

# Building Electrification Plan

*General Information Session (Update on the BEP)  
December 14, 2021*

# Introductions

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Enter in the chat:

- Name
- Organization, if applicable
- How you heard about this event
- What are you most interested in learning about building electrification?

# Agenda

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- Introductions
- Purpose of the Plan
- What is Building Electrification, Key Benefits, Timeline
- Policies and Programs within this Plan: Housing and Energy Costs, Reliable Energy, Workforce Development, Air Quality and Health
- Questions
- Closing/Next Steps

# Purpose of the Plan

## The Issue

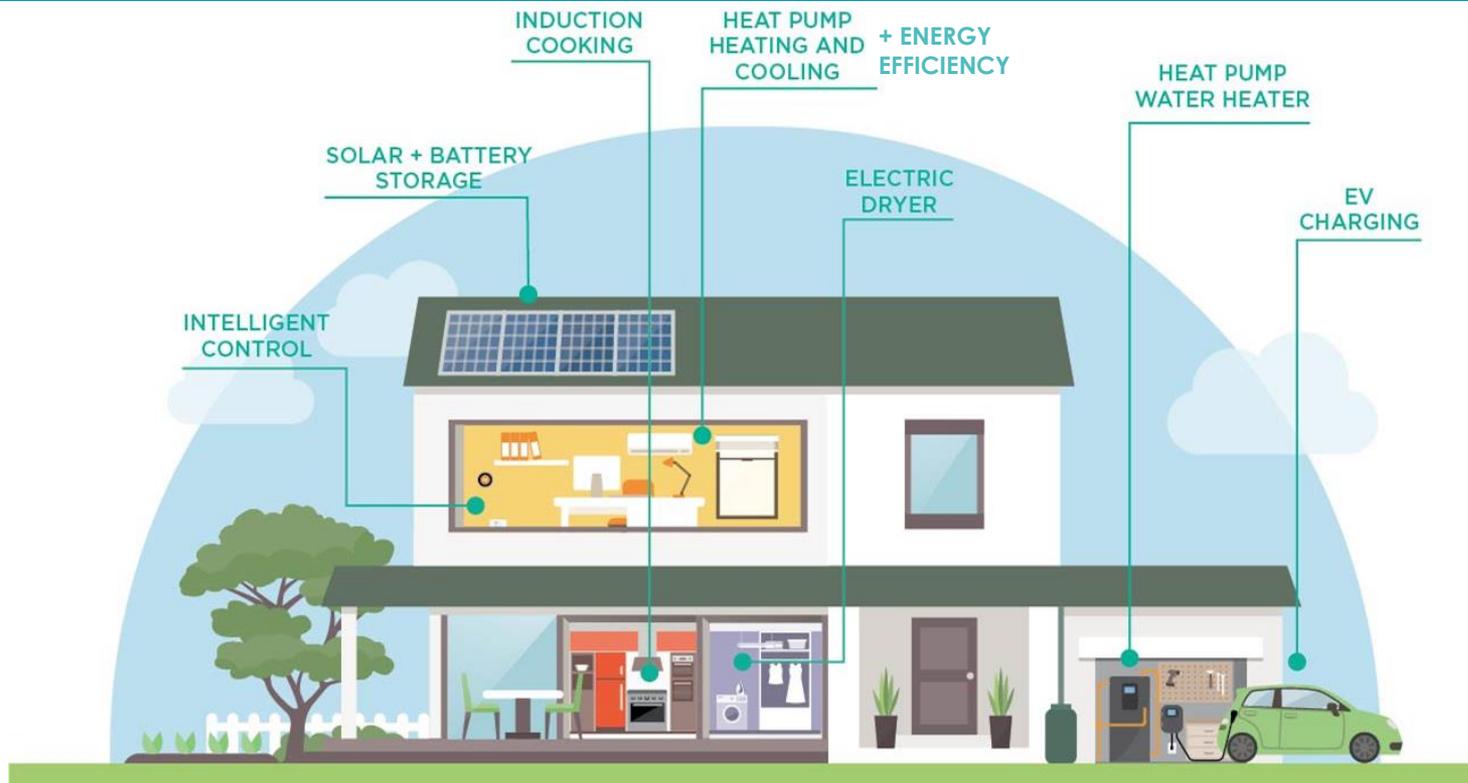
Burning gas in buildings is a major contributor to climate change, and has negative health & safety impacts. As our electricity rapidly gets cleaner, we need to electrify our buildings and get rid of natural gas.



## Purpose of Plan:

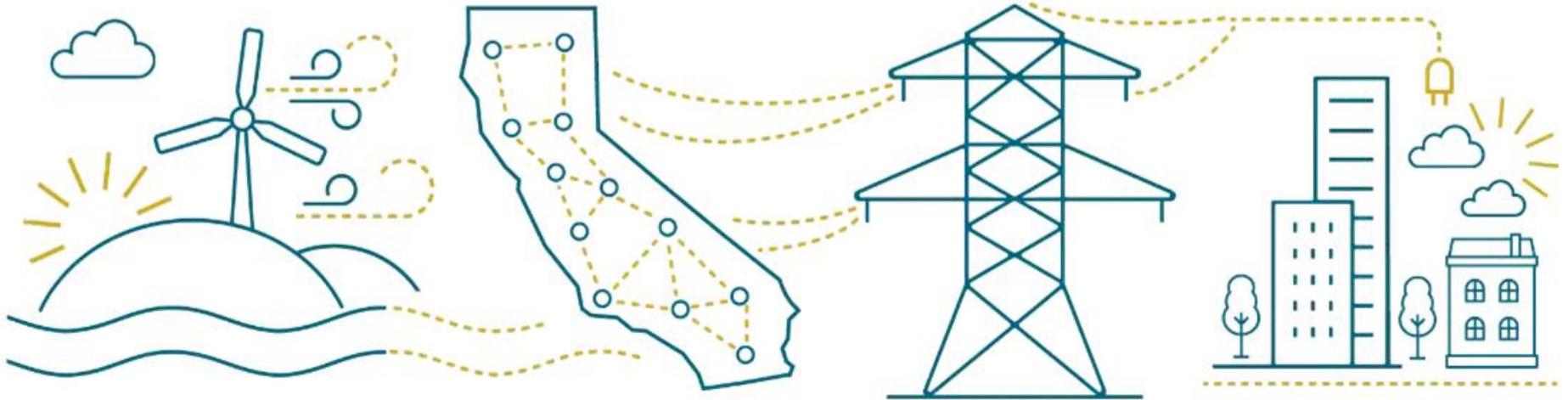
- **What:** Policy & program options for building electrification designed to benefit impacted communities
- **Why:** To ensure electrification is equitable & beneficial
- **How:** Co-create solutions with CBOs & community

# What is Building Electrification? | Technologies



# San Jose Clean Energy

## SJCE: Our Local Clean Electricity Supplier

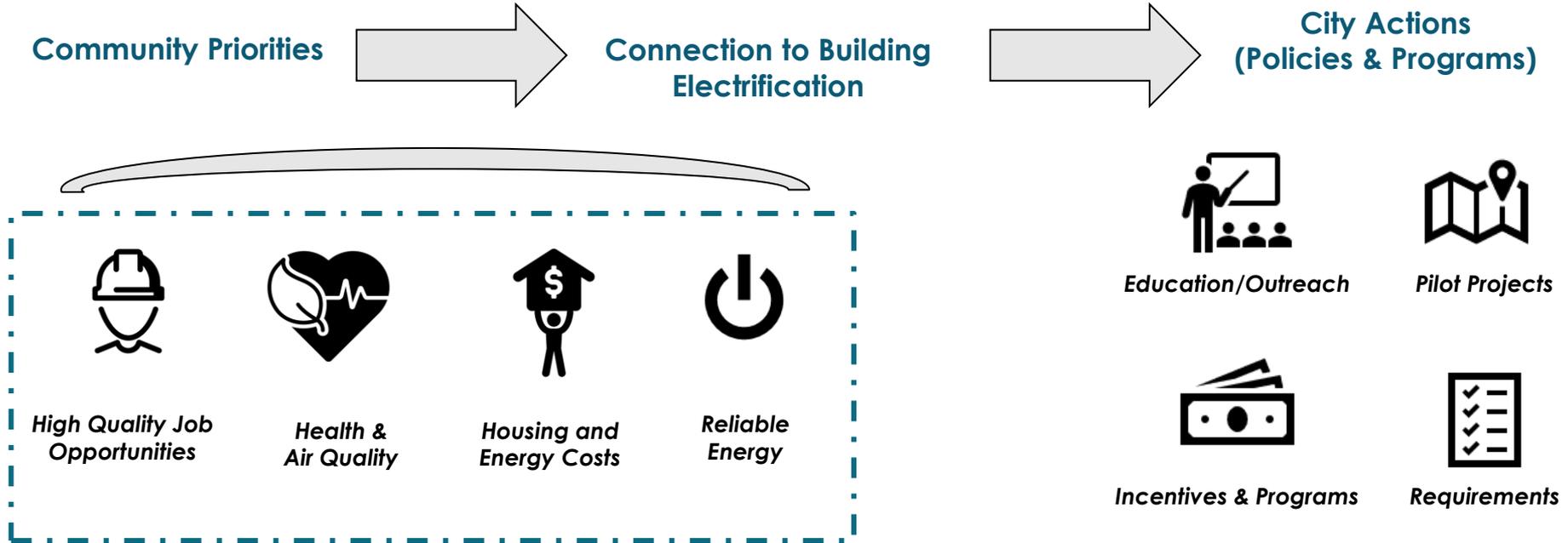


# Benefits of Electrification

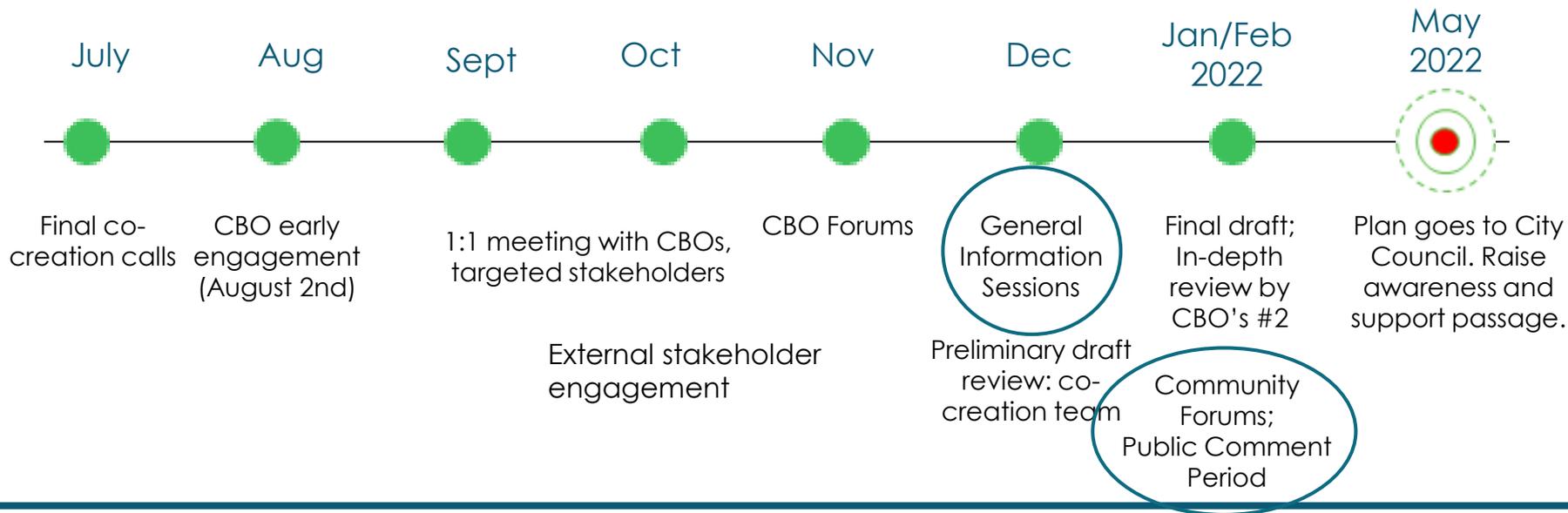
- Energy efficient
- Improves indoor air quality
- Improves health & safety
- Comfort & improved energy reliability
- Opportunity to create local jobs



# City Actions (Policies & Programs)



# Timeline





# Housing and Energy Costs

**Vision Statement:** The transition to electrification in San Jose buildings is affordable and accessible to all residents and workers, and reduces energy burden and health costs for impacted communities.

## **Outcomes:**

1. Energy burden, health and other costs are alleviated after electrification, and programs are designed to provide solutions for those who cannot afford to transition.
2. Ensure any requirements implemented by City are achievable for under-resourced buildings.
3. Electrification costs come down over time.

# What We Have Heard (Housing & Energy)

Any additional costs really matter. Tenants can't afford any additional costs.

"Include specific, tangible next steps for renters, big and small, to be a part of the movement."

"Renters may need 3rd party to mediate with landlord given renters do not always have positive relationship with landlord."

Affordable housing buildings need a plan readily available to understand what a retrofit looks like (i.e, systems). Include technical assistance paired with incentives.

Materials about programs and incentives need to be translated to other languages.

"Include case studies that are realistic - don't just say that on average costs are saved. Show how this differs depending on location."

"The most useful deep dive for community groups would be around cost of electrification, and how folks can finance these projects."

"Main need: Funding is number one. Waiving fees can be a form of subsidies"

# Theme #1, 2: Funding and financing options and planning support for multifamily buildings

## What can the City do?

### Whole Building Support

- Identify sustainable funding sources and financing solutions
- Help fund underserved buildings
- Explore neighborhood-wide pilots
- Technical assistance to help plan upgrades, navigate and layer incentives, and financing, including health and safety measures.

### Reduce barriers

- Streamlined permitting process, exploring potential reduction in fees
- Develop educational material (ex. case studies) to showcase other building electrification retrofits

### Requirements

- Update Beyond Benchmarking policy to include electrification as pathway

# Theme #3: Costs really matter!

## What can the City do?

### Home Owner Support

- Help homeowners understand the cost of electrification
- Help access incentives, financing programs
- Explore electrification planning tools

### Tenant Support

- Assist low-income people with utility bills
- Explore tenant protection policies
- Empower renters
- Listen to tenant experiences & needs
- Facilitate tenant/landlord discussions



# Reliable Energy

**Vision Statement: San Jose has access to clean electricity, resilient grid infrastructure, reliable power and options for backup power, particularly in vulnerable communities.**

## **Outcomes:**

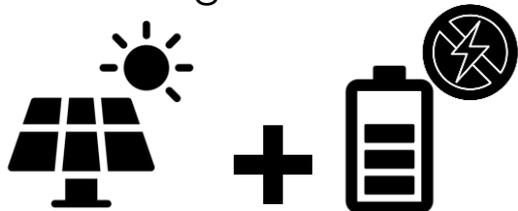
- 1. Those who are reliant on energy (such as medical equipment) have access to clean and reliable backup power during an outage.**
- 2. Residences and businesses have sufficient heating and cooling for extreme weather.**
- 3. Clean and reliable backup power is available to communities during an outage or after an emergency.**

# Theme #1: Increase energy reliability

## What can the City do?

### Building & Grid Solutions

- Support research on how to create an all-electric, reliable power grid
- Explore how to design and pay for clean emergency power, including “solar + storage”



### Community Solutions

- Identify vulnerable community members
- Understand community needs during power outage
- Design Community Resilience Centers



# High Quality Job Opportunities

**Vision Statement: Communities, particularly historically marginalized communities, are empowered to participate in and lead the transition to building electrification, through high quality, safe, and sustainable jobs.**

## **Outcomes:**

- 1. Electrification programs include contractors that reflect and are from San Jose communities.**
- 2. New programs and policies generate local, high-road jobs accessible to the local community.**
- 3. Contractors have access to comprehensive electrification trainings to ensure quality installations.**
- 4. Fossil fuel job losses are minimized, and fossil fuel workers are able to participate in the electrification workforce.**

# What We Have Heard (Workforce Dev)

“Want to make sure jobs are accessible to Vietnamese community- translated certifications, trainings, includes folks who may speak less English but could serve Vietnamese customers. A lot of folks that did not go to high school here, so have limited English. Have heard stories of someone needing panel upgrade and couldn't find consistent quotes nor Vietnamese-speaking contractors. Would love for workforce to reflect % of Vietnamese in general community

“A basic policy is a responsible construction ordinance. Terms have not been worked out but could be lifted through this plan”

“We need a workforce labor standard”

Union labor groups are limited in terms of how many people they can hire. Depends on # of building electrification projects in the pipeline.

“Basic Repair or weatherization programs (sealing up windows / doors) are a great opportunity for entry level jobs.”

“Need to include recently incarcerated individuals in workforce development programs and efforts.”

“Would want to include support for small businesses and independent contractors in the field.”

# Theme #1: Jobs must be high quality

## What can the City do?

### Promote High Road Jobs

- Work with labor groups to prepare for increased demand in building electrification jobs
  - Build relationships with labor unions
  - Match apprenticeships with high quality jobs
- Participate in regional efforts to promote high road training partnerships
  - Ex. Trades Orientation Program, Work2futures

# Theme #2: Jobs need to be accessible to all

## What can the City do?

### Education & Coalition Building

- Engage contractors from underserved communities to discuss job impacts & identify strategies for an equitable transition
- Integrate building electrification into vocational school & community college curricula and promote trainings

### Improve Inclusion in Current Job Opportunities

- Target outreach to underserved communities around contractor participation in local programs, reducing barriers to entry
  - Ex. BayREN partnership, SVCE Future Fit Fundamentals program, TECH program
- Build flexibility into trainings to make them accessible (consider language, location, timing, childcare, lost wages)



# Air Quality & Health

**Vision Statement: All San Jose community members have access to clean and healthy indoor air in their homes and businesses.**

**Outcomes:**

1. Community members understand indoor air quality concerns and how to reduce health and safety risks.
2. Harmful sources of indoor air pollutants are significantly reduced.
3. Electric appliances & ventilation systems are accessible to all.

# What We Have Heard (AQ & Health)

There is not a lot of information available on how air quality is impacting our communities. There is a lot of room for education here.

Looking at these data maps really helps to visualize how air quality impacts communities differently

“The air quality is so important! Children growing up in homes with gas stoves have up to a 40% increased risk of asthma”

“Community members often link poor air quality with transportation, there will need to be some education on how buildings are related. Would also want to reinforce the connection between air quality and health impacts. Building electrification is just one angle to get to better overall public health.”

“It would be beneficial for people to see that something regarding improving air quality and health is done and thought about at the city”

“The stove (to a lot of communities, particularly Latinx communities) is where the family gathers. There is a connection to cooking over an open flame. There may need demonstrations needed to show how to cook cultural dishes with an induction / electric equivalent.”

# Theme #1: Increase awareness about the importance of indoor air quality to health

## What can the City do?

### Culturally Relevant Outreach

- Partner with CBO's
  - *Example: ICAN's Air Quality Ambassadors*
- Increase City budget for advocacy & translation
  - *Example: Switch is On campaign*

### Expand Awareness & Participation

- Reach more communities about existing programs
- Address barriers & concerns about existing programs

# Next Steps and Timeline

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- Building Electrification Plan Draft release (planned for January/February); public comment period (will have another series of information sessions)
- For questions regarding the policies and programs discussed, please reach out to [elena.olmedo@sanjoseca.gov](mailto:elena.olmedo@sanjoseca.gov)

An aerial photograph of a city campus, likely Los Angeles, featuring a mix of modern and traditional architecture. In the foreground, there are lush green trees, including several tall palm trees, and a road with cars. The middle ground shows a large, prominent building with a blue, ribbed dome. The background is filled with various high-rise buildings, some with glass facades reflecting the light, and a central building with a white dome. The overall scene is bathed in the warm, golden light of late afternoon or early morning.

**Questions?**