



Draft Berkeley Existing Buildings Electrification Strategy (BEBES)

BayREN Forum
September 1, 2021



● **Project Overview**

○ **Community Outreach & Equity Guardrails**

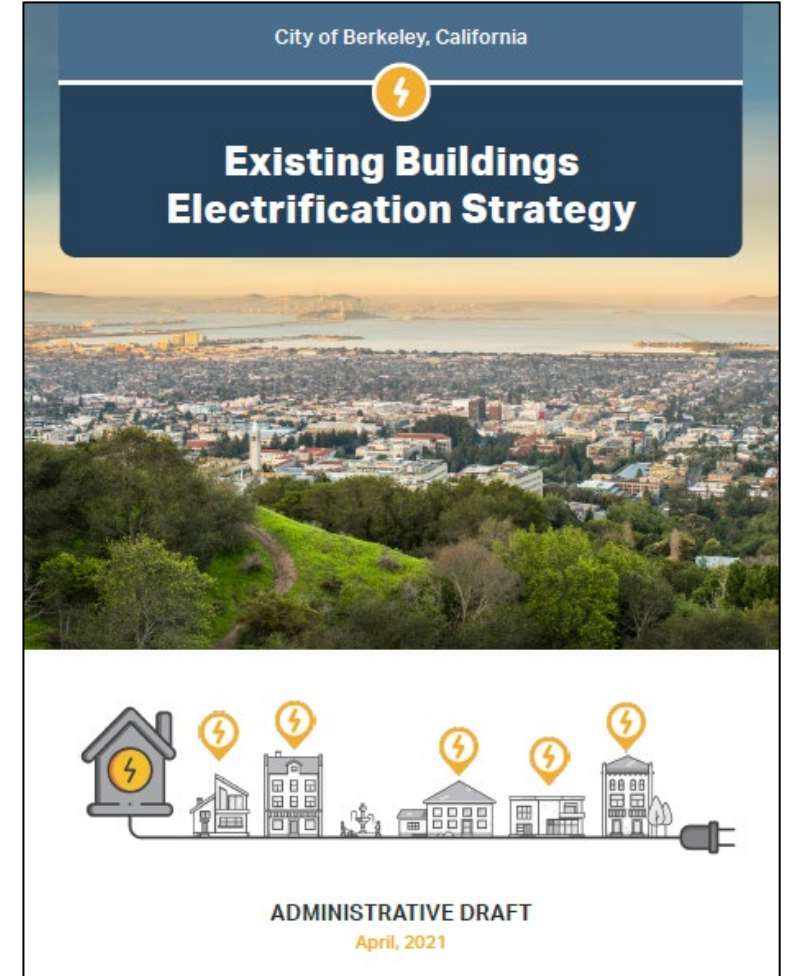
○ **Draft Strategy**

○ **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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Green the Church & Berkeley Black Ecumenical Ministerial Alliance (BBEMA) Electrification Meeting

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.

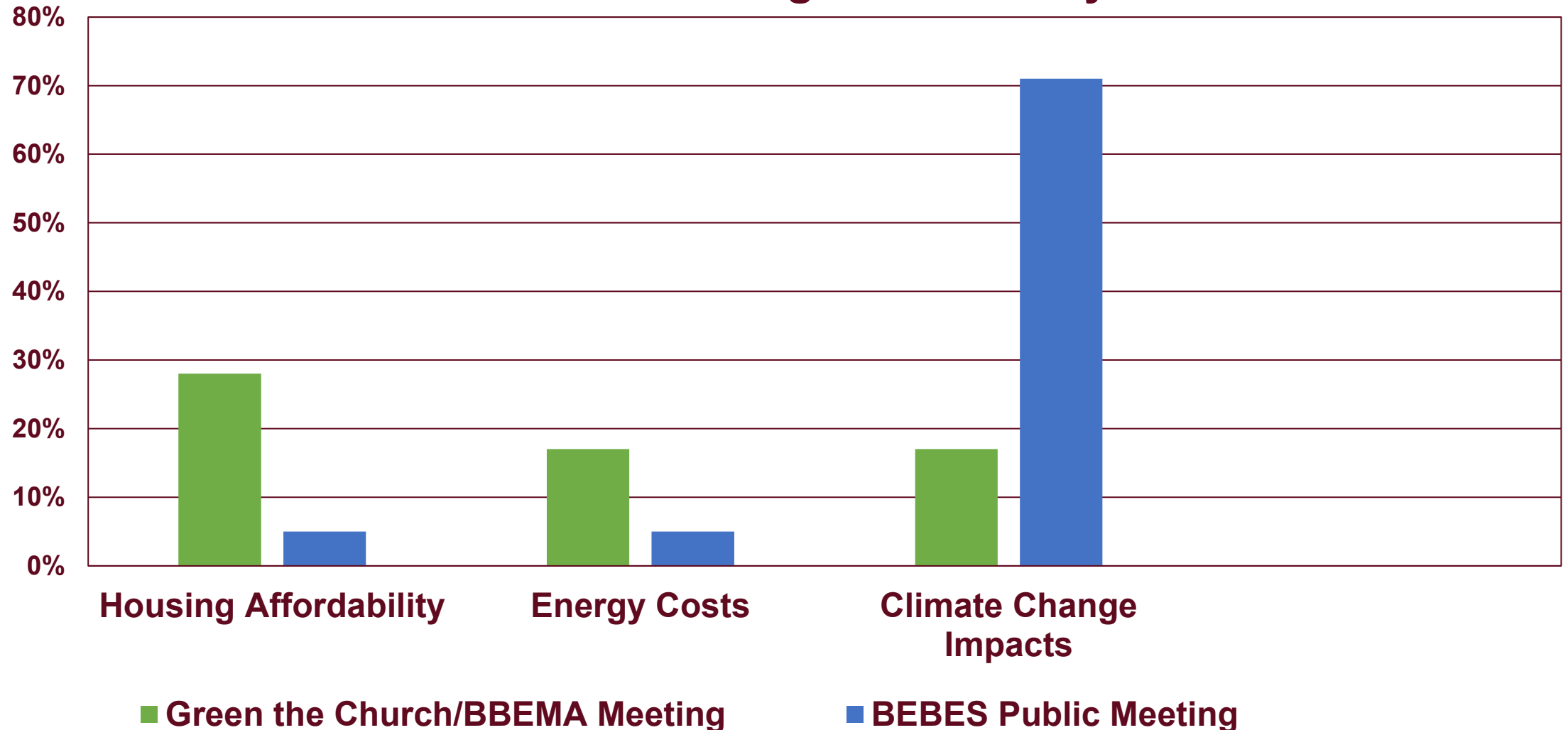
Green the Church & BBEMA Electrification Meeting

1. What is the top long-term priority in your community?



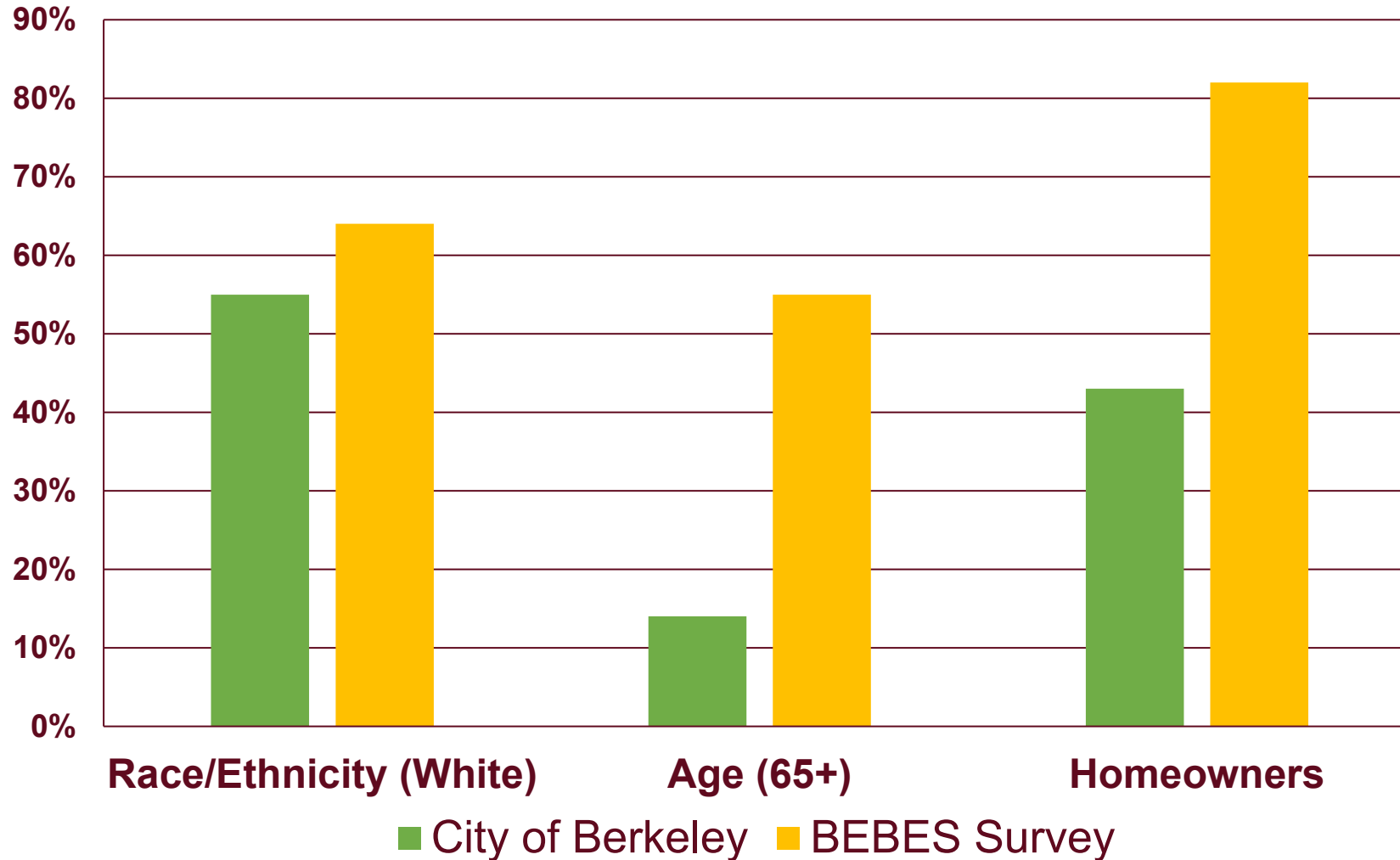
“Traditional” Outreach vs. Targeted Engagement

What is Your Long-Term Priority ?



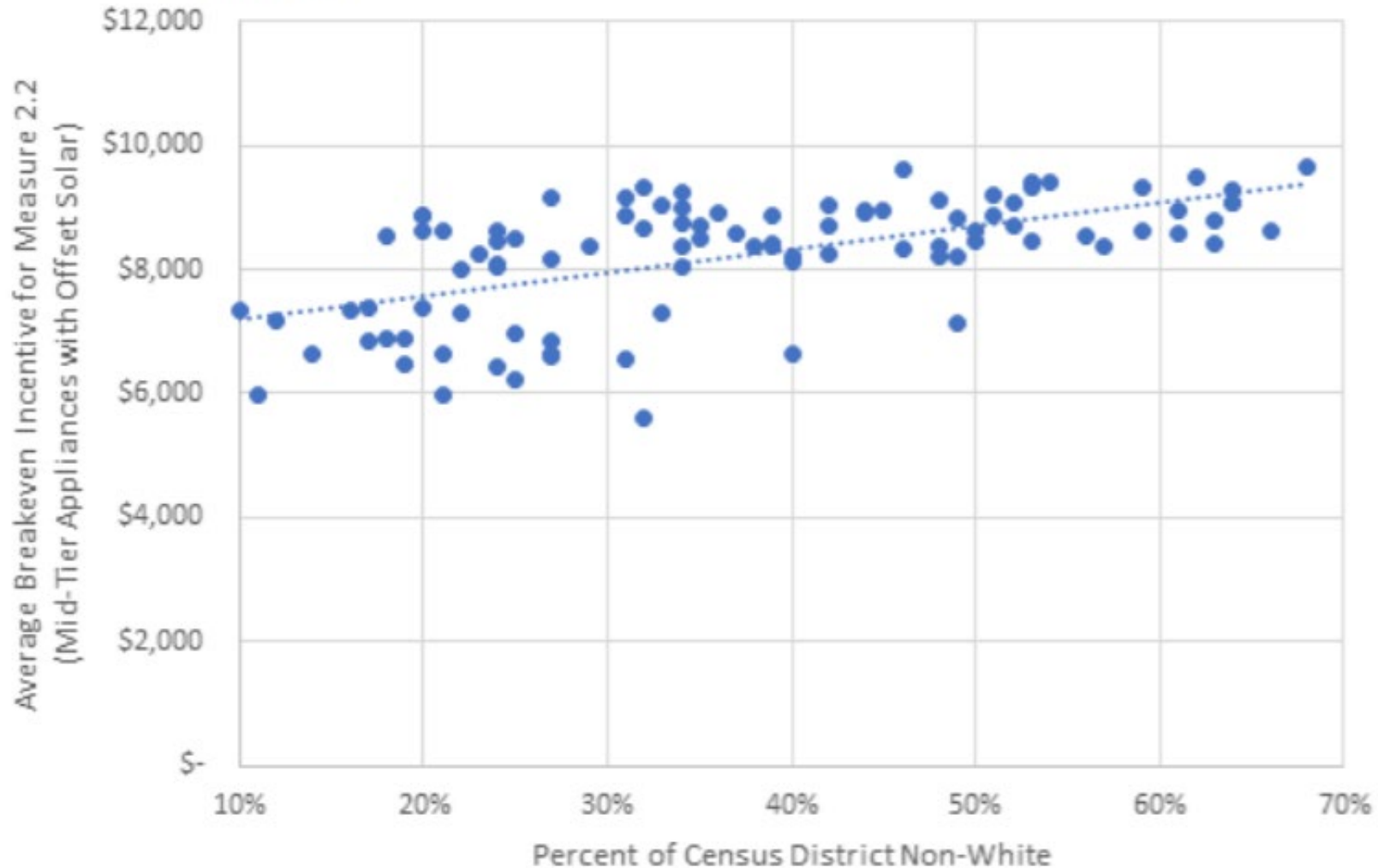
“Traditional” Outreach vs. Targeted Engagement

Demographic Data



Equity Implications

Figure 3-7. Average Incremental Cost for Electrification Versus Percent Non-White Per U.S. Census Tract⁴⁰



Targeted Community Outreach – What We Heard:

Concern of displacement due to housing improvements (increased rent)

Upfront and long-term costs are primary concern

Electrification upgrades should be linked with other health/safety upgrades (e.g. lead, asbestos, mold)

Concern of reliability of electricity supply, especially with PSPS events

Need to work with labor and trades for just transition

Work closely with community on solutions

More education, assistance needed

Need to build trust in City, electrification

Need accessible financing and funding options – no new debt

Community Feedback

Model Results

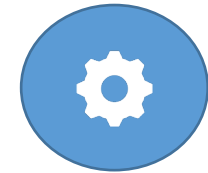


Electrification has more up-front costs than simply replacing with natural gas appliances.

Paybacks are longer due to mild climate and relatively high electricity costs.



Community Feedback



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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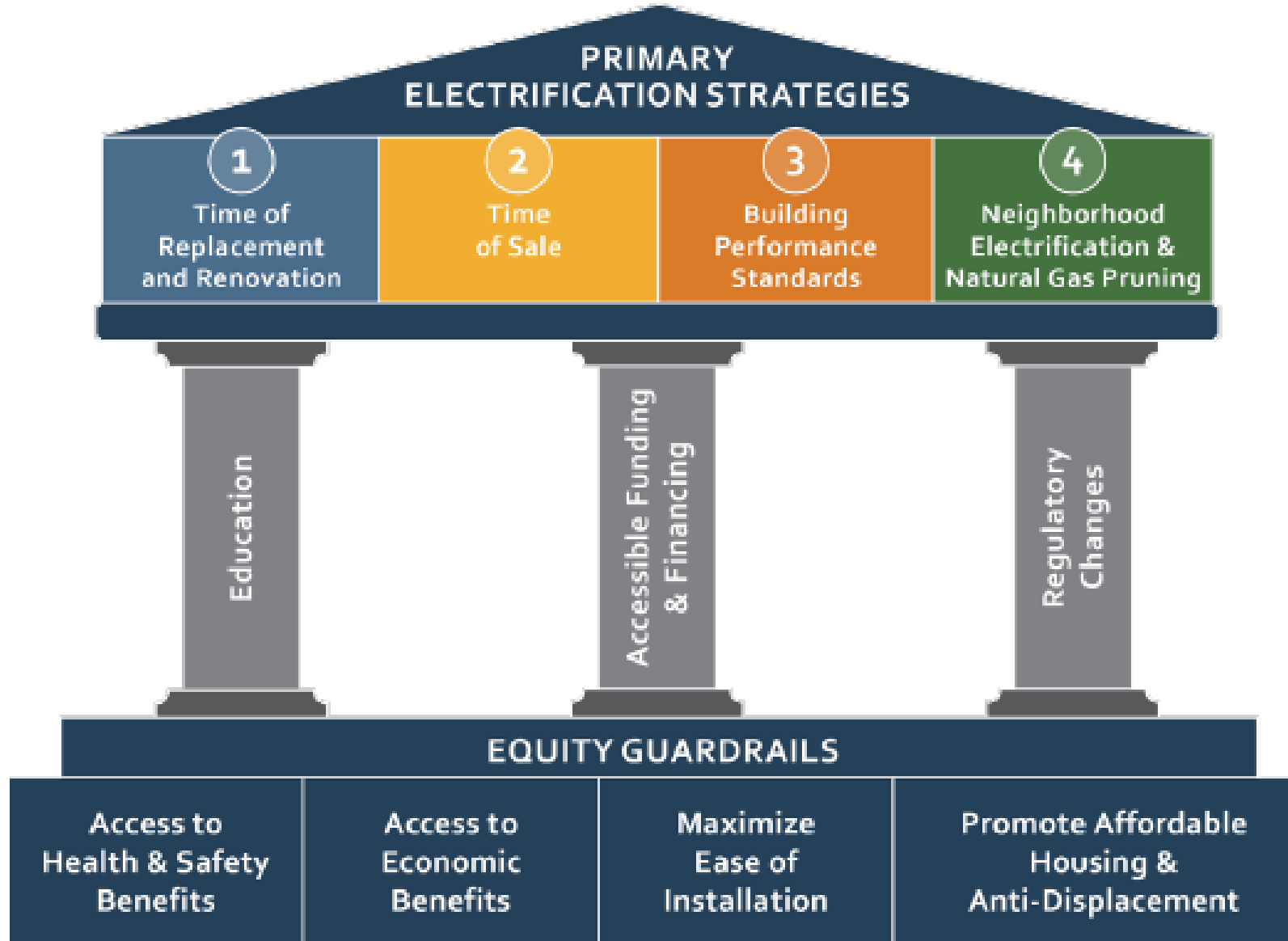
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Draft Strategy Overview



Draft Phased-In Approach

Phase 1 (2021-2025)

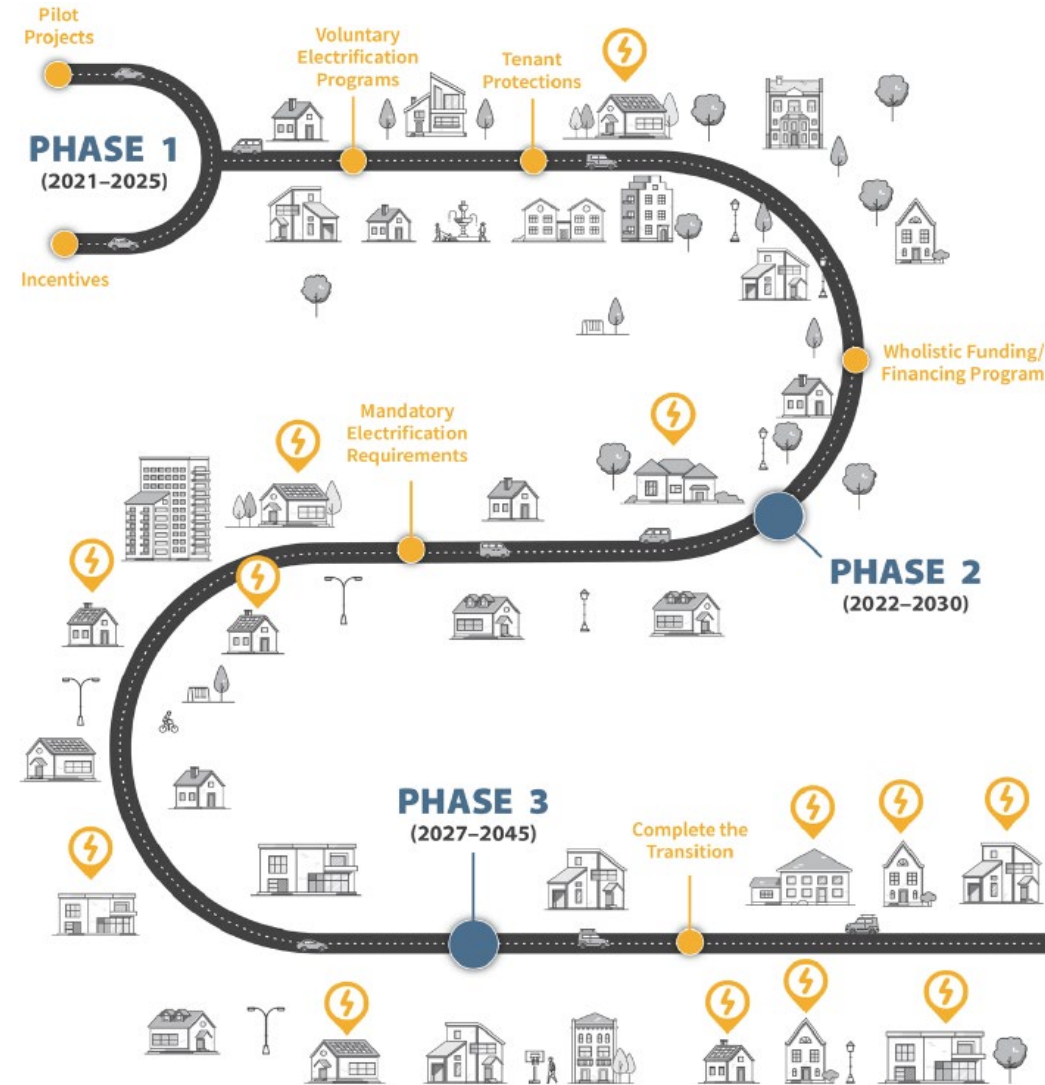
- Lay the groundwork, develop accessible and affordable solutions

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

- 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



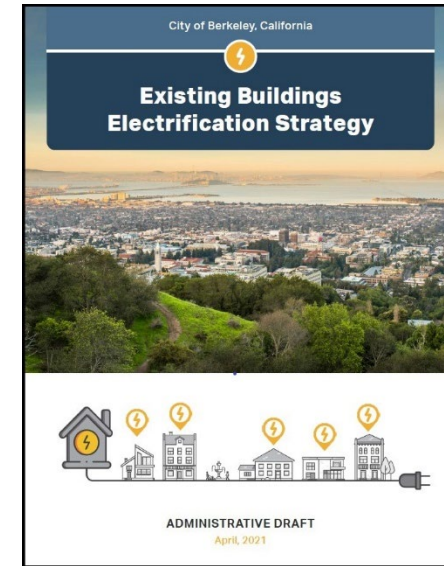
Thank You!

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www.cityofberkeley.info/electrification

