

# Electrification Roadmap Brainstorm: Building Owners and Property Management

City of Alameda

March 30, 2022



# Agenda

- Introduce building electrification and the city's roadmap concept
- Explore challenges and concerns owners and property managers have towards energy efficiency and building electrification
- Explore what policy levers or opportunities can we use to reduce barrier to energy efficiency and building electrification



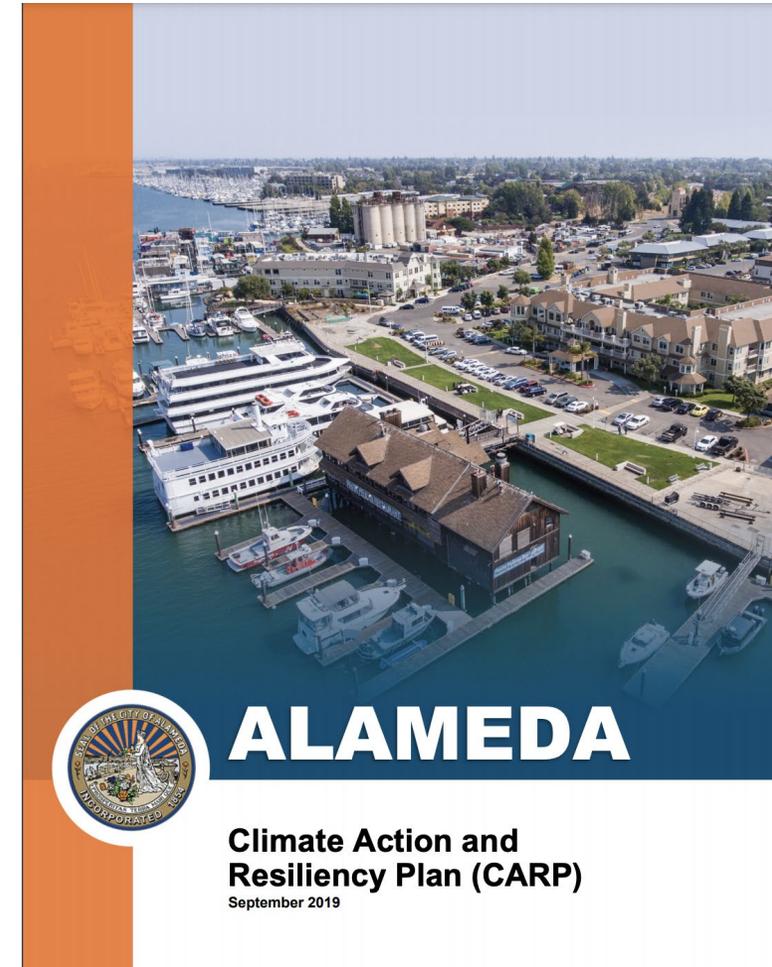
# Welcome & Introduction

- Name
- How long have you been a landlord or property manager? What type of property is it?
- What motivated you to come today?
- What gas appliances do you have in your units?



# Alameda Climate Action and Resiliency Plan (CARP)

- Reduce emissions by 50% below 2005 levels by 2030
- Achieve net zero emissions as soon as possible
- Climate adaptation
  - flooding, sea level and groundwater rise, drought, extreme heat, hazardous air quality, and earthquakes/liquefaction.



**ALAMEDA**

**Climate Action and  
Resiliency Plan (CARP)**  
September 2019

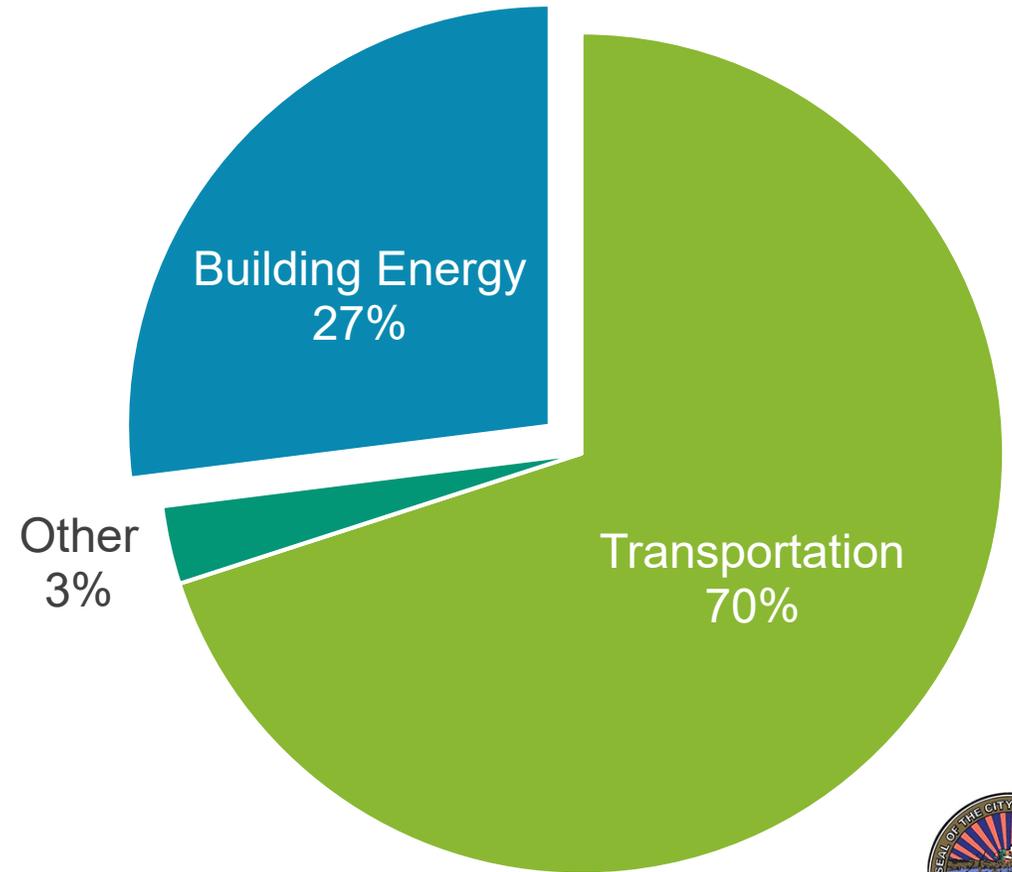
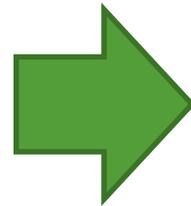


# Alameda Equity Goals

- 2019 Climate Action and Resiliency Plan
  - Be equitable, inclusive and community-driven
  - Address disproportionate impacts that climate change may have on vulnerable, socioeconomically disadvantaged populations
- 2019 Climate Emergency Declaration
  - Just transition with actions rooted in equity, self-determination, culture, tradition, deep democracy and the right to clean, healthy and adequate air, water, land, food, education and shelter



# Alameda's Emissions



# Electrification Pathway

Decarbonize  
Electric Grid

Energy  
Efficiency

Electrify  
Buildings



# Other Steps for a Safe, Green, Healthy Home

## **Solar and/or batteries**

Great opportunity to plan for electrification and increase resiliency

## **Seismic retrofit**

Protect your investments and reduce damage to your home or business during an earthquake

## **Electric vehicle and charging**

Reduce pollution from transportation & lifetime cost of driving

## **Mold, asbestos, and lead paint removal**

Promote health and safety in the home



# Energy Efficiency and Weatherization



Wall, Attic, and Rase Floor Insulation



Air Sealing and Weather-Stripping



Window Replacement



Upgrade to LED bulbs



Duct Sealing, New Ducts, and Duct Insulation



Water Heater Blanket



Hot Water Pipe Insulation



# Electrification Technology



Heat pump water heaters



Heat pump heating/cooling



Electric dryer



Induction Stove



# Low Cost and Interim Electrification Options



# Multifamily Rebates and Incentives

	HPWH	Space Heating/ Cooling	Induction Stove	Electric Panel Upgrade	Electric Dryer
 <b>ALAMEDA MUNICIPAL POWER</b>	\$1,500-\$4,000	Coming 2022	Coming 2022	\$2,500	\$100
 <b>TECH</b> CLEAN CALIFORNIA <i>Can combine with AMP</i>	\$700 - \$2,100	\$2,000	-	\$1400	-

- Learn more and find a contractor at [www.switchison.org/](http://www.switchison.org/)
- Visit <https://www.bayren.org/how-get-started/multifamily> for multifamily energy and water efficiency upgrades



# Benefits of Electrifying

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Health

Safety

Climate

# Accomplishment & Plans

**2019**

Limit natural gas infrastructure in new residential projects on city-owned land

**2021**

“Electrifying Existing Residential Buildings in Alameda” report

**2020**

Require all new development citywide to be all electric

**2022**

Existing Building Electrification Roadmap + Policies



# Equitable Electrification Roadmap

**What:** A policy roadmap centered in equity that outlines stakeholders, phases and approaches to electrify all existing buildings in Alameda.

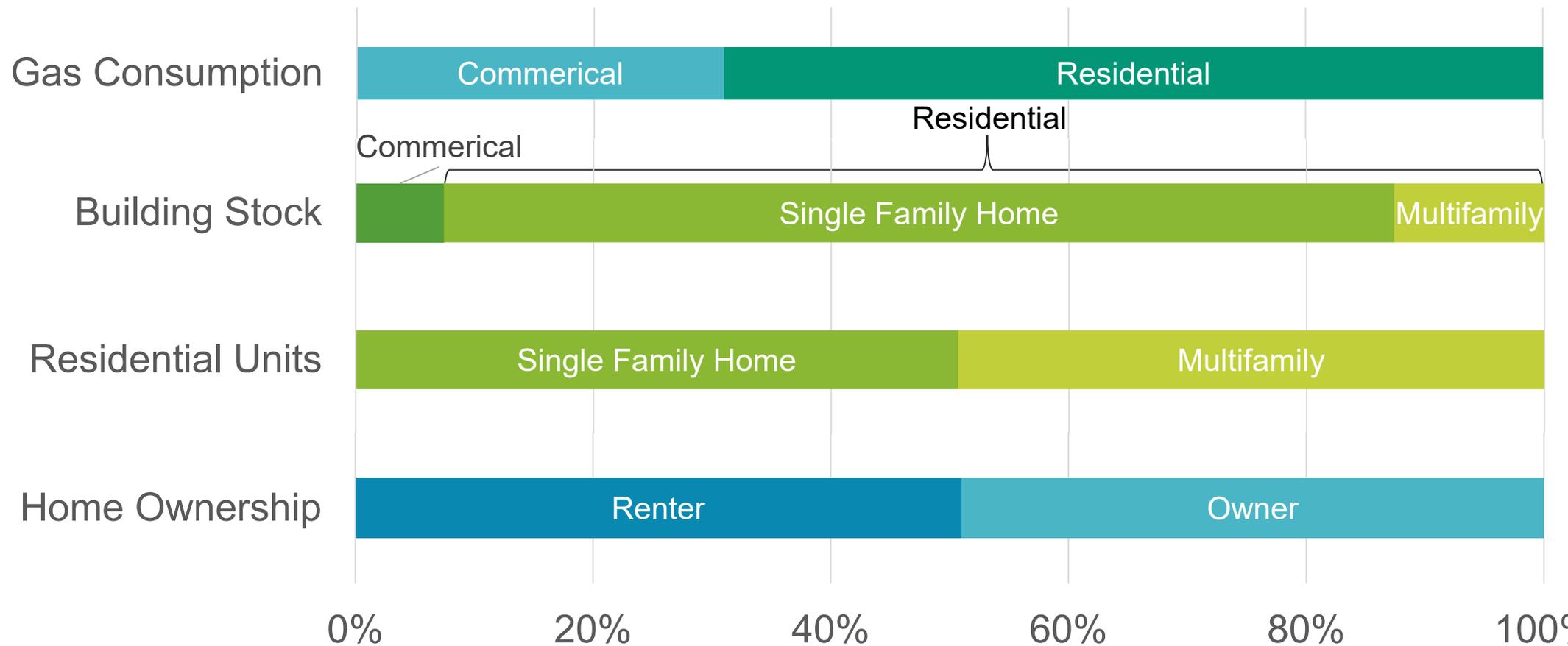
**Why:** To ensure that the electrification process is equitable and beneficial to the community, especially frontline communities.

**How:** Workshop series to co-create solutions and integrate community knowledge and feedback into the roadmap.

**Next Steps:** We will bring a draft roadmap back to the community during the Draft Roadmap + Ordinance Review Workshop



# Building Stock in Alameda



# Building Vintage

Year Built	Single Family Homes	Multifamily
Unknown	483	571
Pre-1978	10,421	1,782
1978-1991	2,654	20
1992-2010	1,426	8
2011-	104	1
<b>Total</b>	<b>15,088</b>	<b>2,382</b>



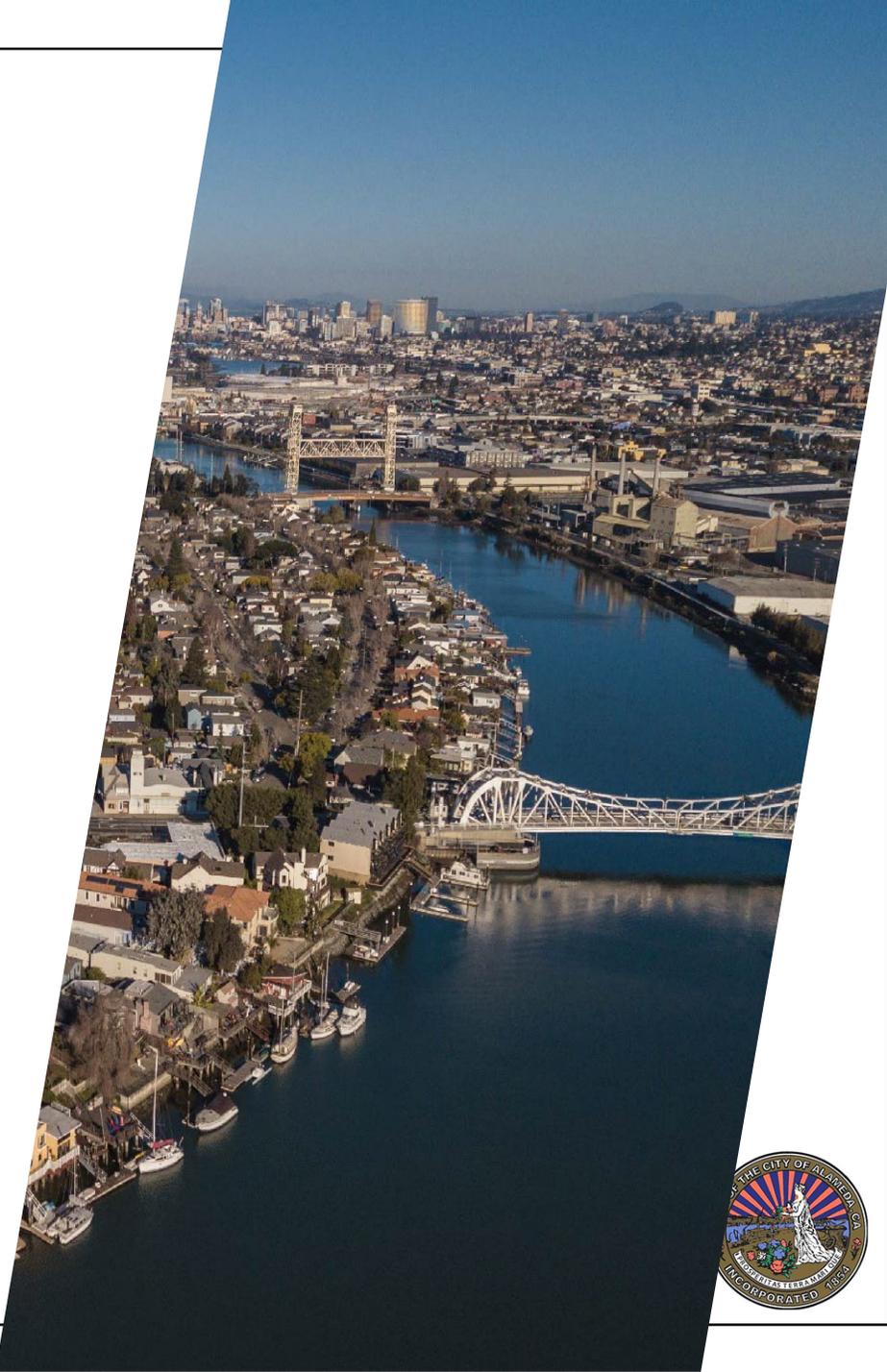
# Four Elements of Electrification Roadmap

Alameda  
Municipal  
Power

Policymaking

Financing

Education &  
Outreach



# Primary Policy Levers

Renovation/ Remodel

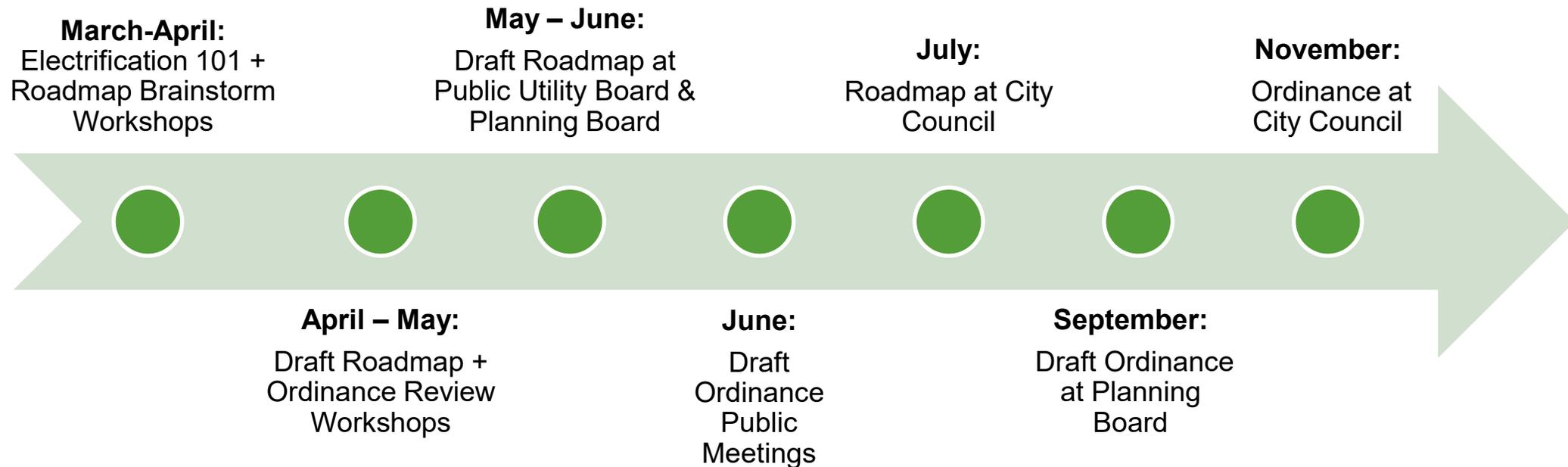
Point of Sale

Replacement at Burnout

Deadline to Electrify



# Roadmap Development 2022 Timeline



# Interactive Session

- Jamboard:
  - [Tinyurl.com/RoadmapJamboard](https://tinyurl.com/RoadmapJamboard)
- Five Questions:
  1. Feedback on Roadmap Principals
  2. What excites you about electrification?
  3. What are your challenges and needs around building electrification?
  4. What are some things that can be done to make building electrification more equitable?
  5. Who is not here today that needs to be part of this process? How can we involve them?



# Workshop Series

- Electrification 101
  - April 6 @ Main Library + Zoom
- Roadmap Brainstorm
  - March 28: For Renter
  - March 30: For Property Owners & Management
  - April 4: For Single Family Home Owners
- Draft Roadmap + Ordinance
  - April 27: Draft Roadmap + Ordinance Review
  - May 4: Draft Roadmap + Ordinance Review @ Main Library
  - April 3-15: Interactive brainstorming poster board @ Library



# Thank you and Next Steps

- Visit [www.alamedaca.gov/BuildingElectrification](http://www.alamedaca.gov/BuildingElectrification)
- Take our survey!
- Attend more workshops and give your input to the roadmap



# Roadmap Principles

- Everyone, especially low to moderate income households, should be able to affordably switch to modern electric equipment (do good, not harm)
- Electrification policy should also support housing and anti-displacement policy
- The electrification process should be as simple and seamless and possible
- Our timelines should be fast but be realistic about challenges and other priorities

