Overview

- Needs and Opportunities
- Local Government Priorities
- Historic Challenges
- Current Solutions
- Future Needs
Need and Opportunities

- Overcome retrofit costs, including ancillary costs, especially for proactive replacements or when lack of property reserves/financing
- Provide Technical Assistance (for retrofits)
- Provide Technical Assistance (for NC)
- Make it local and state government policy priorities
  - Permitting
  - Code compliance
  - Government support

Bay Area Fossil Fuel GHG Emissions

Buildings

Transportation
Bay Area Fossil Fuel GHG Emissions

- Residential
  - Gas
  - Electricity
- Nonresidential

1. Clean Grid
Bay Area Fossil Fuel GHG Emissions

Residential

Gas

Nonresidential

2. Electrification

- 10,000,000 20,000,000 MTCO2e

Growth

Equity

Industry / Market Dev

Grid Impacts
Historic Obstacles to Providing More Support for Electrification

• Code historically gave preference to gas equipment relative to electric
  • impacted any over-code subsidies
  • created challenges at plan check/permit
• Utility funded programs had statewide rules preventing efficiency rebates being used for fuel substitution (gas to electric or vice-versa)
• Lack of local air quality or GHG based incentives
• Current solution is combine programs, identify different funding sources with varying priorities, all to meet the same end goal – less GHG, better air quality, and improved efficiency!

Current Solutions – Partnerships and Pilots

• Partnerships
  BayREN energy efficiency funds (utility ratepayer funded)
  + Bay Area Air Quality Management District (BAAQMD) grant
  = Pilot focusing on Zero Net Carbon instead of Energy Efficiency % Savings
• Low Income Pilots
  • MCE’s Low Income Families and Tenants (LIFT)
    • Supported electrification measure as a means of utility bill savings and indoor air quality improvement for income qualified MF renters
    • Included some funding for fuel switching from propane
Current Solutions – Air Quality and GHG Funding

- Greenhouse-Gas Funded Programs
  - Multifamily Low Income Weatherization Program (LIWP-MF)
  - Incentives for Electrification and Energy Efficiency based on the estimated MT CO2 reduction from retrofit projects
  - Paired with onsite renewables (PV and thermal) to decrease carbon content of energy
- NOx Reduction Programs
  - South Coast Air Quality Management District (SCAQMD)’s Multifamily Affordable Housing Electrification Program
    - Focuses on removing older high NOx gas equipment and older Air Conditioning with R-22 refrigerant
    - Prioritize projects near refineries and gas peaker-plants to improve local air quality.

Current Solutions – New Utility/Ratepayer Programs

- Future Ratepayer and Utility Funded Programs
  - California Public Utilities Commission (CPUC) recently clarified and updated the eligibly requirements for fuel substitution measures
  - New and Existing rebate programs with fuel substitution measures for existing buildings likely in 2020
- SB1477 – Low-emissions buildings and sources of heat energy
  - BUILD – Statewide Incentives for All-Electric Residential and Multifamily New Construction (with minimum set aside funding for Low Income)
  - TECH – Statewide Upstream and Midstream Incentives for Heat Pumps
Current Solutions – Policies and Technical Assistance

• Cities and Jurisdictions with all-electric new construction ordinances and reach codes (Berkeley, San Jose, many others rapidly following)
• Local Agencies/CCAs providing technical assistance to builders, architects, and engineers
  • East Bay Community Energy
• Education for local cities, building departments, and planners
  • BayREN/ABAG

What’s Next?

• Other recommendations from panelists or the audience?
• Better coordination across agencies
• Need for increased alignment between incentives and state/local policies
• Increased focus on GHG (EE, Electrification, Renewables based on GHG values)
• Addition of Health and Safety funding?
Thanks!

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