Draft Berkeley Existing Buildings Electrification Strategy (BEBES)

BayREN Forum
September 1, 2021
Project Overview

Community Outreach & Equity Guardrails

Draft Strategy

Next Steps
Project Scope

• Equitable electrification of all existing buildings
  • Determine date possible
  • Provide short- and long-term solutions
  • Focused on low-rise residential buildings
• Building stock analysis
• Cost & savings modeling data analysis
• Community engagement
Our Team

- Rincon Consultants
- The Ecology Center
- RMI

Additional support from:
- Building Electrification Institute
  - Upright Consulting
  - Inclusive Economics
- RMI
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Next Steps
What is Building Electrification?

Green the Church and Mobilize Berkeley invite you to find out
July 17, 2020 from 10:00 am - 12:00 pm PT

Register here: https://www.eventbrite.com/e/green-the-church-is-hosting-a-building-electrification-livecast-tickets-111887063218

The City of Berkeley has plans to move to electrification, wants to do it in an equitable way and wants to hear your voice. We hope you will join us for this important discussion.
1. What is the top long-term priority in your community?

<table>
<thead>
<tr>
<th>Priority</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Healthier/Safer Homes</td>
<td>17%</td>
</tr>
<tr>
<td>Housing Affordability</td>
<td>28%</td>
</tr>
<tr>
<td>Energy Costs</td>
<td>17%</td>
</tr>
<tr>
<td>Job creation</td>
<td>11%</td>
</tr>
<tr>
<td>Addressing Climate Change Impacts</td>
<td>17%</td>
</tr>
<tr>
<td>Racial Justice</td>
<td>6%</td>
</tr>
<tr>
<td>Accessibility</td>
<td>6%</td>
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</tbody>
</table>
“Traditional” Outreach vs. Targeted Engagement

What is Your Long-Term Priority?

- **Housing Affordability**
- **Energy Costs**
- **Climate Change Impacts**

- Green the Church/BBEMA Meeting
- BEBES Public Meeting
“Traditional” Outreach vs. Targeted Engagement

Demographic Data

<table>
<thead>
<tr>
<th>Category</th>
<th>City of Berkeley</th>
<th>BEBES Survey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race/Ethnicity (White)</td>
<td>50%</td>
<td>70%</td>
</tr>
<tr>
<td>Age (65+)</td>
<td>10%</td>
<td>20%</td>
</tr>
<tr>
<td>Homeowners</td>
<td>40%</td>
<td>90%</td>
</tr>
</tbody>
</table>
Equity Implications

Figure 3-7. Average Incremental Cost for Electrification Versus Percent Non-White Per U.S. Census Tract

(Average Break-even Incentive for Measure 2.2
(Mid-Tier Appliances with Offset Solar))

Average Break-even Incentive for Measure 2.2
(Mid-Tier Appliances with Offset Solar)

Percent of Census District Non-White
Targeted Community Outreach – What We Heard:

- Concern of reliability of electricity supply, especially with PSPS events
- More education, assistance needed
- Upfront and long-term costs are primary concern
- Need to work with labor and trades for just transition
- Electrification upgrades should be linked with other health/safety upgrades (e.g. lead, asbestos, mold)
- Work closely with community on solutions
- Concern of displacement due to housing improvements (increased rent)
- Need to build trust in City, electrification
- Need accessible financing and funding options – no new debt
Electrification has more up-front costs than simply replacing with natural gas appliances. Paybacks are longer due to mild climate and relatively high electricity costs.

Costs were a significant hurdle for many community members. While electrification could provide some real long-term benefits, there are serious equity impacts that must be acknowledged and mitigated.
Draft Equity Guardrails

ACCESS TO HEALTH & SAFETY BENEFITS
Ensure equitable access to marginalized communities and others most impacted by climate change, to health, safety and comfort benefits from electrification for both home owners and renters. Due to the upfront costs of electrification, many households will need financial support to have access to high quality upgrades and the benefits of electrification, including long-term cost savings.

ACCESS TO ECONOMIC BENEFITS
Ensure all community members, especially marginalized communities have equitable access to affordable funding and financing mechanisms, and to high-road job opportunities.

MAXIMIZE EASE OF INSTALLATION
Ensure that incentives and programs for the community provide meaningful support to renters, owners, and marginalized community members to provide a simple process that minimizes the burdens and impacts associated with the installation of high quality electric equipment installed by a fairly paid and well trained workforce.

PROMOTE HOUSING AFFORDABILITY & ANTI-DISPLACEMENT
Ensure upgrades don’t displace renters or over-burden homeowners. Programs should support housing production, housing preservation, and tenant protections.
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Next Steps
Draft Phased-In Approach

Phase 1 (2021-2025)
• Lay the groundwork, develop accessible and affordable solutions

Phase 2 (as soon as possible, no later than 2022-2030)
• Implement core policy levers

Phase 3 (as soon as possible, no later than 2027-2045)
• Complete the transition
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Next Steps
Next Steps

• Finalize Writing Report – Summer 2021
• Final Report to Council – Fall/Winter 2021
• Implementation planning in partnership with community
CA Cities Collective Action

• What can be applied to other cities?
  • Equity guardrails & framework
  • Building analysis and cost analysis will only apply to similar city makeups, climate zones

• What is a good starting place for other cities?
  • Community engagement with equity focus
  • Building inventories
  • Socioeconomic mapping
  • Pilot projects

• How can we take collective action as cities?
  • Advocate for accessible funding & financing programs
  • Advocate for equitable utility rates including NEM 3.0
  • Advocate for utility accounting and planning reform
Thank You!

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www.cityofberkeley.info/electrification