

11/17 Oakland Existing Building Electrification Stakeholder Meeting Questions and Answers

Key: Nick Derr (ND); Tom White (TW); Beckie Menten (BM); Shayna Hirshfield-Gold (SH); Mark Hall (MH); Daniel Hamilton (DH)

- **Do you have vendors who design these commercial water heating systems?**
 - *ND: There are vendors available to do this work: design-build contractors as well as MEP professionals who can design these systems, then provide as a bid to contractors. There's also a lot of work happening locally and throughout the state on workforce education and training to increase the pool of contractors that are comfortable installing these types of systems, and then pairing it with rebates to drive that option.*
- **Tom, who is your vendor for the charging stations?**
 - *TW: For EV charging we've been working with ChargePoint and Evercharge. Keep in mind that in thinking through the costs, you need to consider include not only hardware installation but also charger maintenance, having the internet connection, and the feasibility of recapturing the cost of electricity through reimbursements.*
- **Are these grants and incentives available only for nonprofits or also for market rate developers?**
 - *BM: For details check out the CEC website <https://www.energy.ca.gov/programs-and-topics/programs/building-initiative-low-emissions-development-program>*
- **Tom: hard to tell how old the property is, but did Eden have to work through any lead paint/asbestos containment issues on the rehab work?**
 - *TW: Since this is a gut rehab, we removed all ACM from the project. The costs have been within our budget. The biggest issue has been unforeseen underground transite piping, but we have been able to work around this.*
- **Tom, are you projecting that tenant energy bills will increase at least for the near term? If yes, how are you working through that with residents?**
 - *TW: We updated our model with current PG&E rates and are predicting savings based on Nov 2021 rates. Gas is up to \$2/therm. And the old buildings were energy hogs. Because of those two factors, I'm showing tenant cost savings, and house cost savings. As with all models, to be taken with a healthy dose of salt. But encouraging never-the-less.*
- **Tom, was the retrofit done as part of a resyndication? Did Eden decide to electrify on its own, or was it a requirement of the City of East Palo Alto or another funder?**
 - *TW: Eden decided to electrify on its own for Light Tree, but was motivated by AHSC and TCAC scoring for electrical load offsets from PV. Since it was entitled, EPA City Council has adopted building electrification reach code ordinances--<https://www.ci.east-palo-alto.ca.us/building/page/reach-codes>*
- **Tom, did you use any SOMAH funds to support the project?**
 - *TW: We just submitted our SOMAH apps through our solar installer.*
- **From an equity standpoint, interested to hear more about the realities of transitioning tenants out of buildings during electrification projects. Even if they're moved to temporary housing, are they then typically returned back to the building after retrofit at same rent costs, or are there some more complex challenges around how to address their path moving forward?**
 - *SH: We'll be looking into this over the next year to see what policy strategies might be appropriate to keep housing security at the top of our priorities. SB330, a state law*

passed in 2019, has replacement requirements for any units that are demolished, and “right of return” provisions for tenants who resided there in the last 5 years. In deed-restricted affordable housing and units subject to Oakland’s RAP Ordinance, the tenant would return at the same rent level. For properties not subject to RAP or a regulatory agreement, restrictions that would apply for temporary relocation would be primarily handled by the terms of the lease agreement. For more information on tenant rights, see <https://www.oaklandca.gov/resources/guide-to-oakland-rental-housing-laws>

- **Is anyone giving carbon credits for building electrification? As a way to help fund?**
 - *BM: Not to my knowledge; typically carbon credits associated with energy efficiency have been presumed to be captured at the utility level, since the IOUs are covered entities in cap and trade and therefore any reduction in emissions associated with electricity or gas consumption would theoretically be included in their reporting. Whether or not building electrification is treated differently would be a CARB question.*
- **Is there any data or estimates on the number of trained contractors in Building Decarb there are in CA and how many we need to enable BE goals?**
 - *SH: At this time, data on expected number of trained contractors in Building Decarb in CA and the number to reach BE goals are not yet available. We encourage folks to watch our Building Electrification Workforce Development series to gain a preliminary picture of the number of trained contractors needed. Preliminary data indicates that the number of jobs created from electrification will far outstrip the number of jobs lost on an annual basis – see <https://innovation.luskin.ucla.edu/california-building-decarbonization/> for an example. City staff will be bringing an Informational Report to Council in March with a deeper dive into the challenges and potential of ensuring that the workforce and economic shifts resulting from BE benefit Oakland, and Oakland’s frontline communities in particular.*
- **What is the timeline for single family homes?**
 - *SH: There are no specific timelines at this time, other than the Council-adopted target of electrifying all buildings by 2040. One of the things that the Roadmap we’re developing over the next year will try to do is drill down to sub-targets, including targets for specific building types and economic sectors. Some sectors – such as affordable housing, restaurants, and older buildings – are harder to electrify, and as such will need more time when considering the overall 20-year transition.*
- **What kind of rebates are available from EBCE or PG&E for heat pumps?**
 - *BM: EBCE stacks our rebates for HPWH on top of BayREN’s, so the best place to start if you live in Alameda County is the Home+ website (<https://bayrenresidential.org/>) Also more resources on rebates & contractors are available at <https://www.switchison.org/>.*
- **Are there rebates for non-residential?**
 - *BM: Again, for folks interested in rebates, BayREN is a great place to start: <https://bayrenresidential.org/> CARE (subsidized electricity rate): <https://ebce.org/care/> Rising Sun offers a wonderful no-cost program to reduce energy use (and therefore bills!): <https://risingsunopp.org/programs/ghc/> In addition, EBCE offers a rebate for commercial induction ranges that replace gas ranges. Currently, the available rebate is \$15,000 and includes an additional \$2,500 if wiring upgrades are needed. This rebate also includes a smaller rebate for portable commercial scale induction hobs. More information can be found at: <https://ebce.org/commercial-kitchens/>.*

- *SH: We anticipate that more incentives will be rolling out over the next couple of years addressing more building sectors and technologies.*
- **Will there be a workshop specifically dealing with implementation policy? If so, when?**
 - *SH: Yes, we'll be convening over the next year to talk through specific implementation policies. This is only the beginning!*
- **@Mark: Are there good resources to help braid financial resources for projects?**
 - *MH: Yes, we'd be glad to help with the process, here is my email: mark@revalue.io Also, see Switch Is On website: <https://www.switchison.org/>.*
- **Asking as an activist: would a top priority be to enact insulation/weatherization requirements at time of sale (RECO)? Possibly linked to looking for electrification opportunities also at time of sale or transfer?**
 - *Community member: A RECO [Residential Energy Conservation Ordinance] would be good. Last time it came up at Council there was huge pushback from realtors and the effort died. So activism is key for all of these 'transition' activities. Its largely a political problem, as we can see with Build Back Better.*
 - *DH: RECO could be paired with financing tools like a residential on bill financing effort. This would address some of the equity needs while keeping the housing options available to those who are buying and selling.*

Discussion 1:

Community Member: You're talking about water heaters with tanks, what about tankless water heaters? I would love to not use gas, but I also need heat in the winter. Any long-term savings of this would be enjoyed by renters. However, my landlord does not have the money to invest in this. I am very concerned about people having to move during renovations because some people are more mobile than others. Another thing I'm concerned about is the accessibility of the appliances that get installed. My home is very old, but I would love to have a smart thermostat and get more precision with the heat.

ND: There are no tankless heat pump water heaters. The technology requires a volume of stored water. Keep in mind that tankless gas water heaters have no storage, so with those you'd be missing the added benefit of stored water for emergencies. Heat pump water heaters do need storage. They're more efficient than a tankless gas water heater, but you do have to factor in that space for the tank.

Most of the heat pump HVAC technologies now will perform well in Oakland. There are now technologies that work just fine in Minnesota and Canada, so it's easy for our mile climate. They work well on really cold days as long as they're selected in size appropriately. Wifi enabled and remote-controlled thermostats are options that are available with many of these HVAC systems.

There are a number of rebate programs in the Bay Area that can help renters and small business owners where the property owner may not have access to capital, both from EBCE (East Bay Community Energy) as well as BayREN. There are programs tailored specifically for multi-family rental housing that help address access to capital.

BM: I highly recommend pursuing CARE rate if you haven't already and EBCE (East Bay Community Energy) can help you navigate that process. We're seeing gas rates increase as electrification becomes more cost effective, so getting electric technologies now can help future-proof your home against increasing costs. You already seemed savvy about wired and scheduling technologies, that's also a very good strategy to help insulate yourself from exposure to peak pricing as the state transitions to time of

use (TOU) rate schedules. I'm going to drop a link to the BayREN home plus program (<https://www.bayren.org/homeowners>) which is a great place to start if you're interested in getting rebates for your home. We work with BayREN to stack rebates to make sure that it is as seamless as possible for any participants in Alameda County to get the maximum benefit.

Discussion 2

Community Member: The one thing that I don't see on this list (City Action: Options for Consideration slide) anywhere is something that is responsive to earlier points about a need to provide upscaling of low-wage workers, low-wage work, to help improve the earning potential of people from at-risk neighborhoods, and also the lack of local contractor base. I think there is an opportunity to include a workforce development component here focused specifically on creating high-road careers that are paying prevailing wages and entailing the use of apprentices from joint labor management apprenticeship programs to make sure that we maximize the benefits of the employment opportunities created by these programs.

SH: We have an ongoing [workforce development stakeholder series](#). There were three sessions so far, and there will be at least one more; I imagine that we'll continue the discussion over the next year. [Rising Sun Center for Opportunity](#), based in Oakland, is leading a high-road training partnership (H RTP) project over the next couple of years looking at how to do this right in the residential sector. The City of Oakland is a partner in that project.