



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 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 frieders
electrification
00:04:51 --> 00:04:55: 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
various channels
00:06:18 --> 00:06:19: and partnerships.
00:06:19 --> 00:06:22: They know why this transformation is happening and how
this
00:06:23 --> 00:06:25: benefits benefits them personally.
00:06:25 --> 00:06:28: Indoor and outdoor air quality is improved in all
neighborhoods
00:06:28 --> 00:06:28: in San Jose,
00:06:28 --> 00:06:32: resulting in improved health outcomes.
00:06:32 --> 00:06:35: Occupants get reduced energy costs through living and all
electric
00:06:35 --> 00:06:36: buildings with on site,
00:06:36 --> 00:06:40: solar or through access to community solar.
00:06:40 --> 00:06:44: Assholes and neighborhoods are more resilient during
extreme weather events
00:06:45 --> 00:06:46: and emergency power shut offs.
00:06:46 --> 00:06:51: Because of the widespread uptake of backup battery storage
systems.
00:06:51 --> 00:06:55: Next slide. Prosperity is shared across the community and
includes
00:06:56 --> 00:07:01: people from traditionally underserved communities engaged
in and benefiting from
00:07:01 --> 00:07:02: the clean energy economy.
00:07:02 --> 00:07:06: Thousands of jobs have been created upgrading electrical
panels,
00:07:06 --> 00:07:09: distribution lines and Transformers installing heat pumps,
00:07:09 --> 00:07:11: hot water heat pumps and stoves,
00:07:11 --> 00:07:14: and installing solar and batteries.
00:07:14 --> 00:07:19: These jobs were created through partnership with skilled
trade organizations
00:07:19 --> 00:07:22: training providers in the city and PG and E.

00:07:22 --> 00:07:26: There is more equality and opportunities for wealth generation across

00:07:26 --> 00:07:27: 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.
00:14:36 --> 00:14:40: Electrification and der Strategies, particularly around grid
00:14:40 --> 00:14:40: capacity planning and
00:14:40 --> 00:14:40: on site renewable development on the workforce side of
00:14:40 --> 00:14:40: things.

00:14:40 --> 00:14:42: I mean, we're progress is being made,
00:14:42 --> 00:14:44: but there are still challenges around me.
00:14:44 --> 00:14:48: P and contractor community not getting educated or bought
enough
00:14:48 --> 00:14:48: 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 concerns.

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 pop landlords who constitute a significant portion of owners.

00:16:27 --> 00:16:31: There also aren't a lot of local San Jose examples of successful all electric der multifamily assets.

00:16:31 --> 00:16:34: Whether it's new construction or retrofit projects.

00:16:34 --> 00:16:38: And on the innovation side of things.

00:16:38 --> 00:16:41: Across the panel, we felt that we're just missing some of those big picture outside the box.

00:16:41 --> 00:16:45: Ideas, especially around the distributed energy resource side of things.

00:16:45 --> 00:16:47: Granted, some solutions don't exist yet, and whether it's around battery storage or grid interactivity or otherwise been part of that.

00:16:47 --> 00:16:49: Maybe because there's just not yet enough collaboration with the local experts on the technology front.

00:16:49 --> 00:16:53: These local businesses, I mean.

00:16:53 --> 00:16:55: This is Silicon Valley. There's there's something there, and so we we set the stage with this to have Jose start off with some of our policy and program recommendations next.

00:16:55 --> 00:16:58: Thanks Marta, and again, here's some of the recommendations.

00:16:58 --> 00:17:00: Based off the feedback and some of our analysis and we wanted to start off with the clear implementation priorities and getting stakeholder buying.

00:17:00 --> 00:17:03: We see this as an opportunity for the city of San Jose to bring in partners to the table and become a regional leader in this space.

00:17:03 --> 00:17:05: So that's gonna involve, you know, say clean energy. It's going to involve beginning.

00:17:05 --> 00:17:08: It's going to involve the private sector.

00:17:08 --> 00:17:10: It's going to involve all those folks to all be bought into this process and plan.

00:17:10 --> 00:17:13: So we think that's imperative.

00:17:13 --> 00:17:16: As we move forward and then to simplify those priorities so that there's a space for everyone to be bought, that collaboration will be key to we want to leverage that data for planned implementation prioritization.

00:17:16 --> 00:17:18: Again, you guys have tremendous GIS maps.

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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
documents,
00:18:34 --> 00:18:36: there's a number of metrics that identified,
00:18:36 --> 00:18:39: but make it clear in in applicable to all of
00:18:39 --> 00:18:40: the stakeholders involved,
00:18:40 --> 00:18:43: and I think again, that baseline,
00:18:43 --> 00:18:46: that you started with a smart plan is a great
00:18:46 --> 00:18:49: one to build from and then next make sure that
00:18:49 --> 00:18:53: we're really clearly defining the underserved communities in
a clear
00:18:53 --> 00:18:55: and transparent way. One of the things we heard across
00:18:55 --> 00:18:56: the board,
00:18:56 --> 00:18:57: we heard terms like equity,
00:18:57 --> 00:19:00: low income, disadvantaged communities all with various.
00:19:00 --> 00:19:02: The definitions from a federal,
00:19:02 --> 00:19:04: state, and local perspective. Yes.
00:19:04 --> 00:19:07: Have a great department of equity for the City of
00:19:07 --> 00:19:08: San Jose that has clear definitions,
00:19:08 --> 00:19:11: but making sure that they apply to the actual implementation
00:19:11 --> 00:19:12: plan,
00:19:12 --> 00:19:15: there was still confusion amongst many of the stakeholders
as
00:19:15 --> 00:19:16: to where to start.
00:19:16 --> 00:19:19: So I think starting with those definitions will really allow
00:19:19 --> 00:19:21: folks to get aligned on where some of those priorities
00:19:21 --> 00:19:24: are from an equity standpoint and be able to implement
00:19:24 --> 00:19:30: them accordingly. Next slide. And our recommendations in
the workforce
00:19:30 --> 00:19:31: training space again,
00:19:31 --> 00:19:35: this is that opportunity to create stronger alignment to really

00:19:35 --> 00:19:38: ensure authentic equity outcomes as a part of this prospect
00:19:38 --> 00:19:39: process.
00:19:39 --> 00:19:42: 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
integrate
00:25:07 --> 00:25:08: electrification and Der's.
00:25:08 --> 00:25:12: So this was referenced a little bit in that draft
00:25:12 --> 00:25:13: EBEP as well,
00:25:13 --> 00:25:14: and we fully support this concept,
00:25:14 --> 00:25:18: so we'd love to see that beyond benchmarking requirements
which
00:25:18 --> 00:25:21: are starting in 2023 to have some compliance options that
00:25:21 --> 00:25:23: include electrification,
00:25:23 --> 00:25:27: retrofits, and der installations. And then we'd also love to
00:25:27 --> 00:25:31: see the program evolve into a full on building performance
00:25:31 --> 00:25:34: standard within a few laid letters,
00:25:34 --> 00:25:37: later years later. And so there we know that this
00:25:37 --> 00:25:39: is kind of included in there a little bit,
00:25:39 --> 00:25:42: but we we really want it to be focused as
00:25:42 --> 00:25:42: a key,
00:25:42 --> 00:25:45: a key element there. We also see a lot of
00:25:45 --> 00:25:49: opportunity to simplify the compliance and permitting
process,
00:25:49 --> 00:25:52: whether it's ensuring a single city staff person,
00:25:52 --> 00:25:55: shepherds a project through all the different approval
processes,
00:25:55 --> 00:25:59: or especially looking at the processes that address the older
00:25:59 --> 00:26:01: housing stock on the multifamily side.
00:26:01 --> 00:26:04: And just being aware of potential unintended consequences
of some
00:26:04 --> 00:26:07: of these policies and mandates being thoughtful there,

00:26:07 --> 00:26:09: let's go to the next slide.
00:26:09 --> 00:26:15: On stakeholder awareness. Our recommendations revolve around communicating often and intentionally and equitably,
00:26:15 --> 00:26:17: to increase stakeholder awareness and and enthusiasm.
00:26:17 --> 00:26:20: And so some of this page will speak to more
00:26:20 --> 00:26:23: in in in a coming section,
00:26:23 --> 00:26:25: but just to tear that up,
00:26:25 --> 00:26:27: we see a lot of opportunities to use the programs
00:26:27 --> 00:26:30: already in place,
00:26:30 --> 00:26:31: so leverage the existing communication channels and build
00:26:31 --> 00:26:34: 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 fiction 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
00:34:04 --> 00:34:08: 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
00:34:17 --> 00:34:17: 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
00:34:27 --> 00:34:35: 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 --> 00:36:08: dive into some of the others with electrification.
00:36:08 --> 00:36:11: If you're going to some of the property owners had
00:36:11 --> 00:36:14: concerns over exploring electrification improvements and
00:36:14 --> 00:36:17: worried about whether that
00:36:17 --> 00:36:19: was going to trigger non conforming code conditions for
00:36:19 --> 00:36:21: existing
00:36:21 --> 00:36:25: conditions in their projects, and that was.
00:36:25 --> 00:36:26: Both nonconforming code issues as well as abatement
00:36:26 --> 00:36:27: issues that
00:36:27 --> 00:36:28: might include lead paint,
00:36:28 --> 00:36:29: asbestos, mold, those kinds of things.
00:36:29 --> 00:36:30: So if the city could maybe communicate some of that

00:36:25 --> 00:36:28: to alleviate the fears for some of the building owners
00:36:28 --> 00:36:33: that exploring this electrification is not necessarily going to 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
00:37:40 --> 00:37:45: improvements that are contributing to electrification and
00:37:45 --> 00:37:47: carbon neutrality.
00:37:47 --> 00:37:51: That may bump up against code code issues,
00:37:51 --> 00:37:52: or height limitations, so if the buildings at its height
00:37:52 --> 00:37:54: 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
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
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
00:43:58 --> 00:44:03: manufactured housing
00:44:03 --> 00:44:06: communities which are going to require specialty financing
00:44:06 --> 00:44:09: programs customized
00:44:09 --> 00:44:14: for the unique electrification needs.
00:44:14 --> 00:44:14: The recommendations that are going to follow are going to
00:44:14 --> 00:44:17: address conventional and affordable multifamily properties of
00:44:17 --> 00:44:22: five units or
00:44:22 --> 00:44:26: more.
00:44:26 --> 00:44:27: So let's go to the next slide and drill down
00:44:27 --> 00:44:31: and discuss financing opportunities for existing multifamily
00:44:31 --> 00:44:34: properties,
00:44:34 --> 00:44:39: which is arguably arguably going to be the hardest segment
00:44:39 --> 00:44:42: to target.
00:44:42 --> 00:44:44: So first, I wanted to mention green mortgage loans.
00:44:44 --> 00:44:47: Green mortgage loans are available for for agency,
00:44:47 --> 00:44:51: finance, or multifamily, but also we've seen a growth in
00:44:51 --> 00:44:55: local lenders offering similar programs.
00:44:55 --> 00:44:57: Multifamily owners may be able to.
00:44:57 --> 00:45:01: Like pay for energy and water efficiency improvements,
00:45:01 --> 00:45:04: electrification and renewable energy via their mortgage,
00:45:04 --> 00:45:07: whether they're converting to permanent debt and doing a re
00:45:07 --> 00:45:09: fi or a supplemental property,
00:45:09 --> 00:45:13: owners typically receive a lower all in interest rate and
00:45:13 --> 00:45:17: are able to underwrite a portion of the projected energy
00:45:17 --> 00:45:20: and water savings to maximize their loan amount.
00:45:20 --> 00:45:24: And this is subject, of course,
00:45:24 --> 00:45:28: to normal loan to value and DSCR constraints.
00:45:28 --> 00:45:31: Multifamily owners are also able to underwrite a portion of
00:45:31 --> 00:45:34: the tenant savings if they can provide actual or sampled
00:45:34 --> 00:45:38: data which is available in the city of San Jose,
00:45:38 --> 00:45:42: and this will help to overcome the split incentive.
00:45:42 --> 00:45:46: Other options include on bill financing.
00:45:46 --> 00:45:50: 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 tide 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
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
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
operating expenses,
00:59:16 --> 00:59:22: increased net operating income and increased property
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
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
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
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
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
01:05:24 --> 01:05:29: 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
01:06:03 --> 01:06:04: enable that.
01:06:04 --> 01:06:06: And that's only going to continue to get better,
01:06:06 --> 01:06:08: but I think it's a combination of that and what
01:06:08 --> 01:06:10: Jose and was talking about,
01:06:10 --> 01:06:11: what Marta was talking about.
01:06:11 --> 01:06:13: It's going to take everybody working together.
01:06:13 --> 01:06:15: It's a huge. It's a huge task,
01:06:15 --> 01:06:17: but to martyrs point, I think it creates a huge
01:06:17 --> 01:06:20: opportunity as well to get everybody's energy use down and
01:06:20 --> 01:06:22: and when you're doing that,
01:06:22 --> 01:06:24: by the way, you know there's two things we're not
01:06:24 --> 01:06:27: talking about that's lowering your bills and your operating
01:06:27 --> 01:06:29: expenses,
01:06:27 --> 01:06:29: which is great for the occupants,
01:06:29 --> 01:06:32: and nobody's been talking about the benefit to the
01:06:32 --> 01:06:32: environment
01:06:32 --> 01:06:32: as well.
01:06:32 --> 01:06:35: So I think it's going to take all these parties
01:06:35 --> 01:06:36: coming from different angles.
01:06:38 --> 01:06:43: Right, Carrie asked a question about multi family detached
01:06:43 --> 01:06:45: renters
01:06:43 --> 01:06:45: and what they pay for water.
01:06:45 --> 01:06:49: Raising. A good question, Laura chimed in on on that.
01:06:51 --> 01:06:55: Kerry was there anything else that you wanted to delve
01:06:55 --> 01:06:56: into on that?

01:06:56 --> 01:06:57: No,
01:06:57 --> 01:06:59: I think I think through the chat we we resolved
01:06:59 --> 01:07:01: it all that it looks like it.
01:07:01 --> 01:07:05: 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
01:07:45 --> 01:07:46: what you
01:07:46 --> 01:07:50: 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
01:09:16 --> 01:09:17: ordinance?
01:09:17 --> 01:09:21: So it just kind of been looking at?
01:09:21 --> 01:09:24: Where your building performance ordinance is today and
kind of
01:09:24 --> 01:09:27: where you want to go in terms of electrification,
01:09:27 --> 01:09:30: we did see that there's a tremendous opportunity to adopt
01:09:30 --> 01:09:32: A new building performance standard,
01:09:32 --> 01:09:35: and I think the Institute for Market Transformation has done
01:09:35 --> 01:09:37: a lot of great resource work for you.
01:09:37 --> 01:09:41: Putting together resources. So there's a sample ordinance
that you
01:09:41 --> 01:09:43: can kind of like lift from and customize for your
01:09:43 --> 01:09:43: city.
01:09:43 --> 01:09:46: I will say, I think it's going to be really
01:09:46 --> 01:09:48: beneficial for the city to to tap into.
01:09:48 --> 01:09:51: I know you're engaged with the US sustainability.
01:09:51 --> 01:09:54: Directors network, but to look at what other cities are
01:09:54 --> 01:09:55: doing like New York,
01:09:55 --> 01:09:58: I mean that the housing crisis that you're facing is
01:09:58 --> 01:09:58: very similar.
01:09:58 --> 01:10:02: You know, to places like New York City in terms
01:10:02 --> 01:10:07: of high costs and so just watching how they evolve
01:10:07 --> 01:10:08: their process,

01:10:08 --> 01:10:10: I think will will. You'll be able to learn a
01:10:10 --> 01:10:12: lot of lessons from that that you can adopt for
01:10:12 --> 01:10:12: San Jose.
01:10:12 --> 01:10:15: So just just keep an eye on what other cities
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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