 | - | 1.91 |
| SPRING | | | | | |
| Daily Precipitation (Inches) | 0.08 | - | 0.08 | - | 0.08 |
| Maximum Daily Precipitation (Inches) | 0.82 | - | 0.96 | - | 1.07 |
| SUMMER | | | | | |
| Daily Precipitation (Inches) | 0.01 | - | 0.01 | - | 0.01 |
| Maximum Daily Precipitation (Inches) | 0.26 | - | 0.33 | - | 0.46 |

| Wind Speed | Hist. | Mid-Century RCP 4.5 | Mid-Century RCP 8.5 | End-Of-Century RCP 4.5 | End-Of-Century RCP 8.5 |
|------------------|-------|---------------------|---------------------|------------------------|------------------------|
| ANNUAL | | | | | |
| Wind Speed (Mph) | 6.68 | 6.78 | 6.79 | 6.87 | 6.83 |

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<https://disgeoportal.egs.anl.gov/ClimRR/?page=Local-Climate-Projections&views=Wildfire>



Appendix 2: Draft Building Code Updates

1. Residential Energy Performance Rating and Disclosure

Context

To achieve its commitments as stated in City planning documents, the City will adopt a Residential Energy Performance Rating and Disclosure Requirement. The purpose is to provide information to homebuyers about residential building energy performance. This information is designed to enable more knowledgeable decisions about the full costs of operating homes and to motivate investments in home improvements that lower utility bills, reduce carbon emissions, and increase comfort, safety, and health for homeowners.

Based on research from other cities including Hillsboro, Portland and Milwaukie, the approximate cost is \$150-275 for completion of a DOE Home Energy Score (HES) with a certified HES Assessor. Other cities, including Bend and Portland, have implemented similar ordinances. Because there are, as of May 2024, a limited number of certified HES Assessors in the Columbia Gorge (though there are many in Portland), the HES could be provided at-cost or complementary through trained and certified City staff.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#)

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

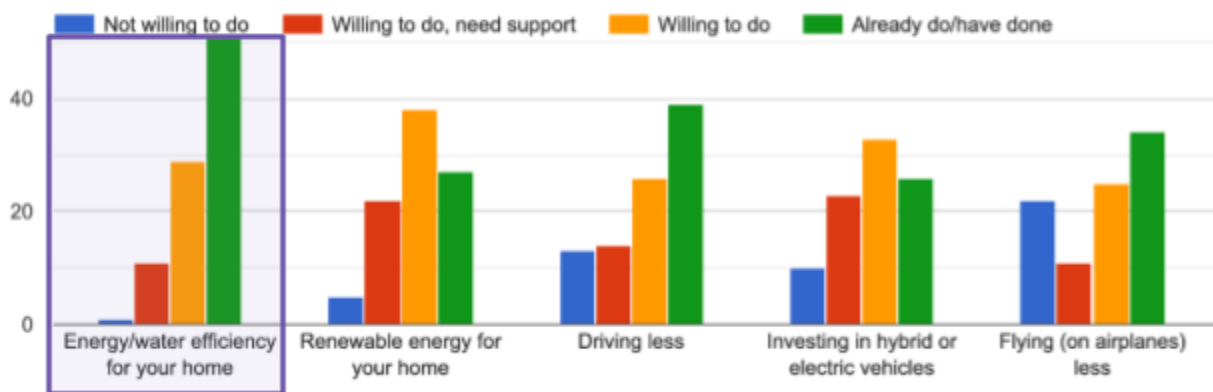
CityLab Survey: Respondents' top priorities for City government

1. Emergency preparedness
2. Wildfire prevention & preparedness

3. Make City energy/water efficiency investments
4. Support improved waste management or waste reduction
5. Support public energy/water efficiency investments

CityLab Survey: Respondents' willingness to take individual action

Rate your willingness to do the following options, as an individual.



Relevant Research

[A recent study conducted by the Lawrence Berkeley National Laboratory](#) of over 26,000 homes, which have used the DOE Home Energy Score (HES) program, findings demonstrated statistically significant results of improved energy efficiency, improved homeowner cash flow, correlation between a home's energy score and sales price and a reduction in the odds of a home loan going delinquent only when the HES assessment was required at the time of sale. From the study's abstract:

Energy-efficient homes save their occupants money through lower energy bills. These savings might be capitalized into higher home sale prices. They also improve the household's net cash flow, which might make households better able to pay mortgage debt. The U.S. Department of Energy (DOE)'s Home Energy Score (HES) assigns a 1-10 score to homes and estimates annual energy bills based on modeled energy consumption. In this paper we investigated the relationship between HES metrics and two housing market outcomes: home sale price and mortgage performance. We found that the relationship was only statistically significant in places with a mandatory HES assessment at the time of sale. **Using a sample of 26,291 home sales that occurred after HES assessments, we found that a one-point increase in HES in these locations was associated with a 0.5% increase in sale price, and an increase in \$100 of estimated annual energy bills was associated with a 0.4% decrease.** This magnitude of effect is consistent with estimated magnitudes of home sale premiums for other green or

energy-efficient home certifications in the literature. We also found that a one-point increase in HES was associated with a 5.5% reduction in the odds of a loan going 30 days delinquent if the loan originated after the assessment occurred. Similarly, we found that a \$100 decrease in estimated annual energy bills was associated with a 2.3% decrease in the odds of a loan going delinquent if it originated after the assessment occurred. Our results suggest that HES provides a valuable signal for housing market transactions in specific situations.

Relatedly, A 2019 study from a E2e, a joint initiative of the Energy Institute at Haas at the University of California, Berkeley, the Center for Energy and Environmental Policy Research at the Massachusetts Institute of Technology, and the Energy Policy Institute at Chicago, University of Chicago, examined the effects of the Energy Conservation Audit and Disclosure ordinance in Austin, Texas. **The study found that requiring home sellers to provide buyers with certified audits of residential energy efficiency increases price capitalization of energy efficiency and encourages energy-savings residential investments.**

[Additional information on the Home Energy Score can be found here.](#)

Ordinance

- I. Energy Performance Report and Disclosure for Covered Buildings. Prior to publicly listing any covered building for sale, the seller of a covered building, or the seller's designated representative, must:
 - A. Obtain a home energy performance report of such building from a state licensed home energy assessor, and;
 - B. Provide a copy of the home energy performance report:
 1. To all licensed real estate agents working on the seller's behalf; and
 2. To prospective buyers who visit the home while it is listed publicly for sale; and
 3. Maintain a copy of the home energy performance report available for review by City Manager upon request for quality assurance and evaluation of policy compliance.
 - C. Include the Home Energy Performance Score in all real estate listings, including the Home Energy Performance Report if attachments are accepted by the listing service.
- II. Home Energy Performance Report for Identical Newly Built Covered Buildings. A single home energy performance report may be obtained and replicated for covered buildings constructed during the same time period and within the same land division. The dwelling units must be constructed using the identical floor plan and with identical features including, but not limited to, type and amount of insulation, windows, attic fans, heating and cooling systems, hot water heaters, and appliances.
- III. Pre-Construction Home Energy Score. If a dwelling unit is advertised for sale before it is fully constructed, it still requires a Home Energy Score. The Home Energy Score is generated

based on design specifications and does not require an on-site inspection. The Report will note that it is a "pre-construction" assessment.

- IV. Low Income Assistance Program. With funds as established in the City's budget, the City Manager will establish a program to provide payment of the cost of obtaining a Home Energy Performance Report for a covered building (whether by a grant to the seller, a direct payment to the assessor(s), or otherwise), provided that the seller meets eligibility criteria established by the City or other government entity.

Home Energy Assessor means a person who is certified as a home energy assessor by the Oregon Construction Contractors Board or Washington State University to determine home energy performance scores for residential dwelling units.

Home Energy Performance Report means the report prepared by a home energy assessor in compliance with Oregon Administrative Rules adopted by Oregon Department of Energy for Oregon Home Energy Score Standard. The Report must include the following information:

1. The Home Energy Performance Score and an explanation of the Score;
2. An estimate of the total annual energy used in the home in retail units of energy by fuel;
3. An estimate of the total annual energy generated by onsite solar electric, wind electric, hydroelectric, and solar water heating systems in retail units of energy, by type of fuel displaced by the generation;
4. An estimate of the total monthly or annual cost of energy purchased for use in the covered building in dollars, by fuel type, based on the current average annual retail residential energy price of the utility serving the covered building at the time of the report and the average annual energy prices of nonregulated fuels, by fuel type, as provided by the Oregon Department of Energy;
5. The current average annual utility retail residential energy price in dollars, by fuel type, and the average annual energy prices of nonregulated fuels, by fuel type, provided by the Oregon Department of Energy;
6. At least one comparison Home Energy Performance Score that provides context for the range of potential scores. Examples of comparison homes include, but are not limited to, a similar home with Oregon's average energy consumption, the same home built to Oregon energy code, or the same home with certain energy efficiency upgrades;
7. The name of the entity that assigned the Home Energy Performance Score and that entity's Oregon Construction Contractors Board license number if such a license is required by law;
8. The date the building energy assessment was performed;
9. For reports that meet all requirements of Oregon Administrative Rules adopted by Oregon Department of Energy for Oregon's Home Energy Performance Score Standard, the statement "This report meets Oregon's Home Energy Performance Score standard" must be included on Home Energy Performance Reports; and
10. A disclaimer on the potential impacts of vegetation and exterior building features on energy efficiency, for example, "Trees and exterior building features may provide additional energy efficiency benefits to the building. Visit energy.gov to learn more."

11. A disclaimer on the potential for undisclosed energy efficient improvements and/or assets in the building, for example, "Additional energy efficient features may be present in the home and were not documented at time of Home Energy Score assessment."

12. Any additional Home Energy Performance Report or Home Energy Performance Score requirements as adopted by the Oregon Department of Energy.

Home Energy Performance Score means an asset rating that is based on physical inspection of the home or design documents used for the home's construction.

Home Energy Performance Score System means a system that incorporates building energy assessment software to generate a Home Energy Performance Score and Home Energy Performance Report. Examples of home energy performance score systems include, but may not be limited to, the U.S. Department of Energy Home Energy Score or the Home Energy Rating System (HERS).

Listed publicly for sale means listing the covered building for sale by printed advertisement internet posting, Regional Multiple Listing Service (RMLS) listing, or publicly displayed sign.

Real estate listings means any public real estate listing of homes for sale in the city of Bend, by a property owner, representative of a property owner, or by a licensed real estate agent. Real estate listings include any printed advertisement, internet posting, or publicly displayed sign, including but not limited to Regional Multiple Listing Service, Craigslist, Nextdoor and other social media platforms, Redfin, Zillow, Trulia and other third-party listing services. Real estate listings are required to include the Home Energy Performance Score and the Home Energy Performance Report.

Seller means any of the following:

1. Any individual or entity possessing title to a property that includes a covered building, or
2. The association of unit owners responsible for overall management in the case of a condominium, or other representative body of the jointly-owned building with authority to make decisions about building assessments and alterations.

2. Private Activity

Context

To achieve its commitments as stated in City planning documents, the City will adopt local reforms that incentivize environmental stewardship and foster resilience to wildfires and other climate change impacts.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#) Resolutions:

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

Ordinance

- A. “Eligible Private Projects” will meet “Building Standards”:
- a. “Eligible Private Projects” are defined as newly constructed single-dwelling detached residential projects exceeding 1,750 square feet of total finished space.
 - b. “Building Standards” are defined as :
 - i. Achieve United States Green Building Council LEED Silver Certification, fulfilling the elective points for Electric Vehicles AND utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems;
OR
 - ii. Achieve Environmental Protection Agency Energy Star certification for design AND
 1. Install Level 2 electrical vehicle supply equipment (EVSE) in 50% of required parking spaces or at least one parking spot, whichever is greater
 2. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use credit

3. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems

OR

- iii. Achieve HERS Score of 75 OR HES Score of 7.5, AND
 1. Install Level 2 electrical vehicle supply equipment (EVSE) in 50% of required parking spaces or at least one parking spot, whichever is greater
 2. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use credit
 3. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems

3. City Buildings

Context

To achieve its commitments as stated in City planning documents (see below), attain energy-savings costs, and maintain city buildings and infrastructure that are resilient to wildfires and other climate change impacts, the City will strive to build to Net Zero Energy wherever possible, and LEED Silver at a minimum.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.1: Reduce the reliance on fossil fuels and incorporate renewable energy sources, when appropriate, in municipal operations.

4.2: Implement a resource-conservation approach for managing and developing City-operated facilities that aims to reduce energy and water usage and facility costs.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#)

- Reduce reliance on fossil fuels in municipal operations;
- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Identify current municipal greenhouse emissions in pursuit of a target reduction in municipal net greenhouse gas emissions of at least 45% by 2030 and net zero by 2050;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;
- Work on climate issues in conjunction with diverse communities within the city and neighboring communities, with whom we share our fragile resources.


[CityLab Survey: Respondents' top priorities for City government](#)

1. Emergency preparedness
- 2. Wildfire prevention & preparedness**
- 3. Make City energy/water efficiency investments**
4. Support improved waste management or waste reduction
5. Support public energy/water efficiency investments


Ordinance

City departments shall apply “City Building Standards” to the planning, design and construction of “Eligible City Projects.”

- A. “Eligible City Projects” shall consist of:
 - a. City-owned building projects, including renovations and new construction, exceeding twenty-five hundred (2,500) square feet
 - b. City-owned building projects, including renovations and new construction, with budgets exceeding \$250,000
 - c. Any building projects exceeding twenty-five hundred (2,500) square feet that receive a majority of funding from the City;
- B. City Building Standards
 - a. Eligible City Projects are designed to:
 - i. Required
 - 1. United States Green Building Council LEED Silver;
OR
 - 2. Environmental Protection Agency Energy Star
 - ii. Recommended: U.S. Department of Energy Net Zero Energy
 - b. Eligible City Projects include the following required and recommended features:
 - i. Required
 - 1. Install Level 2 electrical vehicle supply equipment (EVSE) in a minimum of 5% of all parking spaces used by the project or at least two spaces, whichever is greater. Clearly identify and reserve these spaces for the sole use by plug-in electric vehicles. Make 50% of all parking spaces EV Ready. To be EV Ready, include a dedicated electrical circuit with sufficient capacity for each required space. Each circuit shall have conduit and wire sufficient to provide Level 2 charging or greater, and shall end at an electrical box or enclosure located near each required space.
 - 2. Utilize all-electric heating, ventilating, and air-conditioning (HVAC) systems and appliances, including ovens and stoves
 - 3. Install appliances, equipment, and processes within the project scope that meet the requirements of LEED BD+C V4.1 Indoor Water Use Certification.
 - 4. Landscaping components and planting plans shall be developed with all drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resource. The landscape does not require a permanent irrigation system beyond a maximum two-year establishment period.

- 
5. All driveways and walkways be pervious
 - ii. Recommended
 1. Provide outdoor space greater than or equal to 30% of the total site area (including building footprint)

References

- [Everett Municipal Code, Chapter 16.3, Ordinance CB0705-27](#)
 - [City of Edmonds Resolution 1168 & Sustainable Building Policy](#)
- 

4. Amendment to [17.75.040 - R-PUD development standards.](#)

Context

To achieve its commitments as stated in City planning documents (see below), the City will adopt local reforms that incentivize environmental stewardship and foster resilience to wildfires and other climate change impacts.

Relevant City Planning Objectives

[City of White Salmon Comprehensive Plan](#)

GOAL E/CA-4: Address climate change by working towards reducing greenhouse gas emissions, increasing energy efficiency, and improving infrastructure resiliency in White Salmon.

4.3: Develop infrastructure for, and promote the use of, transportation modes that reduce the use of fossil fuels, such as biking and walking.

4.4: Increase the resiliency of critical infrastructure through monitoring, maintenance, planning, investment, and adaptive technology.

[RESOLUTION 2021-03-517](#) Resolutions:

- Pursue local policies and reforms that promote environmental stewardship and overlapping economic sustainability;
- Initiate efforts to formulate adaptation and resilience strategies in preparation for intensifying climate impacts such as wildfires, drought, reduced water availability, and stormwater runoff;

Ordinance

Additions/amendments in [blue text](#) below.

B. Permitted Density

4. Density bonus of up to twenty percent (rounded to the nearest whole number) over R-PUD density permitted by this subsection (see B.1. and 2. for the RL zone) [may be allowed for achievement of one the following 4.1 or 4.2 standards. Achievement of both standards allows a density bonus of up to thirty percent](#) over enhanced MU-PUD density permitted by subsection B of this section. R-PUDs in the R1 zone are also eligible for this density bonus above the base density permitted in these zones.

4.1 Provision of affordable housing for low and moderate income families (those who have family income of not more than eighty percent of Klickitat County median household income), with appropriate recorded CC&Rs and/or deed restrictions which define such affordable housing as follows and require that the housing remain

affordable.

4.2 Attainment of LEED for Neighborhood Development Silver certification

D. Homeowners Association, Common Facilities, Open Space, Roads, Easements.

1. In any R-PUD a minimum of fifteen percent of the net development shall be established, maintained and preserved as open space and community facilities by the landowner until such obligations are vested in a R-PUD homeowners' association pursuant to RCW Chapter 64.38, or through a development agreement with an authorized and willing entity per RCW 36.70B.170. If a homeowners' association is required the landowner shall establish a Washington nonprofit corporation and within three years of R-PUD approval, ownership and maintenance of all open space, common areas and common facilities shall be vested in the homeowners' association. Common area or amenities established by easement over private lots, may be considered part of the open space and community facility calculation if such easements provide continuing irrevocable community benefits. Articles and bylaws of the homeowners' association and CC&Rs in a form acceptable to the city attorney shall be recorded with the county auditor and shall be binding on all heirs, successors and transferees of landowner, guaranteeing the following:
 - a. The continued use of such land consistent with the R-PUD approval;
 - b. Continuity of maintenance of roads, landscaping, irrigation, public facilities and open space;
 - c. Availability of funds required for such maintenance;
 - d. Adequate insurance protection of community facilities; and
 - e. That all conditions of R-PUD approval continue to be met and maintained.
2. Open space provided in the R-PUD shall be planned to provide for connectivity with and enhancement of other public improvements, park lands, natural areas or community amenities. Open space means an area intended for common use and shall be designed for outdoor living and recreation or the retention of an area in its natural state. Open space may include swimming pools, recreation courts, gazebos and patios, open landscaped areas and community gardens, and green belts with pedestrian and bicycle trails. Open space does not include off street parking, service, or loading areas; required open space cannot enclosed by fencing or otherwise inaccessible to the public; required open space cannot overlap with any required space for green or stormwater infrastructure.
3. Direction to Plant Natives. Planting plans for common areas shall be developed with a ~~predominance of~~ all drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resources. Owners of independently owned parcels are encouraged to plant natives. Planting of native and drought tolerant species in the common areas is required as a means to decrease water demands for irrigation and increase the survivability of selected plant materials.

Appendix 3: White Salmon Climate Action Survey

Community Survey on Climate Change

In 2023, CityLab conducted a Community Climate Action Survey to better understand citizens' attitudes to climate-related risks, as well as their attitudes towards City and public mitigative and adaptive activities to climate change.

Between April - December, City Lab collected 121 responses to the survey, with approximately 60% of responses from White Salmon City residents, with another approximately 23% of responses from residents in the urban exempt area and/or Snowden. Demographic data was not collected from respondents until the fall, a critical oversight that skews the demographic data results.

How satisfied are you with your life in White Salmon along the following dimensions?

| | Extremely dissatisfied | Dissatisfied | Neutral | Satisfied | Extremely satisfied |
|-------------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Environment | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Employment | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation Options | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recreation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Overall quality of life | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

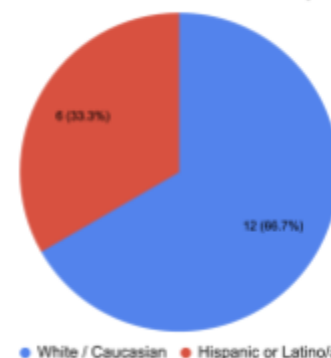
Racial / Ethnic Identity

Hispanic or Latino/a
6 (33.4%)

White / Caucasian
12 (66.6%)

This question was not added to the survey until 9/15/23. Only 16 respondents, or about 13% of all respondents, answered this question. This is not expected to be representative of total response rates.

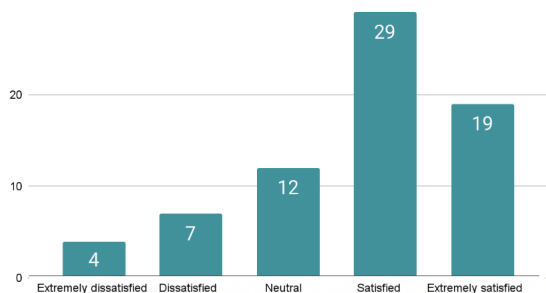
Which race or ethnicities best describe you?



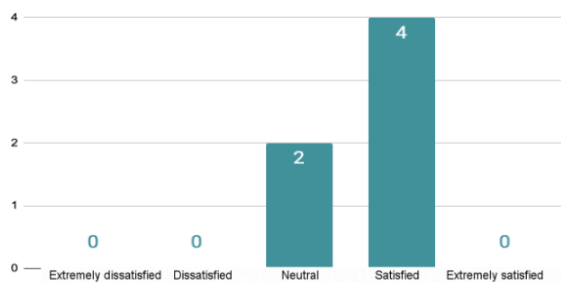
The survey included open-answer, multiple choice, and ranking questions (like the example above).

Q1. How satisfied are you with your life in White Salmon along the following dimensions?

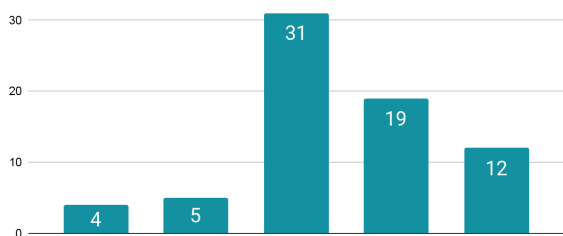
Environment: City Residents



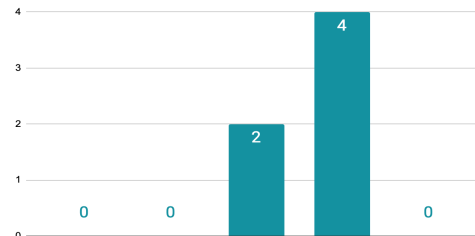
Environment: Respondents Identifying as Hispanic/Latino/a



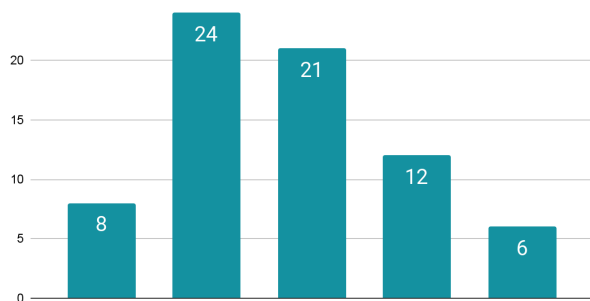
Employment: City Residents



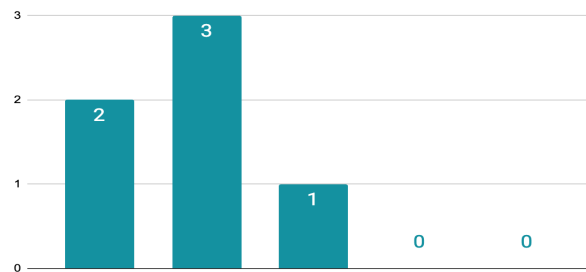
Employment: Respondents Identifying as Hispanic/Latino/a



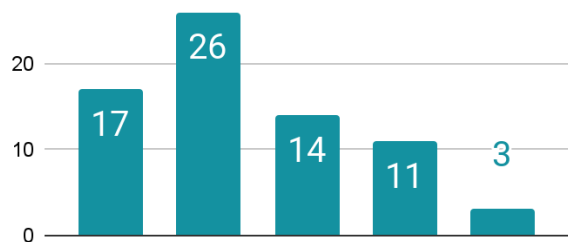
Transportation: City Residents



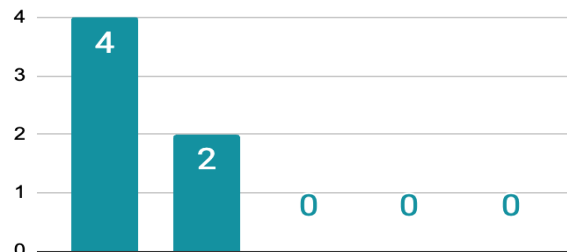
Transportation: Respondents Identifying as Hispanic/Latino/a



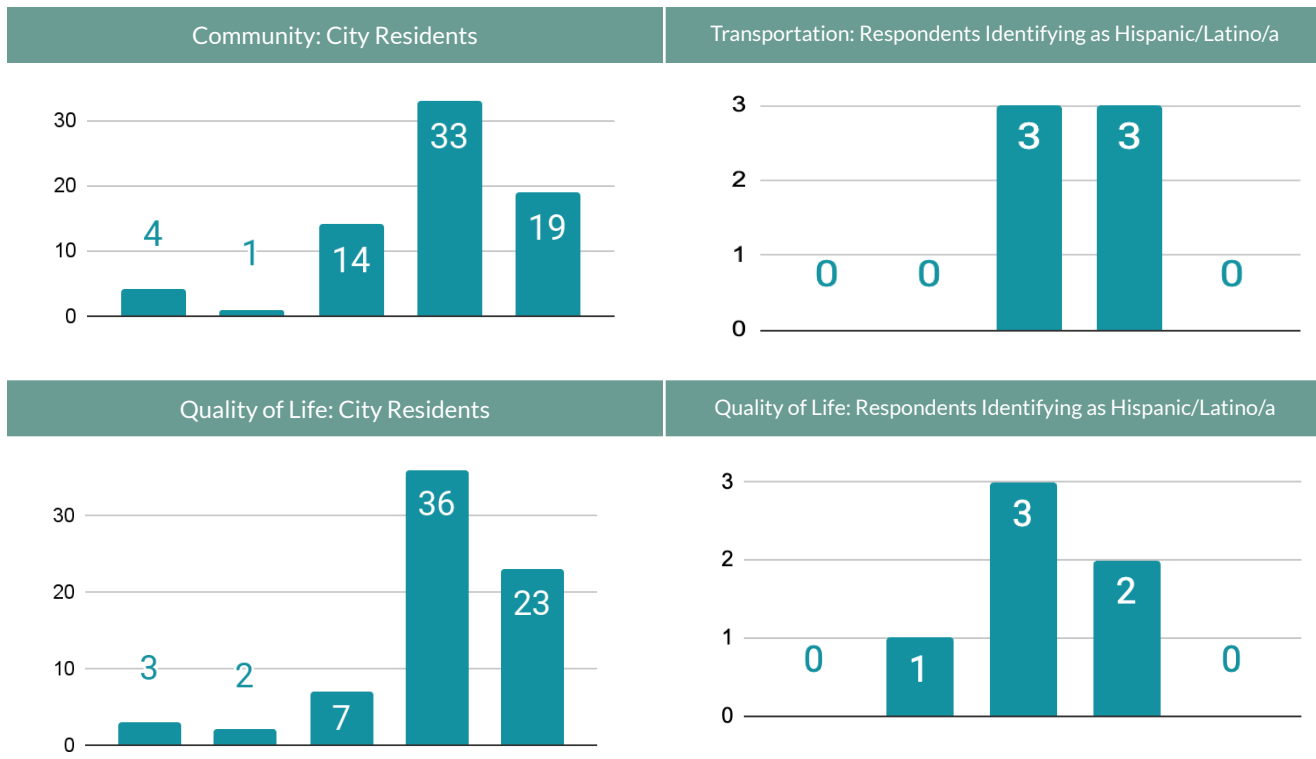
Housing: City Residents



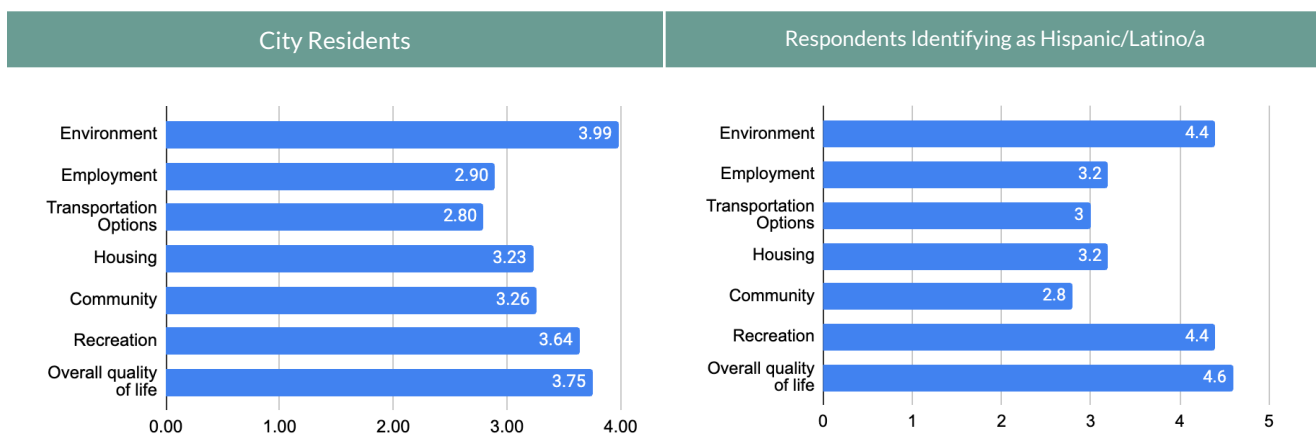
Housing: Respondents Identifying as Hispanic/Latino/a



Q1. How satisfied are you with your life in White Salmon along the following dimensions? (Cont.)



Q3. On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon?

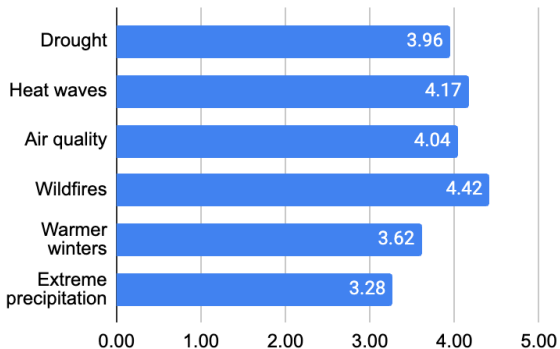


Question 2

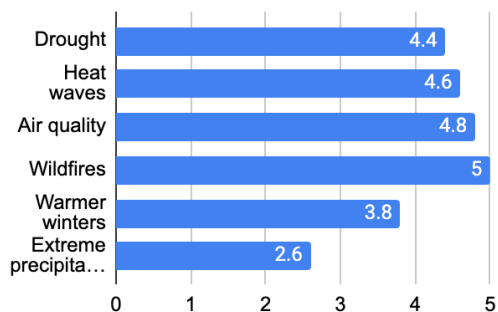
On a scale from 1 to 5, 1 being not at all concerned and 5 being extremely concerned, how concerned are you about climate change impacting the following aspects of your life in White Salmon? *

| | 1 | 2 | 3 | 4 | 5 |
|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Environment | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Employment | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Transportation Options | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Housing | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Community | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Recreation | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Overall quality of life | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

City Residents



Respondents Identifying as Hispanic/Latino/a



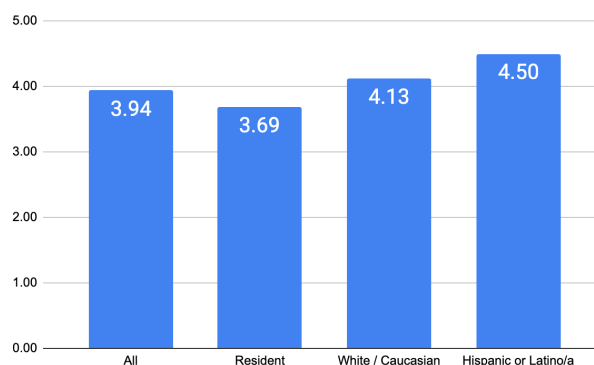
Question 4

If you are raising children, on a scale from 1 to 5, how concerned are you about climate change impacting raising your children or your children's lives in White Salmon?

1 2 3 4 5

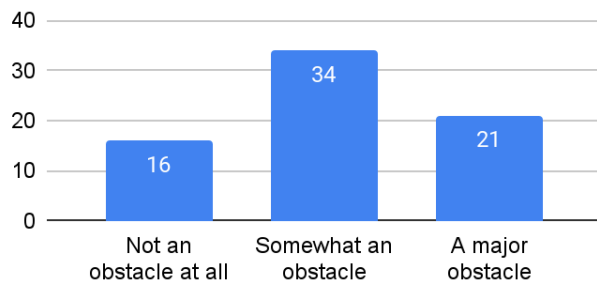
Not at all concerned Extremely concerned

Responses

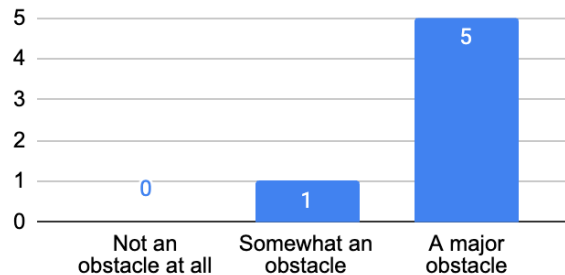


Q7. What are the biggest obstacles for you personally in addressing climate change impacts?

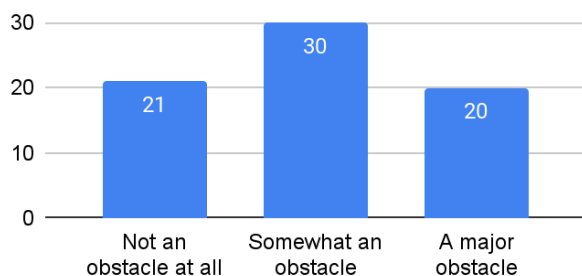
Money: City Residents



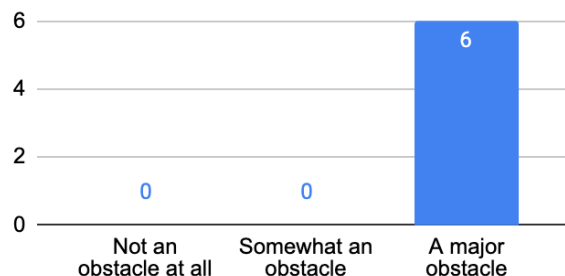
Money: Respondents Identifying as Hispanic/Latino/a



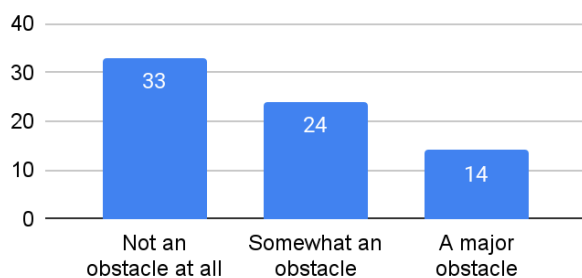
Time: City Residents



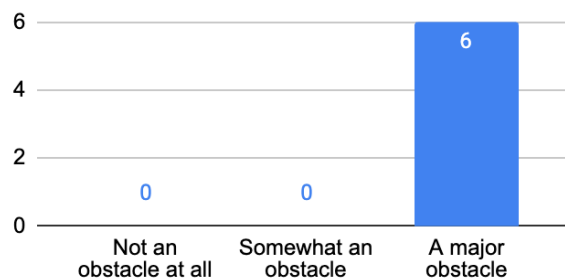
Time: Respondents Identifying as Hispanic/Latino/a



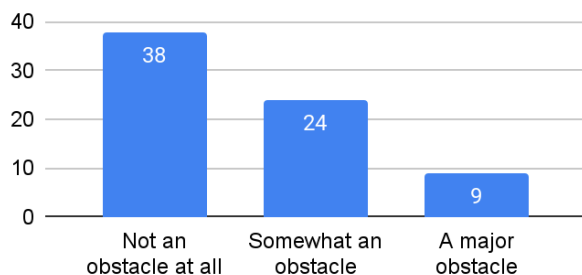
Information: City Residents



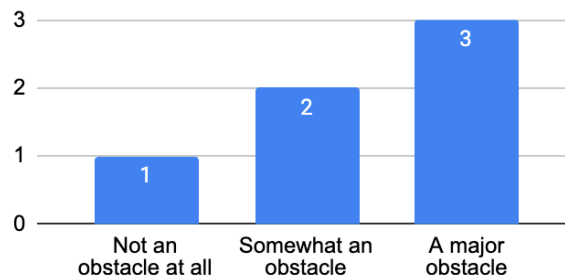
Information: Respondents Identifying as Hispanic/Latino/a



Motivation: City Residents

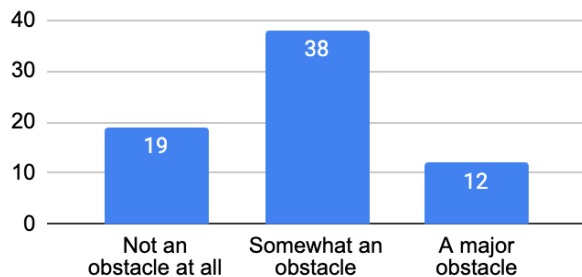


Motivation: Respondents Identifying as Hispanic/Latino/a

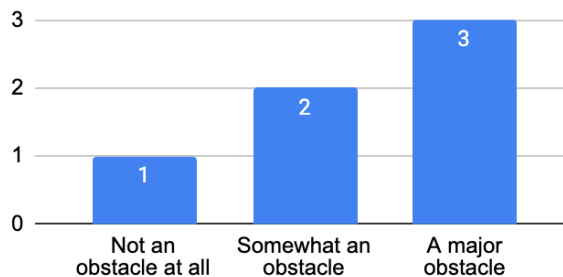


Q7. What are the biggest obstacles for you personally in addressing climate change impacts? (Cont.)

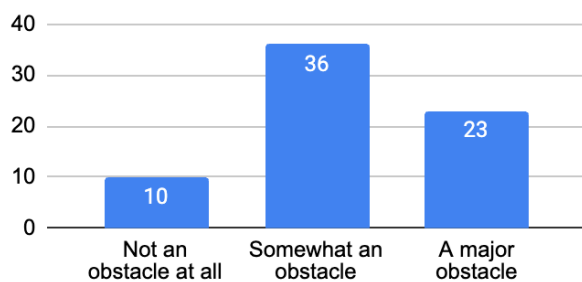
Community Support: City Residents



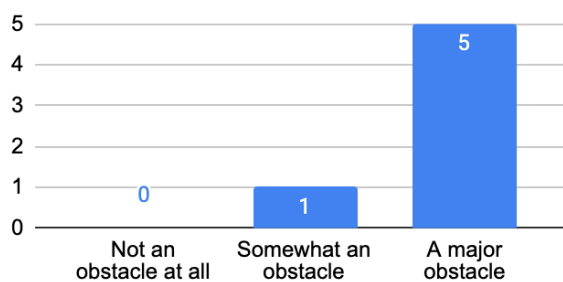
Community Support: Respondents Identifying as Hispanic/Latino/a



Government Support: City Residents



Government Support: Respondents Identifying as Hispanic/Latino/a

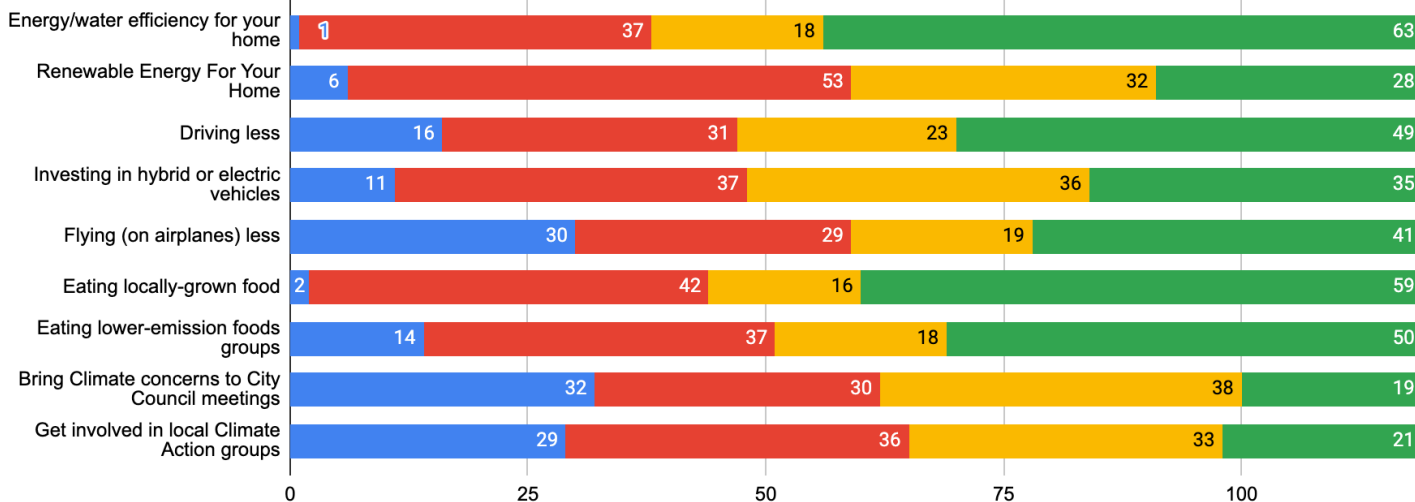




Question 9

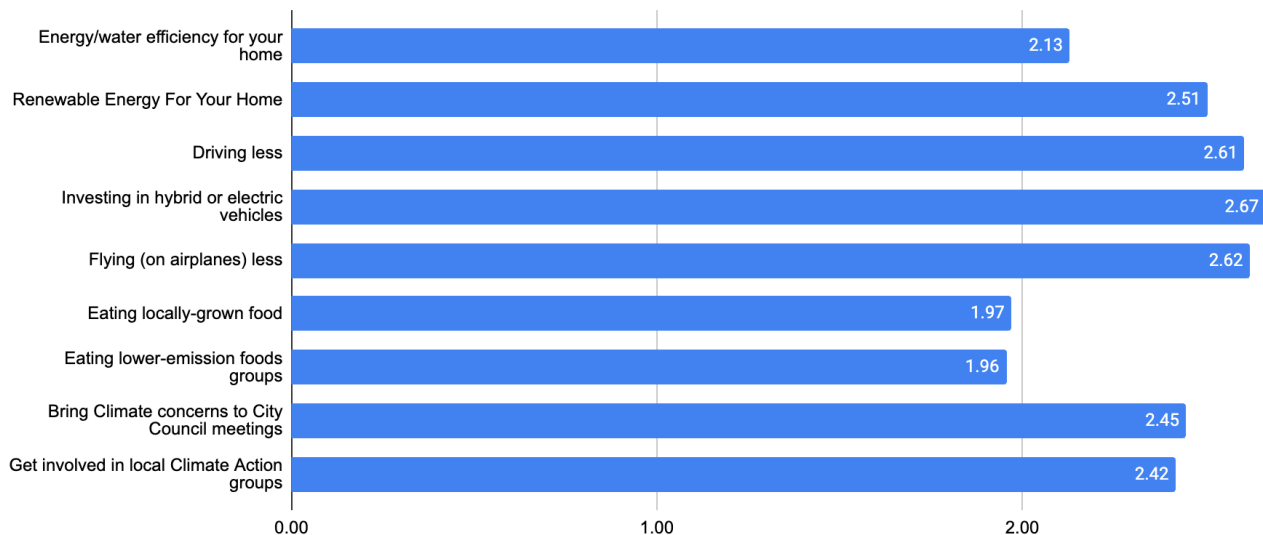
Rate your willingness to do the following options, as an individual

Not willing to do Willing to do Willing to do, need support Already do/have done



Question 10

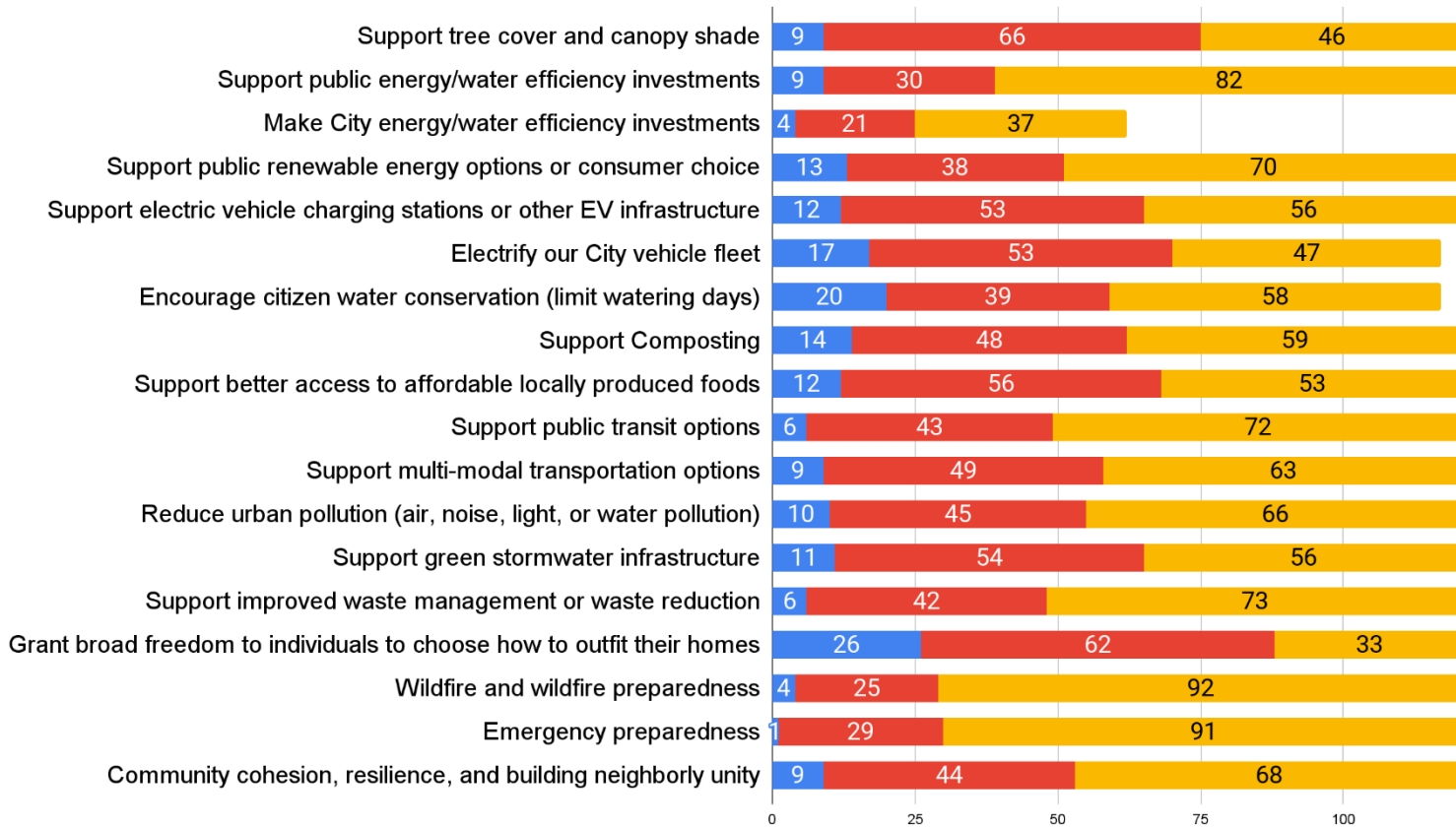
Average Respondent Response: On a scale from 1 to 5, 1 being no obstacles and 5 being insurmountable obstacles, what actions feel like they have the biggest obstacles for you personally, in addressing climate change impacts?



Question 11

What actions would you like to see White Salmon's City Government take to address climate change?

City should not do City should do City must do



| Gross Emissions by Department | | |
|-------------------------------|------------------------------|------------------|
| Department | Total (MT CO ₂ e) | Percent of Total |
| General | 73.48 | 4% |
| Fire | 74.18 | 5% |
| Police | 97.66 | 6% |
| Public Works | 113.51 | 7% |
| Water | 1,220.24 | 74% |
| Parks and Recreation | 22.91 | 1% |
| Transportation | 37.42 | 2% |
| Total | 1,639.41 | 100% |

| Total Emissions by Department and Source (MT CO ₂ e) | | | | |
|---|-------------|-----------------|----------------|-----------------|
| Department | Combustion | Electricity | Transportation | TOTAL |
| General | 0.67 | 72.82 | - | 73.48 |
| Fire | - | 67.57 | 6.61 | 74.18 |
| Police | - | 41.63 | 56.04 | 97.66 |
| Public Works | - | - | 113.51 | 113.51 |
| Water | - | 1,220.24 | - | 1,220.24 |
| Parks and Recreation | - | 22.91 | - | 22.91 |
| Transportation | - | 37.42 | - | 37.42 |
| Total | 0.67 | 1,462.58 | 176.16 | 1,639.41 |

Continued braindump of recommendations:

Improve water use tracking with smart water meters, and make data available and actionable.

Require businesses and institutions to annually submit a waste reduction plan to the municipality and link the plan to a certificate of occupancy. Initiate voluntary quarterly energy/emissions reporting as a precursor to a Building Energy Reporting and Disclosure Ordinance.

Implement a data-driven plan to protect and expand tree canopy, monitoring its effect on carbon sequestration, water quantity, and quality; maintain an inventory of public street trees to monitor their health and survival, taking climate change into account; identify new planting areas to increase the number of public trees.

Launch a program to coordinate community education and engage the public in initiatives to support Climate Action Plan implementation.

Identify and evaluate opportunities to advocate for state laws and policies to further Climate Action Plan goals and other sustainability priorities.

Promote sustainable consumption tactics to reduce consumption-related emissions. e.g., plan before purchasing; give the gift of experiences; reuse, borrow, share, rent, swap, and fix items; and refuse single-use disposable items.

