



# Video

San Jose, CA

Date: February 10, 2022

00:00:00 --> 00:00:04: Would you like to get us started?

00:00:05 --> 00:00:10: Good morning everyone. Just wanted to say from

00:00:10 --> 00:00:12: the city of San Jose.

00:00:12 --> 00:00:16: That were very thankful to you lie and especially UI

00:00:16 --> 00:00:20: San Francisco for helping organize and to all the panelists

00:00:20 --> 00:00:20: for.

00:00:20 --> 00:00:22: All the hours that I'm sure you put in in

00:00:22 --> 00:00:26: the last couple days and for thinking about these issues

00:00:26 --> 00:00:26: for us,

00:00:26 --> 00:00:28: we're really grateful, thanks.

00:00:30 --> 00:00:33: Well, we're we're happy to be here and I want

00:00:33 --> 00:00:36: to thank everybody that's been able to join us here

00:00:36 --> 00:00:38: and we're going to have a few other people I

00:00:38 --> 00:00:43: think join us here over the next couple minutes.

00:00:43 --> 00:00:48: We're going to present for about an hour and we

00:00:48 --> 00:00:53: will then have a period for questions and answers.

00:00:53 --> 00:00:57: I'll talk a little bit about that after the end

00:00:57 --> 00:00:58: of our presentation.

00:00:58 --> 00:01:01: If I could ask you to just make notes.

00:01:01 --> 00:01:03: If if questions come up during the course of the

00:01:03 --> 00:01:04: presentation,

00:01:04 --> 00:01:06: you'd be so kind as to make notes.

00:01:06 --> 00:01:12: We can cover that. During the Q&A period so.

00:01:12 --> 00:01:14: Well, let me let me get started.

00:01:14 --> 00:01:18: Good morning to to everyone my name is Jeff Kingsbury

00:01:18 --> 00:01:22: and I'm the the chair of this ULI Advisory Services

00:01:22 --> 00:01:27: panel on building electrification and renewable energy for the

00:01:27 --> 00:01:28: City

00:01:27 --> 00:01:28: of San Jose. Next slide.

00:01:34 --> 00:01:41: Founded in 1936, ULI is a multidisciplinary education

00:01:41 --> 00:01:41: research organization

00:01:41 --> 00:01:41: with.

00:01:41 --> 00:01:44: About 45 thousand members globally in private,  
00:01:44 --> 00:01:49: enterprise and public service. The Institute conducts research through various  
00:01:49 --> 00:01:51: research centers and initiatives,  
00:01:51 --> 00:01:55: provides a forum for best practice sharing,  
00:01:55 --> 00:01:58: write and publish books and magazines,  
00:01:58 --> 00:02:01: organizing conduct meetings and conferences.  
00:02:01 --> 00:02:06: Direct outreach programs and finally conduct advisory services.  
00:02:06 --> 00:02:08: Panels like this next slide.  
00:02:10 --> 00:02:13: One of the research centers within you a lie is  
00:02:13 --> 00:02:16: the greenprint Center for building performance.  
00:02:16 --> 00:02:20: We thought leadership building a community of practice and providing  
00:02:20 --> 00:02:21: local assistance.  
00:02:21 --> 00:02:25: The Greenprint Center is focused on making the business case  
00:02:25 --> 00:02:26: for green building.  
00:02:26 --> 00:02:31: Next slide. Utilize advisory services.  
00:02:31 --> 00:02:36: Program has helped more than 700 communities by independent strategic  
00:02:36 --> 00:02:40: and practical solutions for the most challenging land use issues.  
00:02:40 --> 00:02:43: Next slide. I'd like to take a moment to also  
00:02:44 --> 00:02:48: express our gratitude for the opportunity of been invited to  
00:02:48 --> 00:02:49: work in your Community,  
00:02:49 --> 00:02:52: and would like to thank the sponsors of this particular  
00:02:53 --> 00:02:53: panel.  
00:02:53 --> 00:02:55: The city of San Jose.  
00:02:55 --> 00:02:59: In the support of the professional staff who provided information  
00:02:59 --> 00:03:00: to assist the panel.  
00:03:00 --> 00:03:04: As well as the Kresge Foundation for their generous financial support next.  
00:03:04 --> 00:03:05:  
00:03:09 --> 00:03:12: I also like to take a moment to acknowledge the  
00:03:12 --> 00:03:13: 60 /  
00:03:13 --> 00:03:16: 60 stakeholders that participated in the interview process.  
00:03:16 --> 00:03:19: Many of them are joining us today.  
00:03:19 --> 00:03:22: We simply can't do this work over the 3 1/2  
00:03:22 --> 00:03:25: days that we're in your community without input like this  
00:03:25 --> 00:03:27: from the stakeholders.  
00:03:27 --> 00:03:32: So really appreciate everybody's time and and sharing a little  
00:03:32 --> 00:03:35: bit more about the community of San Jose.  
00:03:35 --> 00:03:40: Next I also like to thank my colleagues on the

00:03:40 --> 00:03:41: panel.

00:03:41 --> 00:03:45: Kevin Bates. Say Diego member.

00:03:45 --> 00:03:51: Page bowl win. Marta shantz Molly Simpson.

00:03:51 --> 00:03:56: We're also joined by several of you analyze top professional

00:03:56 --> 00:03:57: staff Kelsey Steffen.

00:03:57 --> 00:04:00: Ashley message and Michelle Melangkah fry.

00:04:03 --> 00:04:06: Panel members donate their time to prepare and work together

00:04:06 --> 00:04:09: over the last three and a half days to do

00:04:09 --> 00:04:11: our best to answer the questions presented.

00:04:11 --> 00:04:15: For this assignment, the principal question asked was what can

00:04:15 --> 00:04:17: the city of San Jose do?

00:04:17 --> 00:04:21: To help unlock the environmental and health balance benefits of

00:04:21 --> 00:04:26: building electrification and renewable carbon free distributed energy resources in

00:04:26 --> 00:04:29: market and affordable multifamily housing developments.

00:04:29 --> 00:04:34: Increase the financial viability of such projects and improve social

00:04:34 --> 00:04:36: equity outcomes.

00:04:36 --> 00:04:42: Next the specific questions the panel delved into included.

00:04:42 --> 00:04:46: What can the city do to incentivize existing multifamily properties

00:04:46 --> 00:04:51: in the city to include renewable and carbon friendly

00:04:51 --> 00:04:55: electrification and features that serve to balance the duck curve and

00:04:55 --> 00:04:58: the grids demand capacity challenges?

00:04:58 --> 00:05:01: How can the city position itself to help unlock funding

00:05:01 --> 00:05:04: to accelerate the rate of retrofits for energy efficiency,

00:05:04 --> 00:05:07: electrification and renewable energy generation,

00:05:07 --> 00:05:11: and storage in existing multifamily housing?

00:05:11 --> 00:05:15: Given the range of multifamily housing technologies in San Jose,

00:05:15 --> 00:05:17: how can energy efficiency strategies,

00:05:17 --> 00:05:21: electrification, and renewable carbon free DVR's best be combined to

00:05:21 --> 00:05:25: be financially beneficial for multifamily developers,

00:05:25 --> 00:05:28: owners and tenants? How can the city ensure that the

00:05:28 --> 00:05:33: transition to all electric buildings and renewable power generation does

00:05:33 --> 00:05:36: not negatively impact low income residents,

00:05:36 --> 00:05:39: especially those in buildings still powered by gas?

00:05:39 --> 00:05:43: And finally, how can the city address environmental justice,

00:05:43 --> 00:05:46: equity and fair housing goals and it's worked to promote

00:05:46 --> 00:05:48: electrification and renewable Der's?

00:05:48 --> 00:05:51: What are the best practices in this area?

00:05:51 --> 00:05:56: Next line. As one of our interviewees stated.

00:05:56 --> 00:05:59: This is a once in a generation opportunity.

00:05:59 --> 00:06:04: Inspired by the Climatesmart San Jose Plan panel offers a

00:06:04 --> 00:06:07: future state vision of San Jose in 2030 where.

00:06:07 --> 00:06:11: Everyone in San Jose is aware of and realizing the

00:06:11 --> 00:06:14: benefits of going to a fossil fuel free future.

00:06:14 --> 00:06:18: Residents and businesses have been made aware through

00:06:18 --> 00:06:19: various channels

00:06:19 --> 00:06:22: and partnerships.

00:06:23 --> 00:06:25: They know why this transformation is happening and how

00:06:25 --> 00:06:28: this

00:06:28 --> 00:06:28: benefits benefits them personally.

00:06:28 --> 00:06:32: Indoor and outdoor air quality is improved in all

00:06:32 --> 00:06:35: neighborhoods

00:06:35 --> 00:06:36: in San Jose,

00:06:36 --> 00:06:40: resulting in improved health outcomes.

00:06:40 --> 00:06:44: Occupants get reduced energy costs through living and all

00:06:45 --> 00:06:46: electric

00:06:46 --> 00:06:51: buildings with on site,

00:06:51 --> 00:06:55: solar or through access to community solar.

00:06:56 --> 00:07:01: Assholes and neighborhoods are more resilient during

00:07:01 --> 00:07:02: extreme weather events

00:07:02 --> 00:07:06: and emergency power shut offs.

00:07:06 --> 00:07:09: Because of the widespread uptake of backup battery storage

00:07:09 --> 00:07:11: systems.

00:07:11 --> 00:07:14: Next slide. Prosperity is shared across the community and

00:07:14 --> 00:07:19: includes

00:07:19 --> 00:07:22: people from traditionally underserved communities engaged

00:07:22 --> 00:07:26: in and benefiting from

00:07:26 --> 00:07:27: the clean energy economy.

00:07:27 --> 00:07:28: Thousands of jobs have been created upgrading electrical

00:07:28 --> 00:07:29: panels,

00:07:29 --> 00:07:30: distribution lines and Transformers installing heat pumps,

00:07:30 --> 00:07:31: hot water heat pumps and stoves,

00:07:31 --> 00:07:32: and installing solar and batteries.

00:07:32 --> 00:07:33: These jobs were created through partnership with skilled

00:07:33 --> 00:07:34: trade organizations

00:07:34 --> 00:07:35: training providers in the city and PG and E.

00:07:35 --> 00:07:36: There is more equality and opportunities for wealth

00:07:36 --> 00:07:37: generation across

00:07:37 --> 00:07:38: the city.

00:07:27 --> 00:07:30: New revenue sources are realized through the integration of solar

00:07:30 --> 00:07:33: power and battery storage within the built environment.

00:07:33 --> 00:07:37: Next slide. The city of San Jose has been successful

00:07:38 --> 00:07:39: at creating,

00:07:39 --> 00:07:42: identifying and securing robust funding sources at the federal,

00:07:42 --> 00:07:45: state, and local levels to achieve their goals.

00:07:45 --> 00:07:49: Anyone in the community, individual or business knows where they

00:07:49 --> 00:07:52: can get all the information they need about why and

00:07:52 --> 00:07:54: how to go all electric,

00:07:54 --> 00:07:56: how to get solar batteries and chargers,

00:07:56 --> 00:08:00: funding options and access to technical assistance.

00:08:00 --> 00:08:02: With private capital and philanthropy,

00:08:02 --> 00:08:06: the city is innovating the public private partnership model at

00:08:06 --> 00:08:09: resourcing large scale initiatives.

00:08:09 --> 00:08:14: Coordination of processes within city departments is smooth and streamlined

00:08:14 --> 00:08:16: with adequate staff capacity.

00:08:16 --> 00:08:19: Because of the city of San Jose's reputation for innovation

00:08:20 --> 00:08:22: and action and being a great place to work,

00:08:22 --> 00:08:25: the city government is a destination for talent and is

00:08:25 --> 00:08:27: an employer of choice.

00:08:29 --> 00:08:33: And partnerships have been the key to success in San

00:08:33 --> 00:08:33: Jose,

00:08:33 --> 00:08:36: achieving its goals as a community.

00:08:36 --> 00:08:38: As the capital of Silicon Valley,

00:08:38 --> 00:08:41: the city is partnered with innovators in the private sector

00:08:41 --> 00:08:44: to solve some of the technology barriers,

00:08:44 --> 00:08:47: proving them out so they can be replicated by cities

00:08:47 --> 00:08:49: across the country and around the world.

00:08:49 --> 00:08:52: Beginning with the plan creation through implementation.

00:08:52 --> 00:08:54: Trust has been built with key stakeholders,

00:08:54 --> 00:08:59: including community organizations. Business and building owners skilled trade organizations,

00:08:59 --> 00:09:02: utilities and residents across San Jose.

00:09:05 --> 00:09:08: You've gotten where you are with leadership.

00:09:08 --> 00:09:11: Sustainability has long been a priority for San Jose,

00:09:11 --> 00:09:15: as evidenced by key metrics that you have already achieved.

00:09:15 --> 00:09:20: In Silicon Valley, is synonymous globally with innovation.

00:09:20 --> 00:09:23: It is in the DNA of this community and in

00:09:23 --> 00:09:24: this region.

00:09:24 --> 00:09:29: The panel strongly encourages you to further lean into and  
00:09:29 --> 00:09:33: leverage your unique assets and culture on your way to  
00:09:33 --> 00:09:34: this future state vision.  
00:09:34 --> 00:09:38: Climatesmart San Jose 9 key strategies and bold goals are  
00:09:39 --> 00:09:40: indeed visionary.  
00:09:40 --> 00:09:42: But as you embark on the implementation phase,  
00:09:42 --> 00:09:46: focus will be key. Considering limited resources of time,  
00:09:46 --> 00:09:51: people and funding. In such prioritization,  
00:09:51 --> 00:09:54: within an action plan must consider the right sequence of  
00:09:55 --> 00:09:55: steps.  
00:09:55 --> 00:09:58: Results in the biggest bang for the buck.  
00:09:58 --> 00:10:02: The greatest results from the least resources.  
00:10:02 --> 00:10:05: Finally, the city and the community at large needs to  
00:10:05 --> 00:10:06: implement with urgency,  
00:10:06 --> 00:10:10: knowing that you will have to simultaneously maintain a level  
00:10:11 --> 00:10:14: of endurance over the next eight years and beyond to  
00:10:14 --> 00:10:16: see your vision realized.  
00:10:16 --> 00:10:17: It's not easy to do both.  
00:10:19 --> 00:10:23: But it's not just important for San Jose to continue  
00:10:23 --> 00:10:25: to lead for the people of San Jose.  
00:10:25 --> 00:10:28: It's important for all of us wherever we call home  
00:10:28 --> 00:10:31: that you show other communities around the country and  
00:10:31 --> 00:10:32: around  
00:10:31 --> 00:10:32: the world.  
00:10:32 --> 00:10:36: The way forward to a carbon free future.  
00:10:36 --> 00:10:39: Next, I welcome my colleague Jose Bodega,  
00:10:39 --> 00:10:42: Member to present the panel's policy and program  
00:10:43 --> 00:10:47: recommendations.  
00:10:43 --> 00:10:47: Thank you Jeff. Next slide please.  
00:10:47 --> 00:10:49: So we really want to take this time to talk  
00:10:49 --> 00:10:52: about policies and programs and really want to applaud the  
00:10:52 --> 00:10:54: city for their leadership and aspirational work in in the  
00:10:54 --> 00:10:59: building, electrical building and renewable energy space.  
00:10:59 --> 00:11:01: And we really want to talk about right now from  
00:11:01 --> 00:11:05: policy and programs perspective where we believe the city is,  
00:11:05 --> 00:11:08: what berries currently exists, and what recommendations we  
00:11:08 --> 00:11:11: have to  
00:11:08 --> 00:11:11: get through those barriers and turn that climate smart vision  
00:11:11 --> 00:11:11: into a reality.  
00:11:11 --> 00:11:13: So starting with planning and strategy,  
00:11:13 --> 00:11:16: planning, strategy and implementation, again,  
00:11:16 --> 00:11:18: you guys have done an amazing job.  
00:11:18 --> 00:11:22: Provide detailed plans as a city as well as a

00:11:22 --> 00:11:22: SJCE,

00:11:23 --> 00:11:26: PG, and E providing programs and incentives.

00:11:26 --> 00:11:29: You guys have tremendous amounts of data that gives you

00:11:29 --> 00:11:32: a strategic advantage to be a leader in this space

00:11:32 --> 00:11:36: and you've always been driving HealthEquity and inclusion as leaders

00:11:36 --> 00:11:39: or as your drivers as a part of your plan

00:11:39 --> 00:11:43: and your pillars and your clean smart vision are tremendous

00:11:43 --> 00:11:46: leadership pillars to to go from.

00:11:46 --> 00:11:49: From a workforce perspective and workforce development perspective.

00:11:49 --> 00:11:52: You're seeing this as an opportunity to create more jobs

00:11:52 --> 00:11:54: and improve the quality of life of all of your

00:11:54 --> 00:11:54: citizens,

00:11:54 --> 00:11:56: which is a great foundation,

00:11:56 --> 00:11:59: and you've already established a strong foundation with your local

00:11:59 --> 00:12:00: neighborhood,

00:12:00 --> 00:12:04: seabios, to improve that opportunity to close the equity gap

00:12:04 --> 00:12:07: from a technical assistance perspective,

00:12:07 --> 00:12:10: you have a number of online resources as a city

00:12:10 --> 00:12:14: that are available that can help folks navigating the new

00:12:15 --> 00:12:18: processes that are part of these changes.

00:12:18 --> 00:12:19: Again, there's a number of outside parties.

00:12:19 --> 00:12:23: And also nonprofits that also has strategies in that space.

00:12:23 --> 00:12:25: On one thing, we're trying to make sure is how

00:12:25 --> 00:12:28: we leverage that to make sure it even more folks

00:12:28 --> 00:12:30: are involved in aware of the great work that's being

00:12:30 --> 00:12:33: done and that leads us to stakeholder awareness,

00:12:33 --> 00:12:37: your your outreach processes is used workshops and toll kids

00:12:37 --> 00:12:41: and mailers and task forces that involve community members.

00:12:41 --> 00:12:44: Again needs to be applauded as to how far you've

00:12:44 --> 00:12:45: reached in that space.

00:12:45 --> 00:12:49: But how do you make sure that it's actually catching

00:12:49 --> 00:12:50: and gathering folks?

00:12:50 --> 00:12:53: To be active in partnering with you moving forward as

00:12:53 --> 00:12:56: we talk about implementation and then lastly as we talk

00:12:56 --> 00:12:57: about innovation.

00:12:57 --> 00:13:00: Again, you've LED even in your ask for this panel

00:13:00 --> 00:13:03: to ask us to look at distributing the energy resources

00:13:03 --> 00:13:07: and other opportunities to meet those goals you're already

working

00:13:07 --> 00:13:10: on an energy storage project in Kern County.

00:13:10 --> 00:13:13: A battery storage project that again is a leading project

00:13:13 --> 00:13:17: and you're in proximity is one of the greatest information

00:13:17 --> 00:13:18: in technology hubs in the world.

00:13:18 --> 00:13:21: So you're really primed to lead in this space.

00:13:21 --> 00:13:23: So we really feel like the city of San Jose

00:13:23 --> 00:13:26: is in great position to really realize on your goals

00:13:26 --> 00:13:29: and activities while pass it tomorrow to talk about some

00:13:29 --> 00:13:31: of the barriers that we do see that might be

00:13:31 --> 00:13:32: slowing you

00:13:32 --> 00:13:35: down. Thanks suzette. So despite the progress made so far

00:13:36 --> 00:13:40: by the city on policies and programs to drive electrification

00:13:40 --> 00:13:43: and Der's distributed energy resources,

00:13:43 --> 00:13:45: particularly in the multifamily sector.

00:13:45 --> 00:13:47: We do want to raise it a handful of barriers

00:13:47 --> 00:13:50: that are holding back progress to set the stage for

00:13:50 --> 00:13:51: a recommendations.

00:13:51 --> 00:13:53: I mean if we are going to meet that vision

00:13:53 --> 00:13:55: for San Jose in 2030 that Jeff laid out at

00:13:55 --> 00:13:56: the beginning,

00:13:56 --> 00:13:59: there are some realities to acknowledge.

00:13:59 --> 00:14:02: So in those same categories that Jose spoke to before

00:14:02 --> 00:14:05: on the planning strategy implementation side of things.

00:14:05 --> 00:14:08: We notice that the implementation priorities aren't.

00:14:08 --> 00:14:13: Aren't clearly stated and aren't necessarily leveraging the

00:14:13 --> 00:14:16: segmented community

00:14:16 --> 00:14:17: data that the city has to influence its outreach and

00:14:17 --> 00:14:20: implementation efforts,

00:14:20 --> 00:14:23: and I think Jose is going to speak to us

00:14:23 --> 00:14:25: mud example that might be a good model.

00:14:25 --> 00:14:26: On the San Jose Clean Energy and PG and E

00:14:26 --> 00:14:29: side of things,

00:14:29 --> 00:14:30: those organizations aren't quite as connected as they could

00:14:30 --> 00:14:36: be

00:14:36 --> 00:14:40: to the cities.

00:14:40 --> 00:14:42: Electrification and der Strategies, particularly around grid

00:14:42 --> 00:14:44: capacity planning and

00:14:44 --> 00:14:48: on site renewable development on the workforce side of

00:14:48 --> 00:14:51: things.

00:14:51 --> 00:14:54: I mean, we're progress is being made,

00:14:54 --> 00:14:57: but there are still challenges around me.

00:14:57 --> 00:15:00: P and contractor community not getting educated or bought

00:14:48 --> 00:14:48: enough  
to this.

00:14:48 --> 00:14:53: Electrification and Der Wave, particularly those tradespeople and underserved communities.

00:14:53 --> 00:14:55: So there's an opportunity there.

00:14:55 --> 00:14:58: And there's still a bit of a lack of understanding  
00:14:58 --> 00:15:01: on the real job creation opportunity here,  
00:15:01 --> 00:15:04: and how that can impact quality of life on the  
00:15:04 --> 00:15:04: climate.

00:15:04 --> 00:15:06: Smart technical assistance side of things.

00:15:06 --> 00:15:10: There are also a number of barriers to to electrification  
00:15:10 --> 00:15:12: and and Der's on the multifamily side.

00:15:12 --> 00:15:15: And one thing that we've noticed is that there isn't  
00:15:15 --> 00:15:19: yet a central location for technical assistance on multifamily electrification  
00:15:19 --> 00:15:20: and DRS.

00:15:20 --> 00:15:22: Whether it's questions about panel upgrades,  
00:15:22 --> 00:15:25: transformer sides, electric hot water heating?  
00:15:25 --> 00:15:31: Resident relocations during retrofits, landlord tenant split incentives.

00:15:31 --> 00:15:35: We're missing that. Additionally, on the on the process side  
00:15:35 --> 00:15:36: of things,  
00:15:36 --> 00:15:39: there are projects getting stalled in the permitting process and  
00:15:39 --> 00:15:42: falling through the cracks and owners are also really concerned  
00:15:43 --> 00:15:47: about triggering bigger code requirements when considering electrification or der  
00:15:47 --> 00:15:50: specific projects. So some opportunities there.

00:15:50 --> 00:15:52: On the stakeholder awareness side,  
00:15:52 --> 00:15:55: this is another category that you know despite the efforts  
00:15:55 --> 00:15:58: so far by the city to engage a number of  
00:15:58 --> 00:15:58: stakeholders,  
00:15:58 --> 00:16:01: there's still some some room to grow here,  
00:16:01 --> 00:16:04: and we noticed a lack of trust from across utilities  
00:16:04 --> 00:16:07: and government and community outsiders.

00:16:07 --> 00:16:11: That partially because the community doesn't yet understand the why  
00:16:11 --> 00:16:14: behind electrification and ND ERS,  
00:16:14 --> 00:16:17: and how that relates to the quality of life.

00:16:17 --> 00:16:19: And then on another stakeholder side of things,  
00:16:19 --> 00:16:23: the owner and developer community does have cost and logistical  
00:16:23 --> 00:16:24: concerns.

00:16:24 --> 00:16:27: And it's it's especially hard to reach those mom and  
00:16:27 --> 00:16:31: pop landlords who constitute a significant portion of owners.  
00:16:31 --> 00:16:34: There also aren't a lot of local San Jose examples  
00:16:34 --> 00:16:38: of successful all electric der multifamily assets.  
00:16:38 --> 00:16:41: Whether it's new construction or retrofit projects.  
00:16:41 --> 00:16:45: And on the innovation side of things.  
00:16:45 --> 00:16:47: Across the panel, we felt that we're just missing some  
00:16:47 --> 00:16:49: of those big picture outside the box.  
00:16:49 --> 00:16:53: Ideas, especially around the distributed energy resource side  
of things.

00:16:53 --> 00:16:55: Granted, some solutions don't exist yet,  
00:16:55 --> 00:16:58: and whether it's around battery storage or grid interactivity or  
00:16:58 --> 00:17:00: otherwise been part of that.  
00:17:00 --> 00:17:03: Maybe because there's just not yet enough collaboration with the  
local experts on the technology front.

00:17:03 --> 00:17:05: These local businesses, I mean.  
00:17:05 --> 00:17:08: This is Silicon Valley. There's there's something there,  
00:17:08 --> 00:17:10: and so we we set the stage with this to  
00:17:10 --> 00:17:13: have Jose start off with some of our policy and  
00:17:13 --> 00:17:16: program recommendations next.  
00:17:16 --> 00:17:18: Thanks Marta, and again, here's some of the  
00:17:20 --> 00:17:23: recommendations.

00:17:23 --> 00:17:26: Based off the feedback and some of our analysis and  
00:17:26 --> 00:17:29: we wanted to start off with the clear implementation priorities  
00:17:29 --> 00:17:31: and getting stakeholder buying.  
00:17:31 --> 00:17:34: We see this as an opportunity for the city of  
00:17:34 --> 00:17:36: San Jose to bring in partners to the table and  
00:17:36 --> 00:17:39: become a regional leader in this space.  
00:17:39 --> 00:17:40: So that's gonna involve, you know,  
00:17:40 --> 00:17:42: say clean energy. It's going to involve beginning.  
00:17:42 --> 00:17:43: It's going to involve the private sector.  
00:17:43 --> 00:17:46: It's going to involve all those folks to all be  
00:17:46 --> 00:17:47: bought into this process and plan.  
00:17:47 --> 00:17:50: So we think that's imperative.  
00:17:50 --> 00:17:53: As we move forward and then to simplify those priorities  
00:17:53 --> 00:17:56: so that there's a space for everyone to be bought,  
00:17:56 --> 00:17:59: that collaboration will be key to we want to leverage  
00:17:59 --> 00:18:02: that data for planned implementation prioritization.  
00:18:02 --> 00:18:03: Again, you guys have tremendous GIS maps.  
00:18:03 --> 00:18:06: We look through a number of them and we think  
00:18:06 --> 00:18:10: that can actually guide your implementation strategy and  
prioritization as

00:18:10 --> 00:18:12: to where you're focusing first.

00:18:12 --> 00:18:14: I'm showing example here in the slide of what we've

00:18:14 --> 00:18:15: done at smuggs.

00:18:15 --> 00:18:18: We've actually used that data to come up with our

00:18:18 --> 00:18:20: own prioritization process.

00:18:20 --> 00:18:22: To identify where we want to focus in this case,

00:18:22 --> 00:18:25: our EV charging infrastructure. I think it's something that you

00:18:25 --> 00:18:27: can do here in San Jose as well.

00:18:27 --> 00:18:30: I'll talk a little bit more about that on two

00:18:30 --> 00:18:31: items down.

00:18:31 --> 00:18:34: 31 provide clear metrics and again going through your

00:18:34 --> 00:18:36: documents,

00:18:36 --> 00:18:39: there's a number of metrics that identified,

00:18:39 --> 00:18:40: but make it clear in in applicable to all of

00:18:40 --> 00:18:43: the stakeholders involved,

00:18:43 --> 00:18:46: and I think again, that baseline,

00:18:46 --> 00:18:49: that you started with a smart plan is a great

00:18:49 --> 00:18:53: one to build from and then next make sure that

00:18:53 --> 00:18:55: we're really clearly defining the underserved communities in

00:18:55 --> 00:18:56: a clear

00:18:56 --> 00:18:57: and transparent way. One of the things we heard across

00:18:57 --> 00:19:00: the board,

00:19:00 --> 00:19:02: we heard terms like equity,

00:19:02 --> 00:19:04: low income, disadvantaged communities all with various.

00:19:04 --> 00:19:07: The definitions from a federal,

00:19:07 --> 00:19:08: state, and local perspective. Yes.

00:19:08 --> 00:19:11: Have a great department of equity for the City of

00:19:11 --> 00:19:12: San Jose that has clear definitions,

00:19:12 --> 00:19:15: but making sure that they apply to the actual implementation

00:19:15 --> 00:19:16: plan,

00:19:16 --> 00:19:19: there was still confusion amongst many of the stakeholders

00:19:19 --> 00:19:21: as

00:19:21 --> 00:19:24: to where to start.

00:19:24 --> 00:19:30: So I think starting with those definitions will really allow

00:19:30 --> 00:19:31: folks to get aligned on where some of those priorities

00:19:31 --> 00:19:35: are from an equity standpoint and be able to implement

00:19:35 --> 00:19:38: them accordingly. Next slide. And our recommendations in

00:19:38 --> 00:19:39: the workforce

00:19:39 --> 00:19:42: training space again,

00:19:42 --> 00:19:45: this is that opportunity to create stronger alignment to really

00:19:45 --> 00:19:48: ensure authentic equity outcomes as a part of this prospect

00:19:48 --> 00:19:51: process.

00:19:51 --> 00:19:54: So our first recommendation is making sure it is really

00:19:42 --> 00:19:44: a clear aligned work worth pathway at the City of  
00:19:44 --> 00:19:47: San Jose is leading is making sure that the court  
00:19:47 --> 00:19:50: competencies that you need to be able to execute on  
00:19:50 --> 00:19:53: the implementation of your strategy are being worked  
through all  
00:19:54 --> 00:19:56: the process of the workforce development pathway.  
00:19:56 --> 00:19:59: Everything from the high schools to the trades.  
00:19:59 --> 00:20:03: To the unions to the training programs at CEOs,  
00:20:03 --> 00:20:05: and making sure that those are all aligned with your  
00:20:05 --> 00:20:05: goals,  
00:20:05 --> 00:20:09: that goes back to your regional leader role that you  
00:20:09 --> 00:20:11: heard from Jeff and from us earlier on.  
00:20:11 --> 00:20:14: Next. Again, we want to use the data in statistics  
00:20:14 --> 00:20:15: to drive that job demand.  
00:20:15 --> 00:20:19: Again, we heard some concerns about how real are these  
00:20:19 --> 00:20:19: jobs?  
00:20:19 --> 00:20:21: Use that data that we have to be able to  
00:20:21 --> 00:20:24: make sure that Elsa helps to attract folks and then  
00:20:24 --> 00:20:27: centralise the information and martyrs going to talk a little  
00:20:27 --> 00:20:30: bit more about that civilization process and level  
recommendations later  
00:20:30 --> 00:20:30: on.  
00:20:30 --> 00:20:32: And then we want to make sure we're levels at  
00:20:32 --> 00:20:34: the expectations in terms of job creation.  
00:20:34 --> 00:20:36: So it's really real to those young people who are  
00:20:36 --> 00:20:37: looking to get in these spaces,  
00:20:37 --> 00:20:40: or those individuals who are gonna have a transfer into  
00:20:40 --> 00:20:43: the new roles that are required to meet our goals  
00:20:43 --> 00:20:45: as a part of your climate smart plan.  
00:20:45 --> 00:20:48: Three wanna leverage and enhance the local workforce?  
00:20:48 --> 00:20:51: Seabios again. You've done a great job of doing outreach  
00:20:51 --> 00:20:52: in that space.  
00:20:52 --> 00:20:55: But how do you actually align their goals with your  
00:20:56 --> 00:20:56: goals?  
00:20:56 --> 00:20:58: We've found in in in Sacramento where we work,  
00:20:58 --> 00:21:01: we've actually been able to work with full flip grid  
00:21:01 --> 00:21:03: alternatives and had them change their curriculum in terms of  
00:21:03 --> 00:21:05: what they trained to be able to meet some of  
00:21:05 --> 00:21:08: our needs. As a part of our 23 climate climate,  
00:21:08 --> 00:21:12: zero point, I think you can leverage that influence to  
00:21:12 --> 00:21:14: be able to make sure that workforce is ready to  
00:21:14 --> 00:21:16: be able to grow in.

00:21:16 --> 00:21:18: At the speed that you're looking to do,  
 00:21:18 --> 00:21:22: and then last again, equity is the goal here,  
 00:21:22 --> 00:21:24: so you're going to need to expand that recruitment base.  
 00:21:24 --> 00:21:26: You're going to have to be able to look outside  
 00:21:26 --> 00:21:28: the box and identify those areas where you haven't been  
 00:21:28 --> 00:21:29: able to penetrate deep,  
 00:21:29 --> 00:21:32: and that can leverage culturally relevant outreach.  
 00:21:32 --> 00:21:36: Multi language recruiting and training and then again making  
 sure  
 00:21:36 --> 00:21:38: that the unions are really at the table as a  
 00:21:38 --> 00:21:39: part of that outreach,  
 00:21:39 --> 00:21:42: and make sure that there's inclusion practices in their  
 processes  
 00:21:42 --> 00:21:45: as they'll be key in delivering on that workforce training  
 00:21:45 --> 00:21:46: space.  
 00:21:46 --> 00:21:49: Marta is going to leave next with some recommendations on  
 00:21:49 --> 00:21:50: technical assistance.  
 00:21:51 --> 00:21:53: Thanks Jose, so one thing that that we think around  
 00:21:53 --> 00:21:58: these these challenges and opportunities with technical  
 assistance policies and  
 00:21:58 --> 00:22:00: programs is that we'd love to see a way to  
 00:22:00 --> 00:22:05: smooth those electrification and der technical challenges with  
 a central  
 00:22:05 --> 00:22:06: climatesmart.  
 00:22:06 --> 00:22:10: We're calling it Carbon 0 Hub to smooth those processes  
 00:22:10 --> 00:22:13: by staff to to facilitate that progress.  
 00:22:13 --> 00:22:16: And so this Carbon 0 hub is something that that  
 00:22:16 --> 00:22:19: we've seen across the country in in different localities to  
 00:22:20 --> 00:22:20: great success.  
 00:22:20 --> 00:22:24: It's a central. Information location where all stakeholders can  
 understand  
 00:22:25 --> 00:22:27: everything they need to know around climate.  
 00:22:27 --> 00:22:29: Smart, San Jose and what it means for them.  
 00:22:29 --> 00:22:31: So who are these stakeholders?  
 00:22:31 --> 00:22:35: This is everyone who electrification and Der's touch from.  
 00:22:35 --> 00:22:38: From this panel's perspective, multifamily developers,  
 00:22:38 --> 00:22:41: architects, any peas, the mechanical engineering,  
 00:22:41 --> 00:22:44: plumbing folks, your general contractors,  
 00:22:44 --> 00:22:47: residents and community groups. And then on the landlord  
 side  
 00:22:47 --> 00:22:47: of things,  
 00:22:47 --> 00:22:49: both the large landlord and property owners,  
 00:22:49 --> 00:22:52: as well as the mom and pop folks who have

00:22:52 --> 00:22:52: different.

00:22:52 --> 00:22:53: Different ways to to reach them.

00:22:53 --> 00:22:56: That page will speak to on the communication side.

00:22:56 --> 00:22:57: Granted, with all of this,

00:22:57 --> 00:23:00: we do want it to have an equity equity lens

00:23:00 --> 00:23:03: applied across the hubs support efforts so that it's not

00:23:03 --> 00:23:06: just supporting the affluent and resourced Community,

00:23:06 --> 00:23:10: but it's it's supporting and reaching the underserved groups who

00:23:11 --> 00:23:12: stand to benefit most.

00:23:12 --> 00:23:15: And additionally, the hub is more than just a website.

00:23:15 --> 00:23:18: I mean this can. This is like a approxi organization

00:23:18 --> 00:23:21: that a third party could run or or staff internally

00:23:21 --> 00:23:22: to drive awareness,

00:23:22 --> 00:23:26: Dr. Education and drive support around the climate smart programs

00:23:26 --> 00:23:26: and goals.

00:23:26 --> 00:23:29: It does need to be properly staffed and resourced to

00:23:29 --> 00:23:30: ensure long term success,

00:23:30 --> 00:23:33: and we know that staffing can be a challenge,

00:23:33 --> 00:23:35: so that is worth highlighting and.

00:23:35 --> 00:23:39: And we also know that this isn't a new concept

00:23:39 --> 00:23:40: necessarily in the.

00:23:40 --> 00:23:45: Existing building electrification plan draft the EP there is a

00:23:45 --> 00:23:50: line about retrofit accelerator to be considered,

00:23:50 --> 00:23:53: which is a great start in this hub is even

00:23:53 --> 00:23:54: more.

00:23:54 --> 00:23:56: And so we see this hub as a way to

00:23:56 --> 00:23:59: include instructions on how to how folks can engage with

00:24:00 --> 00:24:01: available programs.

00:24:01 --> 00:24:03: I mean, there are so many programs already existing and

00:24:03 --> 00:24:04: more to be developed,

00:24:04 --> 00:24:07: so the hub would help navigate that.

00:24:07 --> 00:24:10: It would also hone in on those technical details,

00:24:10 --> 00:24:13: both for holistic, integrated design support that Kevin will speak

00:24:13 --> 00:24:14: to you,

00:24:14 --> 00:24:17: as well As for individual equipment upgrade support that kind

00:24:17 --> 00:24:20: of more phased approach for electrification or Der's,

00:24:20 --> 00:24:23: and so this would build on current efforts that San

00:24:24 --> 00:24:27: Jose already has in place with with EEA and others.

00:24:27 --> 00:24:30: And this wouldn't also include providing case studies and other

00:24:30 --> 00:24:34: cost analysis for that technical side of electrification in Der's.

00:24:34 --> 00:24:36: And lastly, Molly will speak more to this,

00:24:36 --> 00:24:40: but the hub will also showcase all the financing opportunities

00:24:40 --> 00:24:43: available to help make that business case pencil.

00:24:43 --> 00:24:47: So this is financing from the city finance opportunities from

00:24:47 --> 00:24:50: the state and the CDC from utilities from the federal

00:24:50 --> 00:24:51: government there.

00:24:51 --> 00:24:54: There's a lot, and so it could be aggregated here

00:24:54 --> 00:24:55: with the hub.

00:24:55 --> 00:24:58: On the additional policies and programmes,

00:24:58 --> 00:25:01: tide to a technical piece of electrification and der as

00:25:01 --> 00:25:03: we see a huge opportunity to update the vpo.

00:25:03 --> 00:25:07: The building Performance Ordinance to add some teeth and

00:25:07 --> 00:25:08: integrate

00:25:08 --> 00:25:12: electrification and Der's.

00:25:12 --> 00:25:13: So this was referenced a little bit in that draft

00:25:13 --> 00:25:14: EBEP as well,

00:25:14 --> 00:25:18: and we fully support this concept,

00:25:18 --> 00:25:21: so we'd love to see that beyond benchmarking requirements

00:25:21 --> 00:25:23: which

00:25:23 --> 00:25:27: are starting in 2023 to have some compliance options that

00:25:27 --> 00:25:31: include electrification,

00:25:31 --> 00:25:34: retrofits, and der installations. And then we'd also love to

00:25:34 --> 00:25:37: see the program evolve into a full on building performance

00:25:37 --> 00:25:39: standard within a few laid letters,

00:25:39 --> 00:25:42: later years later. And so there we know that this

00:25:42 --> 00:25:45: is kind of included in there a little bit,

00:25:45 --> 00:25:49: but we we really want it to be focused as

00:25:49 --> 00:25:52: a key,

00:25:52 --> 00:25:55: a key element there. We also see a lot of

00:25:55 --> 00:25:59: opportunity to simplify the compliance and permitting

00:25:59 --> 00:26:01: process,

00:26:01 --> 00:26:04: whether it's ensuring a single city staff person,

00:26:04 --> 00:26:07: shepherds a project through all the different approval

00:26:07 --> 00:26:09: processes,

00:26:09 --> 00:26:15: or especially looking at the processes that address the older

00:26:15 --> 00:26:18: housing stock on the multifamily side.

00:26:18 --> 00:26:21: And just being aware of potential unintended consequences

00:26:21 --> 00:26:24: of some

00:26:24 --> 00:26:27: of these policies and mandates being thoughtful there,

00:26:27 --> 00:26:29: let's go to the next slide.

00:26:29 --> 00:26:32: On stakeholder awareness. Our recommendations revolve

00:26:32 --> 00:26:35: around communicating often and

00:26:15 --> 00:26:17: intentionally and equitably,  
 00:26:17 --> 00:26:20: to increase stakeholder awareness and and enthusiasm.  
 00:26:20 --> 00:26:23: And so some of this page will speak to more  
 00:26:23 --> 00:26:25: in in in a coming section,  
 00:26:25 --> 00:26:27: but just to tear that up,  
 00:26:27 --> 00:26:30: we see a lot of opportunities to use the programs  
 00:26:30 --> 00:26:31: already in place,  
 00:26:31 --> 00:26:34: so leverage the existing communication channels and build  
 new ones  
 00:26:34 --> 00:26:37: to reach the stakeholders across the board,  
 00:26:37 --> 00:26:39: so that could be using the BPO email list.  
 00:26:39 --> 00:26:43: Engaging with existing community benefits organizations and  
 unions who you  
 00:26:43 --> 00:26:45: have relationships with.  
 00:26:45 --> 00:26:46: The San Jose Chamber of Commerce.  
 00:26:46 --> 00:26:49: Continuing that relationship and beyond that,  
 00:26:49 --> 00:26:55: thinking about starting more communications channels with  
 the California Apartment  
 00:26:55 --> 00:26:56: Association and beyond.  
 00:26:56 --> 00:26:59: It's also important to meet those community members where  
 they  
 00:26:59 --> 00:27:01: are both commercial owners and developers,  
 00:27:01 --> 00:27:04: and also those local residents and seabios.  
 00:27:04 --> 00:27:07: We can't expect them to come to this city like  
 00:27:07 --> 00:27:09: we need to go to them.  
 00:27:09 --> 00:27:12: One way to to start that process and engage those  
 00:27:12 --> 00:27:16: stakeholders is by creating some sort of representative  
 Green Building  
 00:27:16 --> 00:27:19: committee or working group that brings multiple voices to the  
 00:27:19 --> 00:27:22: table. And we've seen this work to great success in  
 00:27:23 --> 00:27:26: areas like Boston and Washington DC and others that we  
 00:27:26 --> 00:27:28: think San Jose would really benefit from.  
 00:27:28 --> 00:27:32: And participants in this working group spam the stakeholders  
 that  
 00:27:32 --> 00:27:34: the city wants to reach and so that talks about  
 00:27:35 --> 00:27:35: city,  
 00:27:35 --> 00:27:38: staff, community residents and activists,  
 00:27:38 --> 00:27:42: multifamily owners and developers, utility representatives  
 and DP,  
 00:27:42 --> 00:27:44: and contractor trades reps. Really,  
 00:27:44 --> 00:27:46: the whole the whole community that's involved in this.  
 00:27:46 --> 00:27:49: We want them to be at the table in this  
 00:27:49 --> 00:27:52: working group and the group would convene monthly,

00:27:52 --> 00:27:55: likely to help develop the policies and get local folks  
00:27:55 --> 00:27:56: bought in.  
00:27:56 --> 00:27:59: This would. This would also be the place to explore  
00:27:59 --> 00:28:03: potential mandatory measures that the city has thrown out as  
00:28:03 --> 00:28:03: ideas.  
00:28:03 --> 00:28:06: We did not think that we as a panel in  
00:28:06 --> 00:28:08: 3 1/2 days should say which to go for.  
00:28:08 --> 00:28:11: We we think it's a bigger conversation and so pulling  
00:28:11 --> 00:28:14: pulling a representative group in to talk about potential  
options  
00:28:14 --> 00:28:17: like a reach code for existing buildings,  
00:28:17 --> 00:28:19: time of replacement, equipment requirements,  
00:28:19 --> 00:28:22: point of sale opportunities, indoor air quality standards,  
00:28:22 --> 00:28:26: greenhouse gas mitigation fees, those type of of potential.  
00:28:26 --> 00:28:29: Measures can be discussed in this group,  
00:28:29 --> 00:28:33: so Boston Green Ribbon Commission and Washington DC  
Grill,  
00:28:33 --> 00:28:37: Green Building Advisory Council or are two great examples  
of  
00:28:37 --> 00:28:38: this this concept.  
00:28:38 --> 00:28:43: Additionally, it's very important that the city showed show it  
00:28:43 --> 00:28:44: can be done.  
00:28:44 --> 00:28:46: It's about that trust element,  
00:28:46 --> 00:28:48: and so one way to start is to feature it  
00:28:48 --> 00:28:53: and subsidize demonstration projects and best practices so  
that locals  
00:28:53 --> 00:28:56: can learn from and trust in both new and existing  
00:28:56 --> 00:28:59: assets across the city and and these assets need to  
00:28:59 --> 00:29:04: reach multiple stakeholders and reach multiple multiple  
cultural demographics,  
00:29:04 --> 00:29:06: right? So the east side as well as downtown,  
00:29:06 --> 00:29:09: low rise, multifamily, and high rise.  
00:29:09 --> 00:29:13: Schools and community centers where folks will will see  
these  
00:29:13 --> 00:29:17: electrification and der technologies in the works kind of  
leaning  
00:29:17 --> 00:29:20: into the net Zero neighborhoods program.  
00:29:20 --> 00:29:23: The city is developing these type of opportunities to have  
00:29:23 --> 00:29:26: those demonstration projects loud and proud.  
00:29:26 --> 00:29:29: Another way, even faster perhaps,  
00:29:29 --> 00:29:32: is to hold a citywide design competition for a hypothetical  
00:29:32 --> 00:29:37: electrification and der projects to increase enthusiasm for  
these innovations.  
00:29:37 --> 00:29:39: This has been done to great success in other areas

00:29:40 --> 00:29:40: as well.

00:29:40 --> 00:29:44: In San Jose could really rally some similar participation and

00:29:44 --> 00:29:46: success around this.

00:29:46 --> 00:29:48: Lastly, on the stakeholder awareness piece,

00:29:48 --> 00:29:51: it's important to report out on success and in progress

00:29:51 --> 00:29:52: on a regular basis.

00:29:52 --> 00:29:56: Share that good news, highlight what early adopters have achieved

00:29:56 --> 00:29:59: as examples for others to follow so the the multifamily

00:29:59 --> 00:30:03: owner and developer community really can't help teach others as

00:30:03 --> 00:30:06: as they figure this out and make sure that everyone

00:30:06 --> 00:30:07: comes along,

00:30:07 --> 00:30:08: so I'll pass it to Jose to speak to our

00:30:08 --> 00:30:10: last recommendations around innovation.

00:30:11 --> 00:30:14: Thanks Marta, and I'll fly through this.

00:30:14 --> 00:30:18: We really believe the recommendation is on the innovation side

00:30:18 --> 00:30:18: again,

00:30:18 --> 00:30:22: is really around cherishing the opportunity to be first to

00:30:22 --> 00:30:25: be the world leader and that means leaning into the

00:30:25 --> 00:30:26: space of discomfort.

00:30:26 --> 00:30:29: Realizing that there may not be examples of how to

00:30:29 --> 00:30:29: do it right.

00:30:29 --> 00:30:32: But but leaning in that space of creativity,

00:30:32 --> 00:30:35: we think by leveraging your proximity,

00:30:35 --> 00:30:39: looking at creating innovation, pilots with private Public Partnerships in

00:30:39 --> 00:30:42: spaces like energy storage which are already doing.

00:30:42 --> 00:30:45: Looking at partnering with Google partner with sales,

00:30:45 --> 00:30:48: they state from research and looking at the region in

00:30:48 --> 00:30:51: terms of going after some of the funds dollars in

00:30:51 --> 00:30:53: in in partnering opportunities,

00:30:53 --> 00:30:56: we can really allow for innovation to be created and

00:30:56 --> 00:30:58: even higher level than already.

00:30:58 --> 00:31:00: We think that leveraging data is going to be extremely

00:31:00 --> 00:31:02: important from an innovation standpoint.

00:31:02 --> 00:31:05: It can drive again neighborhood centric solutions.

00:31:05 --> 00:31:07: We just showed here a map that shows it's a

00:31:07 --> 00:31:11: resource from close here that shows where all the EV

00:31:11 --> 00:31:12: Chargers are located.

00:31:12 --> 00:31:14: You know that. That's one of the goals is trying

00:31:14 --> 00:31:15: to figure out how to prioritize that.

00:31:15 --> 00:31:17: Leverage the data that you have to be able to  
00:31:17 --> 00:31:18: drive for that,  
00:31:18 --> 00:31:22: that infrastructure improvements occur. And make sure this  
active dashboards  
00:31:22 --> 00:31:23: to report on what app,  
00:31:23 --> 00:31:25: what Marta just talked about.  
00:31:25 --> 00:31:29: The city can see those winds in a real life.  
00:31:29 --> 00:31:33: Real time perspectives. Look at Creative uses for spaces.  
00:31:33 --> 00:31:37: For solar energy storage. Der's really look at at at  
00:31:37 --> 00:31:40: trying to expand on any opportunity to leverage in to  
00:31:40 --> 00:31:44: meet your climate smart goals and continue to look for  
00:31:44 --> 00:31:46: creative ways to incentivize community solar,  
00:31:46 --> 00:31:48: particularly with a focus on multifamily.  
00:31:48 --> 00:31:52: Again, there's some opportunities in that space that can be  
00:31:52 --> 00:31:55: leveraged again the microgrid proposal that's going with the  
Google  
00:31:55 --> 00:31:59: campus looking at more opportunities to expand those  
microgrid concepts.  
00:31:59 --> 00:32:02: Looking at virtual power plants and then making sure that  
00:32:03 --> 00:32:06: we continue what we're focused on looking fication today.  
00:32:06 --> 00:32:09: That we're looking at all ways to address the city's  
00:32:09 --> 00:32:11: carbon goals beyond just electrification.  
00:32:11 --> 00:32:13: Believe you're already headed in that direction,  
00:32:13 --> 00:32:15: so some of these may be things that you're already  
00:32:15 --> 00:32:16: moving.  
00:32:16 --> 00:32:19: Specifically, we want to encourage you to continue to lean  
00:32:19 --> 00:32:20: into that space.  
00:32:20 --> 00:32:22: And with that, I'd like to pass it to Molly.  
00:32:22 --> 00:32:25: We'll talk about funding and incentives about how to pay  
00:32:25 --> 00:32:26: for all those new ideas.  
00:32:28 --> 00:32:28: Thanks so  
00:32:28 --> 00:32:32: much Jose. I'm so I'm gonna spend a little bit  
00:32:32 --> 00:32:35: of time today talking about financing and incentives.  
00:32:35 --> 00:32:38: And 1st, I really want to applaud the city of  
00:32:38 --> 00:32:40: San Jose for their visionary climate.  
00:32:40 --> 00:32:44: Smart San Jose plan and their goal of reaching carbon  
00:32:44 --> 00:32:45: neutrality by 2030,  
00:32:45 --> 00:32:48: the city has made significant strides through launching San  
Jose  
00:32:48 --> 00:32:51: Clean Energy and building on the city's general plan.  
00:32:51 --> 00:32:55: Envision San Jose 2040 and moving toward 100%  
00:32:55 --> 00:32:59: renewable energy supply while working to understand and  
eventually reduce

00:32:59 --> 00:33:03: consumption from the building Performance Ordinance and its existing electrification

00:33:03 --> 00:33:04: plan,

00:33:04 --> 00:33:06: which is currently in draft.

00:33:06 --> 00:33:07: As folks have said before,

00:33:07 --> 00:33:12: the focus of our panel is on electrifying multifamily housing.

00:33:12 --> 00:33:15: Which would be an uphill battle for any jurisdiction,

00:33:15 --> 00:33:19: but San Jose faces unique challenges due to the housing

00:33:19 --> 00:33:20: crisis.

00:33:20 --> 00:33:24: I wanted to point out that nationwide tenants pay their

00:33:24 --> 00:33:26: own electricity bills about 96%

00:33:26 --> 00:33:29: of the time, so it's imperative that we realize that

00:33:29 --> 00:33:32: the renters of San Jose will be impacted directly,

00:33:32 --> 00:33:34: both in terms of fuel switching,

00:33:34 --> 00:33:37: but also in terms of the upside benefits of energy

00:33:37 --> 00:33:40: efficiency and renewable energy generation.

00:33:40 --> 00:33:43: Next slide, please. So to me at San Jose is

00:33:43 --> 00:33:47: audacious climate reduction and electrification goals.

00:33:47 --> 00:33:50: There needs to be an array of financing options for

00:33:50 --> 00:33:55: multifamily properties to serve the city's diverse population and diverse

00:33:55 --> 00:33:56: housing typologies,

00:33:56 --> 00:33:59: funding opportunities, need to be available during the life

00:33:59 --> 00:34:00: cycle

00:33:59 --> 00:34:00: of a property,

00:34:00 --> 00:34:04: from construction through rehab, both moderate and substantial.

00:34:04 --> 00:34:08: So every time the building is capitalized and every time

00:34:08 --> 00:34:10: the building is rehabbed,

00:34:10 --> 00:34:13: there should be progress towards electrification.

00:34:13 --> 00:34:17: Many of these options were referenced in the Climatesmart San

00:34:17 --> 00:34:17: Jose plan,

00:34:17 --> 00:34:21: and we amplified the opportunities that will be a good

00:34:21 --> 00:34:24: fit and are adding a few more recommendations.

00:34:24 --> 00:34:27: At these recommendations include mortgage finance,

00:34:27 --> 00:34:35: midstream financing options, a menu of options for renewable energy

00:34:35 --> 00:34:38: from solar leases,

00:34:38 --> 00:34:40: Ppa's and also direct ownership.

00:34:40 --> 00:34:42: And also collective purchasing power.

00:34:42 --> 00:34:46: This can be done at the block or neighborhood scale.

00:34:46 --> 00:34:51: Organizations like Solar United Neighbors that started in

Washington DC

00:34:51 --> 00:34:54: have done this at scale and it actually expanded this

00:34:54 --> 00:34:56: program across the country.

00:34:56 --> 00:34:59: There there are also some important things that the city

00:34:59 --> 00:35:02: can do to provide incentives and reduce friction.

00:35:02 --> 00:35:04: Friction for new construction and renovation.

00:35:04 --> 00:35:07: I'm going to turn it over to my fellow panelist

00:35:07 --> 00:35:07: cabin.

00:35:09 --> 00:35:10: Like temporarily pulled the power

00:35:10 --> 00:35:12: lines off the houses.

00:35:13 --> 00:35:17: I think Paul, you're on talking you're on live.

00:35:17 --> 00:35:20: Hi, this is this is Kevin what I do want

00:35:20 --> 00:35:21: to talk about?

00:35:21 --> 00:35:25: Are some of the incentives and recommendations to motivate

00:35:25 --> 00:35:28: some

00:35:28 --> 00:35:31: of the building owners to drive their portfolio to carbon

00:35:31 --> 00:35:34: neutrality and at the same time come up with and

00:35:38 --> 00:35:42: help you know with property owners to combine.

00:35:42 --> 00:35:46: Sorry Paul, you're you're live on this.

00:35:46 --> 00:35:48: But to help property owners combine electrification and

00:35:48 --> 00:35:49: renewable strategies

00:35:49 --> 00:35:52: in a way that can be financially beneficial at the

00:35:52 --> 00:35:53: same time,

00:35:53 --> 00:35:55: some of these recommendations are already mentioned and

00:35:55 --> 00:35:57: touched on

00:35:57 --> 00:36:00: in the climate smart plan.

00:36:00 --> 00:36:03: And we'll skim over those and,

00:36:03 --> 00:36:07: and I want to take a little bit deeper,

00:36:07 --> 00:36:11: dive into some of the others with electrification.

00:36:11 --> 00:36:14: If you're going to some of the property owners had

00:36:14 --> 00:36:17: concerns over exploring electrification improvements and

00:36:17 --> 00:36:19: worried about whether that

00:36:19 --> 00:36:21: was going to trigger non conforming code conditions for

00:36:21 --> 00:36:25: existing

00:36:25 --> 00:36:28: conditions in their projects, and that was.

00:36:28 --> 00:36:33: Both nonconforming code issues as well as abatement

00:36:33 --> 00:36:35: issues that

00:36:35 --> 00:36:37: might include lead paint,

00:36:37 --> 00:36:39: asbestos, mold, those kinds of things.

00:36:39 --> 00:36:41: So if the city could maybe communicate some of that

00:36:41 --> 00:36:43: to alleviate the fears for some of the building owners

00:36:43 --> 00:36:45: that exploring this electrification is not necessarily going to

00:36:45 --> 00:36:47: trigger

00:36:33 --> 00:36:36: a landslide of additional costs to bring everything up to  
00:36:36 --> 00:36:36: code.  
00:36:36 --> 00:36:37: And how that would work.  
00:36:37 --> 00:36:40: I think that would be helpful to alleviate some of  
00:36:41 --> 00:36:43: the fear and help accelerate the adoption rate.  
00:36:43 --> 00:36:47: And then expediting the permit process you're pretty familiar  
with  
00:36:47 --> 00:36:51: and communicating that the fees and permits people are  
paying  
00:36:51 --> 00:36:54: into that for the expedited expedited process would go  
towards  
00:36:54 --> 00:36:57: staff so they could continue to make sure they've got  
00:36:57 --> 00:36:59: the resources to maintain that.  
00:36:59 --> 00:37:03: I think that would help with giving some confidence that  
00:37:03 --> 00:37:07: that program was actually going to be effective to some  
00:37:07 --> 00:37:10: of the stakeholders and then exempting the cost on the  
00:37:10 --> 00:37:13: excess tax roll is really the concept of.  
00:37:13 --> 00:37:16: Getting people motivated to do the right thing,  
00:37:16 --> 00:37:19: but then not increasing their property taxes as a result  
00:37:19 --> 00:37:19: of that.  
00:37:19 --> 00:37:22: If that's possible, I think that would show really strong  
00:37:22 --> 00:37:26: sign of good faith and then also help increase the  
00:37:26 --> 00:37:27: adoption rate flex codes.  
00:37:27 --> 00:37:30: I want to kind of talk about briefly a little  
00:37:30 --> 00:37:33: bit what I mean with allowing flex codes would be  
00:37:33 --> 00:37:35: for the city to give the staff members at the  
00:37:35 --> 00:37:40: planning and building department, so flexibility to make  
decisions around  
00:37:40 --> 00:37:45: improvements that are contributing to electrification and  
carbon neutrality.  
00:37:45 --> 00:37:47: That may bump up against code code issues,  
00:37:47 --> 00:37:51: or height limitations, so if the buildings at its height  
00:37:51 --> 00:37:52: limitation,  
00:37:52 --> 00:37:54: then you can't put solar on because it exceeds the  
00:37:55 --> 00:37:55: height limitation.  
00:37:55 --> 00:37:58: Can we make a variance for that or a variance  
00:37:58 --> 00:38:00: for where you would normally have a roof screen,  
00:38:00 --> 00:38:03: for example, but that's going to limit the amount of  
00:38:03 --> 00:38:06: roof space available for solar and shading and those kinds  
00:38:06 --> 00:38:06: of things.  
00:38:06 --> 00:38:08: If I'm up against a set back and I want  
00:38:08 --> 00:38:11: to insulate the outside of my building,  
00:38:11 --> 00:38:13: can we get some variances to enable those kinds of

00:38:13 --> 00:38:13: things?

00:38:13 --> 00:38:17: Cantilever ring, solar into? In the public space,

00:38:17 --> 00:38:19: those kinds of things where it makes sense and doesn't

00:38:19 --> 00:38:21: do a lot of harm is what we're talking about

00:38:21 --> 00:38:24: with flex codes and giving the city the flexibility for

00:38:24 --> 00:38:28: that. Providing capital for the upfront engineering and design costs

00:38:28 --> 00:38:29: would really be,

00:38:29 --> 00:38:33: you know, replicating what San Jose clean energy to have

00:38:33 --> 00:38:36: Silicon Valley clean energy is doing it.

00:38:36 --> 00:38:39: Peninsula Clean energy is doing it and try to get

00:38:39 --> 00:38:40: sounds like clean energy,

00:38:40 --> 00:38:43: maybe on board to help with some of those upfront

00:38:43 --> 00:38:43: costs,

00:38:43 --> 00:38:46: density bonuses. I think everybody is.

00:38:46 --> 00:38:48: Pretty much familiar with one of the ones I think

00:38:48 --> 00:38:51: is maybe the most important and can be the most

00:38:51 --> 00:38:52: impactful,

00:38:52 --> 00:38:55: especially with regards to the allow.

00:38:55 --> 00:38:59: You know, enabling the city to help facilitate property owners

00:38:59 --> 00:39:02: to do this in a cost effective financial way with

00:39:02 --> 00:39:05: a good return is to be able to provide support

00:39:05 --> 00:39:08: for a holistic integrated design approach.

00:39:08 --> 00:39:11: And what I mean by that is everything is is

00:39:11 --> 00:39:15: related when you're doing an energy efficient retrofit.

00:39:15 --> 00:39:18: So if. If one group is over working on the

00:39:18 --> 00:39:22: envelope and insulating the walls and putting in new Windows

00:39:22 --> 00:39:24: or window film or window inserts,

00:39:24 --> 00:39:28: or insulating the roof, another group that's going to affect

00:39:28 --> 00:39:31: how much HV AC equipment I need and the sizing

00:39:31 --> 00:39:32: of that HV AC equipment.

00:39:32 --> 00:39:37: And then if we're putting in new lighting and we're

00:39:37 --> 00:39:37: using.

00:39:37 --> 00:39:41: Management software two time of use management where you know

00:39:41 --> 00:39:44: we're going to have our car charged in the middle

00:39:44 --> 00:39:45: of the night.

00:39:45 --> 00:39:47: Our dishwasher goes on at three in the morning and

00:39:47 --> 00:39:49: our dryer goes on at 1:00 in the morning to

00:39:49 --> 00:39:51: help bring those loads down and even those out.

00:39:51 --> 00:39:54: That's going to affect my size of my panels and

00:39:54 --> 00:39:55: my Transformers.

00:39:55 --> 00:39:58: And if all of these folks in different disciplines are  
00:39:58 --> 00:40:02: designing their systems in isolation of each other,  
00:40:02 --> 00:40:03: there's no way to do it cost effectively.  
00:40:03 --> 00:40:06: You can't do it. Everybody has to coordinate and work  
00:40:06 --> 00:40:09: together because they all affect each other.  
00:40:09 --> 00:40:11: To be able to drive the the bare minimum or  
00:40:11 --> 00:40:14: the sizing of all of those things down to the  
00:40:14 --> 00:40:17: point where you find that space where the vectors of  
00:40:17 --> 00:40:20: efficacy cross between cost and energy efficiency.  
00:40:20 --> 00:40:23: And this is kind of a new concept that not  
00:40:23 --> 00:40:25: a lot of architects or contractors or Subs or are  
00:40:25 --> 00:40:26: familiar with,  
00:40:26 --> 00:40:29: and so to the extent the city through a tub  
00:40:29 --> 00:40:32: or through its staff could help facilitate that,  
00:40:32 --> 00:40:34: I think it could go a really long way to  
00:40:34 --> 00:40:37: helping everybody be profitable all the way through the  
indoor  
00:40:37 --> 00:40:41: air quality monitoring would be as simple as trying to.  
00:40:41 --> 00:40:44: Provide occupants with indoor and outdoor sensors to  
monitor air  
00:40:44 --> 00:40:47: quality so they can just look and see when the  
00:40:47 --> 00:40:50: air air quality outside is higher than the air quality  
00:40:50 --> 00:40:52: inside. Then I know I can open my windows,  
00:40:52 --> 00:40:55: flush the space, have higher indoor air quality and a  
00:40:55 --> 00:40:58: better living environment when it's the opposite.  
00:40:58 --> 00:40:59: The outdoor air quality is not good.  
00:40:59 --> 00:41:02: I close up my building and keep the air quality  
00:41:02 --> 00:41:02: higher that way.  
00:41:02 --> 00:41:05: In the lastly partnering with PG and E is imperative  
00:41:05 --> 00:41:08: and I know you've heard this a couple of times  
00:41:08 --> 00:41:11: through this presentation from all of my colleagues.  
00:41:11 --> 00:41:13: And that's going to continue to be a common theme  
00:41:13 --> 00:41:16: because we feel it's that important undergoing to electrify the  
00:41:16 --> 00:41:19: entire city and drive it towards carbon neutrality.  
00:41:19 --> 00:41:23: By 2030, it's absolutely imperative to have PG and E  
00:41:23 --> 00:41:27: as a willing and excited participant alongside the city.  
00:41:27 --> 00:41:29: And with that I'll turn it back over to Molly  
00:41:29 --> 00:41:31: to further explain how we're going to pay for all  
00:41:31 --> 00:41:32: this.  
00:41:33 --> 00:41:36: Great thanks Kevin. So I wanted to speak about the  
00:41:36 --> 00:41:39: funding that's already available.  
00:41:39 --> 00:41:41: There are a lot of synergies and funding available at

00:41:41 --> 00:41:42: the local,

00:41:42 --> 00:41:45: state, and federal level, and a plethora of existing and

00:41:45 --> 00:41:47: new funding opportunities.

00:41:47 --> 00:41:49: While San Jose has been a leader to fight to

00:41:49 --> 00:41:53: mitigate climate change through reducing greenhouse gas emissions,

00:41:53 --> 00:41:56: government, industry and philanthropy is catching up.

00:41:56 --> 00:42:00: We need all of these resources to be effective.

00:42:00 --> 00:42:03: We heard from the city and in stakeholder interviews that

00:42:03 --> 00:42:06: alphabet soup of funding options available.

00:42:06 --> 00:42:12: California Public Utilities Commission offers the build and

00:42:12 --> 00:42:15: tack programs.

00:42:12 --> 00:42:15: Soma Self generated incentive program,

00:42:15 --> 00:42:18: bayron, PG and E multifamily upgrades program,

00:42:18 --> 00:42:21: and more. There are also funding sources that are more

00:42:21 --> 00:42:24: flexible and the city should work with the Community to

00:42:24 --> 00:42:28: assess priorities and determine the best use of these funds.

00:42:28 --> 00:42:32: In my experience, these funds can be used for envelope,

00:42:32 --> 00:42:37: electrification, efficiency, and solar energy deployment like CDBG,

00:42:37 --> 00:42:40: which is a super flexible form of federal funds,

00:42:40 --> 00:42:44: weatherization and LIHEAP. But these funds are also typically used

00:42:44 --> 00:42:46: to preserve affordable housing,

00:42:46 --> 00:42:48: and so the city needs to look at its priorities

00:42:48 --> 00:42:49: and figure out.

00:42:49 --> 00:42:53: Where these funds need to be used?

00:42:53 --> 00:42:56: The San Jose Clean Energy Hub should be the connection

00:42:56 --> 00:42:58: point to these funding sources.

00:42:58 --> 00:43:02: Stakeholders did reference that there's a misalignment of incentives for

00:43:02 --> 00:43:07: electrification and distributed energy for both new construction and existing

00:43:07 --> 00:43:09: multifamily properties.

00:43:09 --> 00:43:12: The hub should convene local financing partners,

00:43:12 --> 00:43:16: including local lenders, agency finance,

00:43:16 --> 00:43:23: multifamily owners. To catalog and map existing funding resources and

00:43:24 --> 00:43:25: identify gaps,

00:43:25 --> 00:43:28: and that includes these programs referenced here.

00:43:28 --> 00:43:32: There also needs to be technical assistance for small mom

00:43:32 --> 00:43:36: and pop landlords and specific financing packages to help them

00:43:36 --> 00:43:37: meet their unique needs.

00:43:37 --> 00:43:39: Meeting them where they're at.

00:43:39 --> 00:43:42: We need to make sure that equity is at the

00:43:42 --> 00:43:45: center of what the hub is offering.

00:43:45 --> 00:43:49: I will mention before we dive into the other recommendations

00:43:49 --> 00:43:53: that there are many housing typologies in San Jose,

00:43:53 --> 00:43:58: a multi tenant, single family dwellings fourplex is  
manufactured housing

00:43:58 --> 00:44:03: communities which are going to require specialty financing  
programs customized

00:44:03 --> 00:44:06: for the unique electrification needs.

00:44:06 --> 00:44:09: The recommendations that are going to follow are going to

00:44:09 --> 00:44:14: address conventional and affordable multifamily properties of  
five units or

00:44:14 --> 00:44:14: more.

00:44:14 --> 00:44:17: So let's go to the next slide and drill down

00:44:17 --> 00:44:22: and discuss financing opportunities for existing multifamily  
properties,

00:44:22 --> 00:44:26: which is arguably arguably going to be the hardest segment

00:44:26 --> 00:44:27: to target.

00:44:27 --> 00:44:31: So first, I wanted to mention green mortgage loans.

00:44:31 --> 00:44:34: Green mortgage loans are available for for agency,

00:44:34 --> 00:44:39: finance, or multifamily, but also we've seen a growth in

00:44:39 --> 00:44:42: local lenders offering similar programs.

00:44:42 --> 00:44:44: Multifamily owners may be able to.

00:44:44 --> 00:44:47: Like pay for energy and water efficiency improvements,

00:44:47 --> 00:44:51: electrification and renewable energy via their mortgage,

00:44:51 --> 00:44:55: whether they're converting to permanent debt and doing a re

00:44:55 --> 00:44:57: fi or a supplemental property,

00:44:58 --> 00:45:01: owners typically receive a lower all in interest rate and

00:45:01 --> 00:45:04: are able to underwrite a portion of the projected energy

00:45:04 --> 00:45:07: and water savings to maximize their loan amount.

00:45:07 --> 00:45:09: And this is subject, of course,

00:45:09 --> 00:45:13: to normal loan to value and DSCR constraints.

00:45:13 --> 00:45:17: Multifamily owners are also able to underwrite a portion of

00:45:17 --> 00:45:20: the tenant savings if they can provide actual or sampled

00:45:20 --> 00:45:24: data which is available in the city of San Jose,

00:45:24 --> 00:45:28: and this will help to overcome the split incentive.

00:45:28 --> 00:45:31: Other options include on bill financing.

00:45:31 --> 00:45:34: There really needs to be opportunities for kind of midstream

00:45:34 --> 00:45:38: financing options and exist in addition to mortgage financing.

00:45:38 --> 00:45:42: San Jose Clean Energy could provide on bill financing.

00:45:42 --> 00:45:46: This was represented in the climate Smart plan where the

00:45:46 --> 00:45:50: payments could be equal or less to the projected energy

00:45:50 --> 00:45:51: and water savings.

00:45:51 --> 00:45:55: This provides a midstream opportunity for projects at all of

00:45:55 --> 00:45:59: all scales to make energy efficiency improvements.

00:45:59 --> 00:46:03: And these improvements can be tied to lengthen to the

00:46:03 --> 00:46:07: property which can lengthen the payback period I keep.

00:46:07 --> 00:46:12: Also I wanna know I keep mentoring water savings.

00:46:12 --> 00:46:15: Incentives, and I think that that's going to be really

00:46:15 --> 00:46:15: critical,

00:46:15 --> 00:46:17: although we're talking about electrification,

00:46:17 --> 00:46:20: there's an awful lot of energy used by hot water

00:46:20 --> 00:46:21: heating,

00:46:21 --> 00:46:25: and so you need to think about both energy efficiency

00:46:25 --> 00:46:29: and water efficiency as you kind of march forward on

00:46:29 --> 00:46:32: your electrification journey.

00:46:32 --> 00:46:37: Other incentives include thinking about maybe forming a

00:46:37 --> 00:46:40: green bank

00:46:37 --> 00:46:40: or a direct kind of city incentive program,

00:46:40 --> 00:46:47: either through. San Jose Clean Energy or another

00:46:47 --> 00:46:52: organization?

00:46:47 --> 00:46:52: A Green bank could provide credit enhancements using the

00:46:52 --> 00:46:57: city's

00:46:52 --> 00:46:57: bonding authority or soft debt to fund electrification and

00:46:57 --> 00:46:58: renewable

00:46:57 --> 00:46:58: energy retrofits.

00:46:58 --> 00:47:02: In the form of financing energy audits with an electrification

00:47:02 --> 00:47:03: study component,

00:47:03 --> 00:47:05: and that would be really critical.

00:47:05 --> 00:47:09: We heard from stakeholders that the one stop shop model

00:47:10 --> 00:47:14: is very impactful where an implementer or consultant will

00:47:14 --> 00:47:19: bring

00:47:14 --> 00:47:19: together the financing resources and actually do the work.

00:47:19 --> 00:47:23: And we've seen examples of this from contractors like great

00:47:23 --> 00:47:28: power and also organizations like Block Power and then

00:47:28 --> 00:47:29: finally

00:47:28 --> 00:47:29: rebates.

00:47:29 --> 00:47:34: So clean energy San Jose does have rebates available,

00:47:34 --> 00:47:37: but we need to really target those rebates for multifamily

00:47:37 --> 00:47:39: properties for appliances and equipment.

00:47:39 --> 00:47:44: Upgrades. If you wanna roll to the next slide great.

00:47:44 --> 00:47:47: I would be remiss if we did not touch on

00:47:47 --> 00:47:53: new construction while new construction construction

00:47:53 --> 00:47:54: electrification is business as

00:47:53 --> 00:47:54: usual for San Jose.

00:47:54 --> 00:47:58: We've discovered that there's still some obstacles the city and

00:47:58 --> 00:48:01: PG and E need to partner on a capacity study

00:48:01 --> 00:48:05: to better understand transformer capacity and other constraints on new

00:48:05 --> 00:48:10: construction. Making the study publicly available will assist developers with

00:48:10 --> 00:48:12: project planning and even existing.

00:48:12 --> 00:48:16: Buildings that seek an all electric retrofit.

00:48:16 --> 00:48:21: The unforeseen costs of utility side upgrades can be detrimental

00:48:21 --> 00:48:23: for project financials.

00:48:23 --> 00:48:26: So just quickly to cover the options for new construction.

00:48:26 --> 00:48:30: Green building certifications are a great option.

00:48:30 --> 00:48:36: Multifamily owners that seek a green building certification can oftentimes

00:48:36 --> 00:48:39: get a root all in reduced interest rate on their

00:48:39 --> 00:48:40: mortgage loan,

00:48:40 --> 00:48:46: and there's usually preferential pricing for certifications that are net

00:48:46 --> 00:48:50: zero or towards net zero like passive House lead 0

00:48:50 --> 00:48:51: NGBS plus.

00:48:51 --> 00:48:56: Zero Energy Living building challenge and more.

00:48:56 --> 00:48:58: Again, the Green Bank idea.

00:48:58 --> 00:49:02: Specifically setting aside a pool of dollars for pre development

00:49:02 --> 00:49:03: funds.

00:49:03 --> 00:49:06: We heard Kevin talk about this before for all electric

00:49:06 --> 00:49:08: properties for affordable housing.

00:49:08 --> 00:49:13: For me, P costs the estimate per project would be

00:49:13 --> 00:49:16: about 60,000 to 200,000 per property.

00:49:16 --> 00:49:20: To provide that extra layer of technical assistance,

00:49:20 --> 00:49:23: as we heard before, the hot dog should also highlight

00:49:23 --> 00:49:26: these case studies with diverse building.

00:49:26 --> 00:49:31: Typology is. And then finally.

00:49:31 --> 00:49:33: I'm going to turn it over to page to talk

00:49:33 --> 00:49:36: a little bit more about communications.

00:49:38 --> 00:49:42: Thanks Molly communication and outreach is going to continue to

00:49:42 --> 00:49:45: be a linchpin to the success of the climate smart

00:49:45 --> 00:49:46: plan for San Jose.

00:49:46 --> 00:49:49: The city has done a great job of building

00:49:49 --> 00:49:53: their communication and outreach and needs to continue on that

00:49:53 --> 00:49:59: path by actively engaging and communicating that continued implementation of

00:49:59 --> 00:50:01: this plan throughout the community.

00:50:01 --> 00:50:05: That's going to require that the city focus on creating

00:50:05 --> 00:50:09: a deep level of trust with your stakeholders.

00:50:09 --> 00:50:13: Which include the community, both owners and renters,

00:50:13 --> 00:50:16: the multifamily owners, and the developers.

00:50:16 --> 00:50:19: PG and E and aligning the city very clearly and

00:50:19 --> 00:50:23: very openly with the utilities electrification program and by bringing

00:50:23 --> 00:50:26: in the trades who are going to be instrumental over

00:50:26 --> 00:50:29: the long haul in helping the city and the community

00:50:29 --> 00:50:33: implement their net the necessary changes to make this happen.

00:50:33 --> 00:50:40: Next slide. And your. Thank you,

00:50:40 --> 00:50:44: a comprehensive communication plan is going to help you tell

00:50:44 --> 00:50:47: the Community why this information is important and how it

00:50:47 --> 00:50:50: will be organized to target all sectors of the Community.

00:50:50 --> 00:50:54: It it should include a history for those that might

00:50:54 --> 00:50:56: be new to the Community or new to this idea

00:50:56 --> 00:50:59: about how you got to where you are today and

00:50:59 --> 00:51:03: to what you Hope City Council will enact in May.

00:51:03 --> 00:51:06: It needs to address inclusivity and equity.

00:51:06 --> 00:51:11: Digging deeper to identify and actively include the most vulnerable

00:51:11 --> 00:51:13: low income and disadvantaged groups.

00:51:13 --> 00:51:15: I know that Jose talked about this earlier,

00:51:15 --> 00:51:19: but communicating a clear and consistent definition of the different

00:51:19 --> 00:51:21: segments that make up the Community,

00:51:21 --> 00:51:25: especially low income and disadvantaged groups,

00:51:25 --> 00:51:29: will ensure that everyone in the Community is is on

00:51:29 --> 00:51:33: the same page as you move forward with this plan.

00:51:33 --> 00:51:37: A process should be created to internalize the feedback from

00:51:37 --> 00:51:38: your existing efforts.

00:51:38 --> 00:51:41: Really important to take that in,

00:51:41 --> 00:51:44: filter it and evolve based on that feedback so that

00:51:44 --> 00:51:48: you can keep moving forward bigger and better.

00:51:48 --> 00:51:53: It should include strategies that effectively communicate with these different

00:51:53 --> 00:51:55: market segments that you've identified above,

00:51:55 --> 00:52:01: acknowledging the different things matter to and motivate different people

00:52:01 --> 00:52:03: within your community.

00:52:03 --> 00:52:07: It should also strive to communicate in a manner that

00:52:07 --> 00:52:08: doesn't create angst,

00:52:08 --> 00:52:13: anxiety or anger. Understanding and anticipating some of the barriers

00:52:13 --> 00:52:18: and the triggers within the different segments of the community

00:52:18 --> 00:52:23: to implementation of the plan and proactively addressing them through

00:52:23 --> 00:52:27: something as simple as an FA Q on the 0

00:52:27 --> 00:52:33: carbon hub will help remove barriers to conversation and participation.

00:52:33 --> 00:52:36: By these different market segments.

00:52:36 --> 00:52:40: Next slide. Implementing the communications plan in the community is

00:52:41 --> 00:52:43: going to be critical to success in sharing.

00:52:47 --> 00:52:52: This program of electrification needs an outreach manager,

00:52:52 --> 00:52:55: someone dedicated to the plan and its success,

00:52:55 --> 00:52:58: and that should be a priority of the city to

00:52:58 --> 00:53:01: ensure that the plan continues to move forward.

00:53:01 --> 00:53:05: Staff level support if not found in the budget,

00:53:05 --> 00:53:09: can always can also be sourced through grants from the

00:53:09 --> 00:53:12: Resilience Corp or America or grants.

00:53:12 --> 00:53:15: Investing in creating community based volunteer.

00:53:15 --> 00:53:20: Then intern programs that can take your message to the

00:53:20 --> 00:53:24: people through St level ambassadors that do door knocks and

00:53:24 --> 00:53:26: talk to people.

00:53:26 --> 00:53:29: One on one can be very helpful in the community.

00:53:29 --> 00:53:33: Make sure that your communications are shared in multiple formats

00:53:33 --> 00:53:37: to ensure the comfort of every Community member that's receiving

00:53:37 --> 00:53:38: this information.

00:53:38 --> 00:53:41: People to whom English is not their first language will

00:53:42 --> 00:53:45: often receive information much better if it's in their native

00:53:45 --> 00:53:46: language.

00:53:46 --> 00:53:50: The city already provides information.

00:53:50 --> 00:53:53: In English, Spanish, and most often Vietnamese,

00:53:53 --> 00:53:58: expanding on that list of available languages would be invaluable

00:53:58 --> 00:54:02: to getting the information information out to the community.

00:54:02 --> 00:54:07: Low tech methods need to be identified and employed that

00:54:07 --> 00:54:11: will help the less tech savvy or for for those

00:54:11 --> 00:54:12: who don't,

00:54:12 --> 00:54:16: just don't have good access to technology so that they

00:54:16 --> 00:54:20: get these the same information that everybody else is getting.

00:54:20 --> 00:54:23: Employ virtual or outdoor venues and I know that that

00:54:23 --> 00:54:26: the city has already done some of this for those

00:54:26 --> 00:54:29: that aren't yet comfortable or are too vulnerable to leave

00:54:29 --> 00:54:31: their homes to meet in person.

00:54:33 --> 00:54:38: Choose a wide variety of messages of methods to disseminate

00:54:38 --> 00:54:40: factual information.

00:54:40 --> 00:54:42: Really, what worked for you in the pandemic don't recreate

00:54:42 --> 00:54:42: the.

00:54:42 --> 00:54:45: We'll go back and use what you've used before and

00:54:45 --> 00:54:49: make sure that that you're getting factual information out to

00:54:49 --> 00:54:50: the community.

00:54:50 --> 00:54:53: Finally, be sure to include a defined and inclusive and

00:54:54 --> 00:54:57: engaging set of processes for ongoing discussion,

00:54:57 --> 00:55:02: making sure that the the discussion continues is really important.

00:55:02 --> 00:55:05: Create tenant advocacy groups so they can lobby their landlords

00:55:05 --> 00:55:06: for improvements.

00:55:06 --> 00:55:10: Multifamily owner groups. Get with them to share important.

00:55:10 --> 00:55:14: Upside to their investment. In going electric,

00:55:14 --> 00:55:19: create an Advisory Council. That or a green Ribbon Commission

00:55:19 --> 00:55:22: to make sure that meets on a regular basis.

00:55:22 --> 00:55:25: Meeting on a regular basis is very important to make

00:55:25 --> 00:55:28: sure that things are on track to address issues and

00:55:28 --> 00:55:31: concerns as they come up so that they don't sit

00:55:31 --> 00:55:34: in the background and fester and become bigger than they

00:55:34 --> 00:55:35: should be.

00:55:35 --> 00:55:39: Keeping the conversation active, alive and relevant keeps the project

00:55:39 --> 00:55:42: and the electrification plan moving forward.

00:55:42 --> 00:55:47: Next slide. The most important part of this plan is

00:55:47 --> 00:55:50: the strategy for outreach.

00:55:50 --> 00:55:54: Actually taking this and getting the message into the community.

00:55:54 --> 00:55:56: That's for the city can get the most bang for

00:55:56 --> 00:55:57: its buck.

00:55:57 --> 00:56:01: Investing city dollars to guarantee getting this information into the

00:56:01 --> 00:56:05: community in a manner that they will successfully receive it.

00:56:05 --> 00:56:08: The existing plan is identifies good life 2.0 as a

00:56:08 --> 00:56:09: means of,

00:56:09 --> 00:56:15: among other things, targeting economic exclusivity and identifying technology enablers.

00:56:15 --> 00:56:19: Great ideas. Are found in that good life 2.0 plan

00:56:19 --> 00:56:20: building on that.

00:56:20 --> 00:56:25: The city should identify impactful venues where you can have

00:56:25 --> 00:56:26: an informational presence,

00:56:26 --> 00:56:30: public meetings, city sponsored work sessions,

00:56:30 --> 00:56:35: HO and Co-op meetings, setting up booths at community meetings,

00:56:35 --> 00:56:39: fairs and festivals, attending service organization meetings,

00:56:39 --> 00:56:45: and professional meetings. Casual settings where people are relaxed will

00:56:45 --> 00:56:50: provide the greatest opportunities for your message to be heard.

00:56:50 --> 00:56:54: Use the 0 carbon hub to provide information and technical

00:56:54 --> 00:56:58: assistance and just plain information for people who hear about

00:56:58 --> 00:57:01: this and say I want to learn more.

00:57:01 --> 00:57:03: They're they walk by the booth at a festival they

00:57:03 --> 00:57:04: hear about it.

00:57:04 --> 00:57:06: They're like, well, what's that all about?

00:57:06 --> 00:57:08: They want to go to the hub and they want

00:57:08 --> 00:57:11: to get all the information that they can on what

00:57:11 --> 00:57:11: this is about.

00:57:11 --> 00:57:14: Develop a newsletter that can be sent out on a

00:57:14 --> 00:57:16: regular basis with updates on new projects,

00:57:16 --> 00:57:20: new initiatives, and demonstration pilot projects that are that are

00:57:20 --> 00:57:23: going to be coming to that are going to be

00:57:23 --> 00:57:26: coming to fruition that everybody can can take a look

00:57:26 --> 00:57:30: at. Develop demonstrations that you can take into the community

00:57:30 --> 00:57:33: that show what the equipment looks like and how it

00:57:33 --> 00:57:34: will function.

00:57:34 --> 00:57:40: For example, side-by-side cooking demonstrations on a gas stove versus

00:57:40 --> 00:57:41: an electric stove.

00:57:41 --> 00:57:44: What does an instant hot water heater look like?

00:57:44 --> 00:57:48: Give out inexpensive air quality meters so that people can

00:57:48 --> 00:57:52: monitor their air if they currently have gas appliances,

00:57:52 --> 00:57:55: find and I know that the city is the early

00:57:55 --> 00:57:56: on in this process,

00:57:56 --> 00:57:59: but as you start to get single family homes or

00:57:59 --> 00:58:01: small apartment buildings that electrify,

00:58:01 --> 00:58:06: find a handful of those buildings and create a parade

00:58:06 --> 00:58:07: of homes.

00:58:07 --> 00:58:10: Allow people to come in and show them what full

00:58:10 --> 00:58:12: electrification looks like.

00:58:12 --> 00:58:16: So that it doesn't so that the unknown doesn't become

00:58:17 --> 00:58:19: a barrier in their minds.

00:58:19 --> 00:58:23: Next slide. So where does San Jose start on this

00:58:23 --> 00:58:25: next phase of your journey?

00:58:25 --> 00:58:27: As as we've said throughout this presentation,

00:58:27 --> 00:58:31: start at the beginning, you urine and eat in the

00:58:31 --> 00:58:32: unique position.

00:58:32 --> 00:58:35: Own your leadership role in this plan,

00:58:35 --> 00:58:40: solidify the city's trusted relationships with its constituents

00:58:40 --> 00:58:41: and its

00:58:40 --> 00:58:41: partners,

00:58:41 --> 00:58:44: especially PG and E, PG and E has a website

00:58:44 --> 00:58:48: that is dedicated to the electrification of homes and its

00:58:48 --> 00:58:49: benefits.

00:58:49 --> 00:58:51: Bringing PG and E to the table with you as

00:58:52 --> 00:58:52: a partner.

00:58:52 --> 00:58:57: Is a powerful statement for the community to see in

00:58:57 --> 00:58:59: making this plan happen.

00:58:59 --> 00:59:04: Start by talking to some of your largest property owners.

00:59:04 --> 00:59:08: Multifamily single family home portfolio owners.

00:59:08 --> 00:59:11: Show them the win win win.

00:59:11 --> 00:59:16: Of electrification, energy efficiency leads to reduced

00:59:16 --> 00:59:22: operating expenses,

00:59:16 --> 00:59:22: increased net operating income and increased property

00:59:22 --> 00:59:24: values while reducing

00:59:22 --> 00:59:24: overall tenant costs.

00:59:24 --> 00:59:29: This leads to tenant stability and lower turnover.

00:59:29 --> 00:59:32: This is a great story to share with your community

00:59:32 --> 00:59:35: and effective and robust communication about the why,

00:59:35 --> 00:59:38: the how and the what.

00:59:38 --> 00:59:41: Will help everybody in the community realize that the time

00:59:42 --> 00:59:42: is right now.

00:59:48 --> 00:59:53: Great thank you page. I've noticed that we've got some

00:59:53 --> 00:59:56: questions and comments in the chat,

00:59:56 --> 01:00:00: and it occurs to me that it would be beneficial

01:00:00 --> 01:00:05: for the panel if we direct your questions there because.

01:00:05 --> 01:00:07: In terms of next steps,  
 01:00:07 --> 01:00:11: we're going to be taking this presentation and fleshing it  
 01:00:12 --> 01:00:14: out more as a full report,  
 01:00:14 --> 01:00:17: and so having a document having documentation of those  
 questions  
 01:00:17 --> 01:00:20: and responses would be would be helpful.  
 01:00:20 --> 01:00:23: So for those of you that that have some questions  
 01:00:23 --> 01:00:24: or comments,  
 01:00:24 --> 01:00:28: we welcome those. We just ask if possible to share  
 01:00:29 --> 01:00:30: those via the chat,  
 01:00:30 --> 01:00:33: so just looking at the at the chat,  
 01:00:33 --> 01:00:36: Carol made a comment about BPO.  
 01:00:36 --> 01:00:40: Already including prescriptive electrification language,  
 01:00:40 --> 01:00:44: Jose or Marta? Is there anything you might want to  
 01:00:45 --> 01:00:46: add add to that?  
 01:00:51 --> 01:00:52: Sure I I would say that I I saw that  
 01:00:52 --> 01:00:54: as as it came through as well.  
 01:00:54 --> 01:00:57: So thank you, Carol. As much as can be highlighted  
 01:00:57 --> 01:01:00: and incorporated and and very clearly up front part of  
 01:01:00 --> 01:01:04: that that BPO beyond benchmarking requirements options I I  
 think  
 01:01:04 --> 01:01:07: that's going to be great so we we may have  
 01:01:07 --> 01:01:10: 3 1/2 days where we're doing our best to incorporate  
 01:01:10 --> 01:01:10: it.  
 01:01:10 --> 01:01:12: Also assuming it's in there,  
 01:01:12 --> 01:01:12: that's terrific.  
 01:01:14 --> 01:01:17: Right? Let's see Diane. How do we require and encourage  
 01:01:17 --> 01:01:22: this transition to fully electric when lead times inexpensive,  
 01:01:22 --> 01:01:25: PG and E service upgrades are required as they normally  
 01:01:25 --> 01:01:28: are are far beyond the budget and expertise is smaller  
 01:01:28 --> 01:01:29: landlords.  
 01:01:31 --> 01:01:35: I can help with that if you want.  
 01:01:35 --> 01:01:35: Yeah,  
 01:01:35 --> 01:01:36: go ahead Kevin. You know  
 01:01:36 --> 01:01:37: one of the things Dan is  
 01:01:38 --> 01:01:40: in, the buildings we've worked on in the past.  
 01:01:40 --> 01:01:45: When we're using that integrative holistic design process that  
 I  
 01:01:45 --> 01:01:47: spoke about earlier,  
 01:01:47 --> 01:01:50: we're able to get the energy use intensity or the  
 01:01:50 --> 01:01:53: amount of energy a building needs to operate.  
 01:01:53 --> 01:01:55: You know, down to about 25%  
 01:01:55 --> 01:01:58: of what it was before we do the renovation through

01:01:58 --> 01:02:00: different building methodologies.

01:02:00 --> 01:02:01: When it's done in a in a thoughtful,

01:02:01 --> 01:02:04: holistic way. And so I think that.

01:02:04 --> 01:02:07: Your points are really good one,

01:02:07 --> 01:02:10: and in general there will be some of those upgrades

01:02:10 --> 01:02:10: needed.

01:02:10 --> 01:02:13: But you know the first step is to get the

01:02:13 --> 01:02:16: envelope and you know some of the other dynamics down

01:02:16 --> 01:02:19: the use of energy down as much as possible through

01:02:19 --> 01:02:24: the envelope through energy efficient appliances through

01:02:24 --> 01:02:25: software that will

01:02:24 --> 01:02:25: manage summer time of use.

01:02:25 --> 01:02:29: Maybe some battery storage backup along in conjunction

01:02:29 --> 01:02:30: with your

01:02:29 --> 01:02:30: solar,

01:02:30 --> 01:02:33: those kinds of things to maybe reduce or minimize the

01:02:33 --> 01:02:36: amount of panel upgrades that are necessary.

01:02:37 --> 01:02:40: I jump in there and add something as well.

01:02:40 --> 01:02:43: Go ahead, Jose, right? Great insight Kevin and I think

01:02:43 --> 01:02:46: that I mean in reading the question in terms of

01:02:46 --> 01:02:48: how we encourage the transition.

01:02:48 --> 01:02:50: One of the things we heard in talking with P

01:02:50 --> 01:02:52: Jeannie or one thing we're encouraging,

01:02:52 --> 01:02:55: is again making sure that there's some real partnership,

01:02:55 --> 01:02:59: formal intentional partnerships and collaboration and moving

01:02:59 --> 01:03:00: this initiative forward.

01:02:59 --> 01:03:00: So again, kudos to the City of San Jose and

01:03:00 --> 01:03:01: moving this direction,

01:03:01 --> 01:03:05: but bringing even more people to the table will be

01:03:05 --> 01:03:08: imperative when I say two is in our conversations with

01:03:08 --> 01:03:09: some of.

01:03:09 --> 01:03:10: For the feedback we received from PG and E,

01:03:10 --> 01:03:14: PG and E is far more able to be able

01:03:14 --> 01:03:17: to do some of this transition.

01:03:17 --> 01:03:20: If it's neighborhood focused and there's large swaths of

01:03:20 --> 01:03:22: properties

01:03:20 --> 01:03:22: that are involved and engaged,

01:03:22 --> 01:03:24: so finding ways to align in that pace may,

01:03:24 --> 01:03:27: at least in the short term or reducing the lead

01:03:27 --> 01:03:28: time expenses,

01:03:28 --> 01:03:31: it may not necessarily address all of all of your

01:03:31 --> 01:03:32: questions,

01:03:32 --> 01:03:34: but I think there's an opportunity in collaboration in addition  
01:03:34 --> 01:03:35: to Kevin's comments.  
01:03:36 --> 01:03:38: And you wanted to add?  
01:03:38 --> 01:03:41: Absolutely thanks Jeff. Even on top of what what Kevin  
01:03:41 --> 01:03:42: and Jose had mentioned,  
01:03:42 --> 01:03:46: we think there's a huge workforce opportunity to rally some  
01:03:46 --> 01:03:47: huge campaigns around.  
01:03:47 --> 01:03:50: Some of these upgrades that are harder to pencil or  
01:03:50 --> 01:03:53: harder for for outside groups to incentivize.  
01:03:53 --> 01:03:57: So we we heard an example during our stakeholder  
interviews  
01:03:57 --> 01:04:01: and bear with me in LAA couple decades ago.  
01:04:01 --> 01:04:03: There was a big push for water efficiency,  
01:04:03 --> 01:04:06: and so the city worked to get every single toilet.  
01:04:06 --> 01:04:10: We could retrofitted to be a higher efficiency toilet and  
01:04:10 --> 01:04:13: the locality increase their number of residents,  
01:04:13 --> 01:04:17: but didn't increase the water consumption because they  
utilized CEOs  
01:04:17 --> 01:04:20: that they already had relationships with around a huge job  
01:04:20 --> 01:04:24: development strategy to replace those toilets and so it's a  
01:04:24 --> 01:04:28: it's a potential parallel example where there's a huge  
opportunity  
01:04:28 --> 01:04:31: to get these panels and services upgraded,  
01:04:31 --> 01:04:33: and if the city can rally a big campaign with  
01:04:33 --> 01:04:36: workforce development around that to a creative potential.  
01:04:36 --> 01:04:39: Solution to to consider similarly,  
01:04:39 --> 01:04:43: even beyond that with with the Solar and Der Energy  
01:04:43 --> 01:04:45: storage side of things as well.  
01:04:45 --> 01:04:47: If there's a big roof replacement going on,  
01:04:47 --> 01:04:51: if there's workforce training to not only train those roofers  
01:04:51 --> 01:04:53: on how to also do solar,  
01:04:53 --> 01:04:57: but additionally subsidize the cost of solar when doing a  
01:04:57 --> 01:04:58: roof replacement,  
01:04:58 --> 01:05:00: there's a real opportunity for jobs,  
01:05:00 --> 01:05:06: jobs, development, and decarbonisation improvements in  
unison.  
01:05:06 --> 01:05:09: So we we couldn't get through all of our recommendations  
01:05:09 --> 01:05:10: in one hour,  
01:05:10 --> 01:05:11: so the report will have more.  
01:05:11 --> 01:05:14: But that's just an example of some additional ideas we  
01:05:14 --> 01:05:14: had.  
01:05:17 --> 01:05:19: Eric had some who is.  
01:05:19 --> 01:05:24: Is both an electrical contractor and architectural designer had

some

01:05:24 --> 01:05:29: really good insights relative to the code talking about float,

01:05:29 --> 01:05:32: float time and and circuits.

01:05:32 --> 01:05:34: Kevin, do you want to maybe take a look at

01:05:34 --> 01:05:36: that and and offer a perspective?

01:05:37 --> 01:05:41: Well, I think he's got some good points.

01:05:41 --> 01:05:43: You know, it's basically I think if I or if

01:05:43 --> 01:05:45: I read that right earlier,

01:05:45 --> 01:05:49: you're talking about using time of use management and other

01:05:49 --> 01:05:53: methodologies to just even out the the loads throughout the

01:05:53 --> 01:05:55: throughout the day,

01:05:55 --> 01:05:58: which again, you know the software and whatnot and and

01:05:58 --> 01:06:03: equipment that's available is getting more and more

01:06:03 --> 01:06:04: sophisticated to

01:06:04 --> 01:06:06: enable that.

01:06:06 --> 01:06:08: And that's only going to continue to get better,

01:06:08 --> 01:06:10: but I think it's a combination of that and what

01:06:10 --> 01:06:11: Jose and was talking about,

01:06:11 --> 01:06:13: what Marta was talking about.

01:06:13 --> 01:06:15: It's going to take everybody working together.

01:06:15 --> 01:06:17: It's a huge. It's a huge task,

01:06:17 --> 01:06:20: but to martyrs point, I think it creates a huge

01:06:20 --> 01:06:22: opportunity as well to get everybody's energy use down and

01:06:22 --> 01:06:24: and when you're doing that,

01:06:24 --> 01:06:27: by the way, you know there's two things we're not

01:06:27 --> 01:06:29: talking about that's lowering your bills and your operating

01:06:29 --> 01:06:32: expenses,

01:06:32 --> 01:06:32: which is great for the occupants,

01:06:32 --> 01:06:35: and nobody's been talking about the benefit to the

01:06:35 --> 01:06:36: environment

01:06:36 --> 01:06:38: as well.

01:06:38 --> 01:06:43: So I think it's going to take all these parties

01:06:43 --> 01:06:45: coming from different angles.

01:06:45 --> 01:06:49: Right, Carrie asked a question about multi family detached

01:06:49 --> 01:06:51: renters

01:06:51 --> 01:06:55: and what they pay for water.

01:06:55 --> 01:06:56: Raising. A good question, Laura chimed in on on that.

01:06:56 --> 01:06:57: Kerry was there anything else that you wanted to delve

01:06:57 --> 01:06:59: into on that?

01:06:59 --> 01:07:01: No,

01:07:01 --> 01:07:05: I think I think through the chat we we resolved

01:07:05 --> 01:07:07: it all that it looks like it.

01:07:07 --> 01:07:09: Not particular situation. There is a benefit to

01:07:05 --> 01:07:08: the property owner, which I think is important for us  
01:07:08 --> 01:07:09: to remember and leverage.  
01:07:09 --> 01:07:12: And then Neil also offered a perspective on that.  
01:07:12 --> 01:07:17: So we we thank thank everybody for that.  
01:07:17 --> 01:07:20: And Carol, thanks for your your good question and and  
01:07:20 --> 01:07:22: pointing out that that earlier point.  
01:07:22 --> 01:07:24: Glad you were able to join us.  
01:07:27 --> 01:07:30: Let's see, Julie had a had a comment regarding the  
01:07:30 --> 01:07:33: building Performance Ordinance.  
01:07:33 --> 01:07:34: Julie, did you want to expand on that at all?  
01:07:37 --> 01:07:39: Yeah, I just wanted to make sure.  
01:07:39 --> 01:07:41: I mean, we do think there are some  
01:07:41 --> 01:07:42: opportunities still with  
01:07:42 --> 01:07:45: the building Performance Ordinance and including some of  
what you  
01:07:45 --> 01:07:46: attention.  
01:07:46 --> 01:07:50: It doesn't mention electrification as an option,  
01:07:50 --> 01:07:52: but it's not a requirement.  
01:07:52 --> 01:07:52: And it's  
01:07:53 --> 01:07:55: it's just one of many options that are in there  
01:07:55 --> 01:07:56: for built.  
01:07:56 --> 01:07:58: And it only applies to buildings that are out of  
01:07:58 --> 01:07:58: compliance,  
01:07:58 --> 01:08:03: so you know not meeting certain requirements in the the  
01:08:03 --> 01:08:04: BPO.  
01:08:04 --> 01:08:07: So we are. We're looking forward to hearing more about.  
01:08:07 --> 01:08:10: Some of the recommendations that you have on that  
01:08:10 --> 01:08:11: side will look at those.  
01:08:12 --> 01:08:14: Hey Jeff, is it possible for me to go back  
01:08:14 --> 01:08:17: to the the multifamily question and you just add 1  
01:08:17 --> 01:08:17: little spin?  
01:08:17 --> 01:08:18: Yeah,  
01:08:18 --> 01:08:20: of course of course. Please go ahead,  
01:08:20 --> 01:08:22: Jose. One  
01:08:22 --> 01:08:25: of the things that we've found again this is you're  
01:08:25 --> 01:08:27: gonna hear me bang on data a lot.  
01:08:27 --> 01:08:29: The city has a lot of information,  
01:08:29 --> 01:08:32: a lot of data on the housing stock that exists.  
01:08:32 --> 01:08:35: If you're able to identify where love that multi family  
01:08:35 --> 01:08:39: housing stock exists where you have those smaller landlords  
and  
01:08:39 --> 01:08:41: they're able to consolidate those into a a pilot,

01:08:41 --> 01:08:45: for example, you can significantly reduce some of those costs,

01:08:45 --> 01:08:47: particularly in terms of launching and create a model that

01:08:48 --> 01:08:50: could be implemented throughout other parts of the neighborhood.

01:08:50 --> 01:08:52: So this is where I think.

01:08:52 --> 01:08:55: San Jose, leveraging that data set to help in that

01:08:55 --> 01:08:56: prioritization process,

01:08:56 --> 01:08:59: would really be effective in at least addressing some of

01:08:59 --> 01:09:00: the near term cost concerns.

01:09:00 --> 01:09:05: And again, that's implementation goes through that reduce the cost

01:09:05 --> 01:09:05: overall.

01:09:05 --> 01:09:07: Yeah, in the long term.

01:09:10 --> 01:09:11: Can I add something

01:09:11 --> 01:09:16: jacked to what Julie had said about the building performance ordinance?

01:09:16 --> 01:09:17: So it just kind of been looking at?

01:09:17 --> 01:09:21: Where your building performance ordinance is today and kind of

01:09:21 --> 01:09:24: where you want to go in terms of electrification,

01:09:24 --> 01:09:27: we did see that there's a tremendous opportunity to adopt

01:09:27 --> 01:09:30: A new building performance standard,

01:09:30 --> 01:09:32: and I think the Institute for Market Transformation has done

01:09:32 --> 01:09:35: a lot of great resource work for you.

01:09:35 --> 01:09:37: Putting together resources. So there's a sample ordinance that you

01:09:37 --> 01:09:41: can kind of like lift from and customize for your

01:09:41 --> 01:09:43: city.

01:09:43 --> 01:09:43: I will say, I think it's going to be really

01:09:43 --> 01:09:46: beneficial for the city to to tap into.

01:09:46 --> 01:09:48: I know you're engaged with the US sustainability.

01:09:48 --> 01:09:51: Directors network, but to look at what other cities are

01:09:51 --> 01:09:54: doing like New York,

01:09:54 --> 01:09:55: I mean that the housing crisis that you're facing is

01:09:55 --> 01:09:58: very similar.

01:09:58 --> 01:09:58: You know, to places like New York City in terms

01:09:58 --> 01:10:02: of high costs and so just watching how they evolve

01:10:02 --> 01:10:07: their process,

01:10:07 --> 01:10:08: I think will will. You'll be able to learn a

01:10:08 --> 01:10:10: lot of lessons from that that you can adopt for

01:10:10 --> 01:10:12: San Jose.

01:10:12 --> 01:10:12: So just just keep an eye on what other cities

01:10:12 --> 01:10:15:

01:10:15 --> 01:10:15: are doing.  
01:10:15 --> 01:10:18: I think that that will be will pay big dividends.  
01:10:19 --> 01:10:21: And and if I could add to that Jeff to  
01:10:21 --> 01:10:24: only going on with with the the White House recently  
01:10:24 --> 01:10:26: announcing that a big coalition,  
01:10:26 --> 01:10:31: coalition of cities and localities to encourage strengthened  
building performance  
01:10:31 --> 01:10:32: standards,  
01:10:32 --> 01:10:34: I think there's going to be even more coming out  
01:10:34 --> 01:10:35: of that that you'll be able to learn from.  
01:10:35 --> 01:10:37: Or if it's not too late to join that coalition  
01:10:37 --> 01:10:38: and be a part of it,  
01:10:38 --> 01:10:41: that could be a valuable way to to plan ahead  
01:10:41 --> 01:10:41: too.  
01:10:44 --> 01:10:44: Great.  
01:10:46 --> 01:10:57: Other questions, comments, observations. OK.  
01:10:57 --> 01:11:00: Great well again on behalf of the panel,  
01:11:00 --> 01:11:03: our professional colleagues at ULI.  
01:11:03 --> 01:11:06: And myself, I just want to thank you all for  
01:11:06 --> 01:11:10: the privilege and being able to come and and engage  
01:11:10 --> 01:11:12: virtually with your community.  
01:11:12 --> 01:11:14: Unfortunately, and I live in Indianapolis,  
01:11:14 --> 01:11:18: believe me I would have loved to come to San  
01:11:18 --> 01:11:18: Jose.  
01:11:18 --> 01:11:22: I just appreciate the opportunity to help.  
01:11:22 --> 01:11:25: Hopefully a little bit along your along your journey and  
01:11:25 --> 01:11:28: I'm just again applaud you as the panel has for  
01:11:28 --> 01:11:31: the efforts you have done will continue to monitor what  
01:11:31 --> 01:11:33: you're doing with great interest in pride.

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