



**City of Oakland, ECAP ad hoc Community Advisory Committee
Meeting Minutes from Tuesday, June 25, 2019
Oakland City Hall, 1st Floor, Hearing Room 3**

Item 1: Call to order

Meeting called to order at 6:09 PM by Co-Chair Bratton

Item 2: Roll call

At roll call, quorum was established with nine Committee members present, two alternates present, and 4 Committee members excused.

Committee Members	Present	Excused
Najee Amaranth	X	
Nicole Bratton	X	
Ryder Diaz	X	
Anne Olivia Eldred	X	
Margaret Gordon		X
Barbara Haya	X	
Navina Khanna	X	
Jody London	X	
Ryan Schuchard		X
Susan Stephenson		X
Tyrone “Baybe Champ” Stevenson Jr.	X	
Dominic Ware		X
Jacky Xu	X	

Alternates	Present	Excused
Brian Beveridge	X	
Bruce Nilles	X	

Introductions were made.

Staff Attendees: Shayna Hirshfield-Gold (Acting Sustainability Program Manager), Daniel Hamilton (Acting Environmental Services Division Manager), Danielle Makous (Sustainability Fellow), Jared O’Shaughnessy (Sustainability Fellow)

Item 3: Approval of draft meeting minutes

➔ London motioned to adopt meeting minutes; Haya seconded; and none objected.

Item 4: Public comment

Co-Chair Bratton requested that the members of the public introduce themselves. No public comment was offered afterwards.

Item 5: Agenda modifications

None motioned to modify the agenda.

Item 6: “Deep dive” into building energy use

At June 3 meeting, the Committee decided to allot time for deep dives into key ECAP topic areas. This meeting focused on building energy use. The July meeting will focus on transportation; the Committee will then decide which topics to address in what order. Beginning at 6:16 PM, Hirshfield-Gold gave a presentation on energy use in buildings; her comments are summarized below:

- Burning fossil fuels is the primary driver of the climate crisis.
 - Electricity can power anything that is wired or plugged in. Natural gas (NG) powers four main appliances in homes: stoves/ovens, dryers, space heating, and water heating.
 - State-wide, water heating is the biggest end use for NG. In Oakland, the fractions of overall NG use by appliances for space and water heating are reversed: Oaklanders use more NG to heat their homes than they do to heat water.
 - Electricity emissions come from power plants when fossil fuels are burned to produce electricity. NG emissions occur at the point of burning and from leakages throughout the NG pipeline (distribution) system.
 - NG leaks can cause major public health issues and safety concerns.
 - *Comment from Hamilton:* Natural gas also leaks from appliances in our homes and buildings. When it is burned, it is converted into CO₂; when it is leaked, it is released into the atmosphere as methane (CH₄) which has a high global warming potential (120 stronger than CO₂). Estimates of system-wide leakage are outdated and inaccurate. Recent studies with improved technology found a leakage rate of 4.2%, higher than the old estimate of 1.2%. Leaks get worse as infrastructure ages, with entire sections of line having to be shut down.
 - *Question from Khanna:* Where does Oakland’s electricity come from?
 - *Eldred:* EBCE’s baseline power mix (Bright Choice) is 85% carbon-free. Customers can opt up to 100% carbon-free. EBCE requires a minimum of 5% cleaner power than PG&E’s mix, and is doing better than that. Public money has been diverted from a jet-fueled “peaker” plant in West Oakland toward a battery storage system that will be used to reduce peak prices.
- ➔ Action item: Staff to provide Committee with EBCE source breakdown at next meeting.
- Pie charts breaking down total local emissions for 2005 vs 2017 show share of emissions from electricity have decreased while share of emissions from NG have remained constant. This is because Oakland is receiving electricity from cleaner sources, while burning NG cannot be made less emissions-intensive.
 - California’s building code is improving over time, so buildings are being built to use less energy overall.

Nilles followed with more information on NG in buildings; his comments are summarized below:

- Carbon emissions were higher in 2018 than in previous years. There’s been an effort to reduce emissions and air pollution from coal-fired power plants, and the U.S. retires about one coal plant per month, but NG use is increasing, undermining local and national climate efforts.
 - We use NG in buildings, in industry, and for electricity. In 2018, nation-wide, use in all three was up.

- The U.S. is adding new NG customers every day. New construction that contains gas infrastructure locks in NG emission for nearly 100 years. California is part of this trend.
- While there is public effort to get NG out of electricity production, there is no similar focus on getting NG out of our buildings.
 - As identified by CURB, Oakland will not meet its GHG reduction targets unless it gets NG out of buildings.
- Onsite NG burning is a public health issue. Buildings and most home appliances don't have the modern pollution controls that are required at power plants; burning NG in our buildings causes the smog contributes to poor air quality.
- Burning NG in our kitchens has toxic effects, and many people do not use fans or vents. An unvented NG stove can cause pollutant levels that exceed outdoor air pollution standards.
 - This is an equity issue; the smaller the space, the more concentrated the pollution.
- There are many alternatives to NG appliances, such as heat pump water heaters and electric equivalents of dryers, space heaters, stoves, and ovens.
 - How can we increase demand and lower prices to get electric alternative appliances into Oakland's 170,000 existing buildings?
- Removing onsite NG combustion is the key climate issue for buildings. Energy efficiency and solar can serve as tools in that effort.
 - *Question from Champ:* Are all new buildings required to have solar panels?
 - *Response from Daniel:* All single-family homes in California starting next year.
 - *Question from Co-Chair Bratton:* Are new developments being held accountable?
 - *Response from London:* Depends on the year that they were permitted. The building code changes every three years.
 - *Response from Eldred:* Berkeley is looking at requiring all-electric new construction. This could be a proof of concept.

The discussion began with comments that the ECAP is an opportunity to set ambitious electrification goals for Oakland's diverse building stock; the Committee's discussion is summarized below:

- *Co-Chair Bratton:* How do we get all stakeholders on board to electrify?
- *Champ:* How can we deploy these appliances in an affordable way to low-income families?
- *Co-Chair Amaranth:* EBCE does a lot of good work. They did free energy efficiency upgrades for my apartment. If we support them, then we can get more equitable and just home upgrades.
 - *Champ:* They did not come to my neighborhood.
- *Co-Chair Bratton:* What is EBCE's funding source?
 - *Hirshfield-Gold:* First, to clarify, the efficiency upgrades were probably performed by Green House Calls, not EBCE. All energy bills include a public goods charge, which goes to the CPUC and is used for energy efficiency programs.
 - *Eldred:* EBCE is funded by us buying electricity and does not require any extra funding beyond our regular power bills. EBCE is an equity-driven agency, specifically focusing on communities that have been most harmed and overlooked. EBCE's Local Development Business Plan is a high-level plan to achieve those goals.
 - EBCE partners with organization and helps support their work
- *Diaz:* We need to make sure that low-income people get access, as well as renters who do not have control over their properties or appliances. If the building code forces big developers to buy electric appliances en masse, perhaps we can get them to donate to low-income homes.

- *Co-Chair Bratton*: What is the incentive for landlords and property owners to buy electric appliances? Can we propose an incentive program to support renters and low-income people?
 - *Hamilton*: Renters make up about 60% of Oakland.
 - *Eldred*: 20% of Oaklanders are CARE customers.
 - *Co-Chair Bratton*: What is the funding source for CARE? Can they be tied in?
 - *London*: It comes from a small line item in our PG&E bills.
- *Khanna*: What are the current energy codes and regulations for new buildings and developments?
 - *Hamilton*: California's building code, Title 24, is revised every three years. Each cycle is more aggressive about energy requirements. The code sets performance standards, which allows building owners flexibility to figure out how to reach that performance. Cities can choose to adopt standards that are higher than the state's, called reach codes, which could include prohibiting NG in certain building types.
 - Oakland has a Green Building Ordinance that is stricter than the state's.
 - Council will decide on the adoption of the 2019 building code this fall, which goes into effect in 2020.
 - *Khanna*: When should we give Council any recommendations we may have?
 - *Nilles*: Should we give an interim recommendation to Council? We have a climate emergency, the first thing we need to do is stop digging the hole deeper.
 - *Hamilton*: You can make recommendations to Council anytime by September.
 - *London*: What is staff's proposal?
 - *Hirshfield-Gold*: We do not have one yet. We held a stakeholder meeting with developers; discussions are ongoing.
- *Eldred*: We should reach out to environmental justice allies to get some direction. Do they have materials? Have they taken stands?
- *Co-Chair Bratton*: How does the City benefit and profit from new developers? Can we get funding from new construction for existing building stock?
- *Khanna*: We need to make a plan for how to address this issue between now and September.
- *Co-Chair Amaranth*: Development is occurring everywhere in Oakland and is a sign of more development to come. There will be a rise in new buildings, so it is important to set standards.
 - *Hamilton*: The building code applies to anything that needs a permit. This Committee can make recommendations for both existing buildings and new construction.
- ➔ *Co-Chair Amaranth* motioned to add building code to next meeting's agenda. None objected.
 - ➔ *Eldred*: Send out building code materials at least two weeks prior to next meeting so Committee members have time to review. I will send materials to the Co-Chairs.
 - *Nilles*: Do your homework to prepare for next session so we are ready to deliberate and vote on something to put before Council.
- *Beveridge*: We are diving right into new buildings, which is nice for the affluent people who can afford to move into them. However, we need to look at the baseline of low-income, old houses with lots of leakage. There are issues of quality of life in older homes. How will that get fixed? It is simple to change the building code, but how do we affect the baseline of existing buildings? A lot of solutions are on the table; we need a robust conversation before we commit to specific solutions.
- *London*: We urge the City to set up funding options for low-income people and renters if we are going to endorse switching appliances.

- *Eldred*: Natural gas is extracted via fracking, which is bad. But that does not make all of the other options good things. For instance, many solar panels are manufactured in China where power plants are coal-powered. Energy efficiency is the best thing we can do for low-income housing. Altering quality of life and indoor air quality is expensive, but we must be willing to spend money to achieve equity.
 - Community-owned energy builds resilience.
 - Removing gas from homes stops indoor leakage but does not stop system leakages.
 - There need to be better energy efficiency improvement enforcement mechanisms. Landlords can do poor work yet still receive tax breaks.
 - We need to look at community-based solutions that result in community-ownership.
- *Co-Chair Bratton*: We also need to start educating consumers. Can Bruce Nilles send group info about City of Berkeley's reach code research?

Item 7: Community engagement update

An overview of the community engagement process was given, with discussion throughout. The main points are summarized below.

- By request from Co-Chair Bratton, Equity facilitators Colin Miller and Marybelle Tobias addressed the Committee with their outreach progress: Oakland residents have been ranking potential actions they want to be included in the ECAP. Some of the more popular policies at the workshops have been energy efficiency for renters, low-cost and free weatherization programs, building electrification, and community-owned solar.
- *Nilles*: When I called Oakland contractors, many told me to choose gas over electrification. There is a huge opportunity to ensure energy efficiency is matched with electrification and green jobs. We need to keep jobs in Oakland.
- *London*: Green and Healthy Homes Initiative do a lot of work with low-income homes; they look at the intersection of energy and health, targeting mold, asthma, leaks, and so forth.
 - Contra Costa County is piloting a Green and Healthy Homes Initiative with MCE.
- *Beveridge*: Can we get a Btu per dollar comparison of electricity and natural gas? This is where the rubber meets the road for low-income people. We need to be careful about electrification; we do not want to price people out of their homes if energy bills are higher after electrification.
 - *Hamilton/Hirshfield-Gold*: Electricity is about three times more expensive than natural gas in California. The price of natural gas has gone up 3.5% every year, while electricity prices are going down. PG&E has to ask the CPUC for rate changes; they just requested a NG rate increase of 42% over the next four years.
- ➔ Action item: Staff to provide Btu per dollar comparison of electricity to natural gas.
- There have been five community workshops so far, for Districts one through five. There will be three more in July: Districts six and seven, and a citywide workshop.
 - Details are at <https://www.oaklandca.gov/projects/2030ecap>.
- *Beveridge*: We have been through a lot of dot voting that doesn't end up anywhere. This body doesn't have the capacity to write the actions or policies, but we can design equitable community engagement. This engagement process isn't going to create transparent, open community input into a 10-year plan. We need a process in which the community stays at the table.
 - *Khanna*: We should trust that the equity facilitators are doing the right thing. It is our responsibility to make sure that the data they get is incorporated into the final report. We do not have to recreate their work.

- Can the Co-Chairs map out what we hope to cover over the next six meetings? It would be helpful to see the larger picture.
- *Hirshfield-Gold*: The specific pieces of the outreach and engagement process were developed by OCAC and EJ Solutions. Phase One includes Community workshops, pop-up engagement, Climate Equity Work Days, and online surveys.
 - The results of Phase One will inform the specific strategies in the ECAP's first draft.
 - In Phase Two, we will host two-three town hall assemblies in which we will present the draft to show how community members' insights and suggestions were incorporated. We will also post the draft online as an additional source of community comments.
- *Co-Chair Bratton*: Take time before the next meeting to address any information you are overwhelmed by so we can take actions during meetings.
- ➔ Co-Chair Bratton motioned to add five minutes to the end of the meeting; London seconded; and none objected.

Item 9: Form 700, Statement of Economic Interests

- The City Clerk's office says that oaths of office and filling out Form 700 must be done in person.
- Each member of the Committee must confirm that they have no conflicts of interest.
- The Form can be available to any Oakland who wants to know Committee members' financial interests.
- *Co-Chair Bratton*: Next meeting will be next 4th Tuesday. We will be covering transportation.

Meeting adjourned at 8:06 PM.