

Centering Equity and Justice in Community Decarbonization

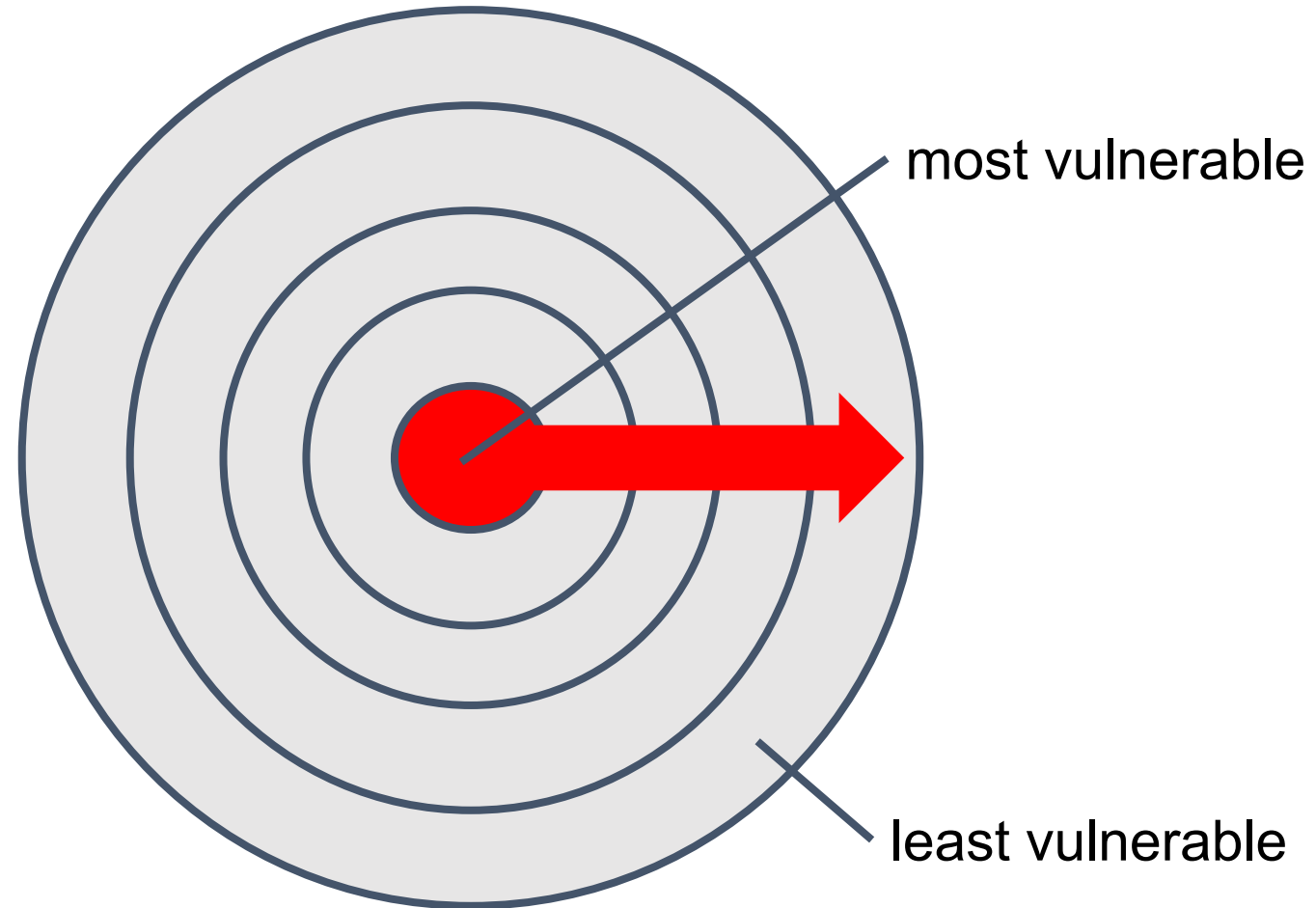
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Building Decarbonization Coalition

OUR MEMBERS



Targeted Universalism



The Flipside Report: A White Paper on Targeted
Geographic Electrification in California's Gas Transition



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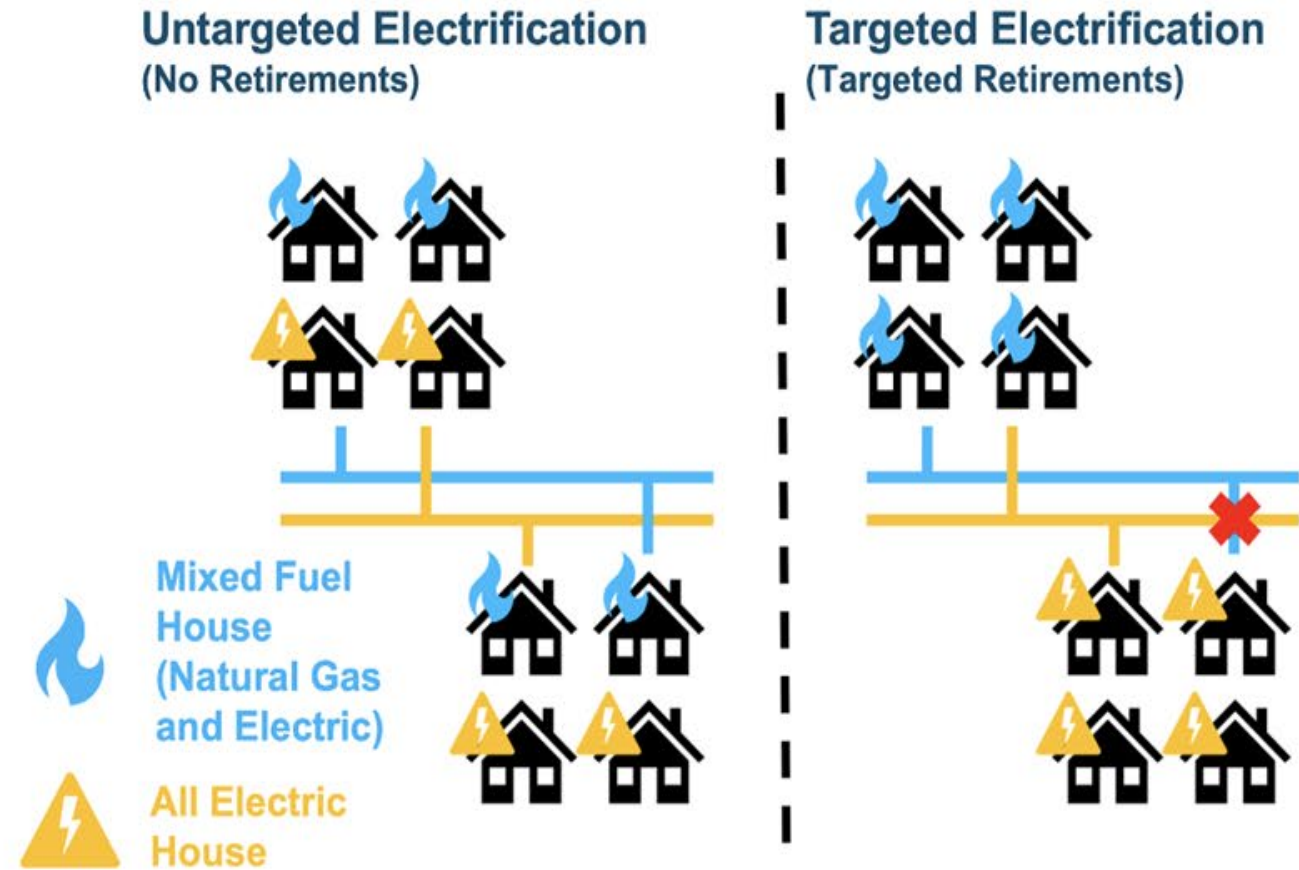
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Why Reducing Gas Isn't Enough: The Case for Strategic Trimming of Gas Infrastructure

- Ratepayer Burden and Affordability
- Equity and Transition for Vulnerable Communities
- Environmental, Health and Safety Benefits



Source: "Two Gas System Futures With and Without Targeted Electrification". The Challenge of Retail Gas in California's Low-Carbon Future, Energy and Environmental Economics, Inc., California Energy Commission, April 2020

Challenges and Considerations for Geographic Electrification

Factors in Prioritizing Trimming Gas Infrastructure

- Level of Pipe: Transmission vs. Distribution
- Age and Maintenance
- Customer End-Uses
- Social and Equity Impacts

Existing Barriers to Geographic Electrification

- Obligation to Serve
- Early Replacement Cost Effectiveness
- Access to Gas Planning Information

Principles for Targeted, Geographic Electrification

Targeted Whole-House Electrification

Localized, comprehensive, integrated programs and policies.



Community-Led

Community leadership, robust stakeholder engagement, resourcing community-based organizations.



Local High-Road Workforce Development

Economic development, local workforce training, expanded access.



Case Study: Light Tree Apartments

Project Owners & Developers	Eden Housing & East Palo Alto Community Alliance and Neighborhood Development Organization
Project Residents	Low-income and extremely low-income families & individuals, including 30-60% AMI units set-aside for formerly homeless, former foster youth, & developmentally disabled
Location	East Palo Alto, CA
Site Details	3.38 acres
Units	94 existing units, 185 units under construction, 57 substantially rehabilitated units, 37 units demo'd
Est. Completion Date	January 2023
Est. Development Cost	\$36.2M rehab portion, \$44M new construction hard costs
Architect	Okamoto Saijo Architecture
General Contractor	Johnstone Moyer, Inc.

Light Tree Electrification

- New HVAC, mechanical, electrical systems
- New utility service
- Existing gas service discontinued
- New solar PV system
- New elevators for existing 3-story buildings
- EV charging stations



Cost and time savings in not having to reinstall gas infrastructure

Good incentives offset a lot of the cost of the install

AEA provided technical support throughout electrification process

Local construction bid phase incentive increased savings

HPWH was a 15% premium over gas water heater, but grants exceeded the cost of the premium



Extra coordination with sub for new equipment

Space limitations for indoor/outdoor HPWH equipment

Path of transporting/handling larger tank inside building, existing structural conditions, outdoor placement

Min. piping connections causing conflicts inside building

Title 24 modeling CHPWH

Noise levels of HPWH

Thank You



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