



SUSTAINABILITY COMMITTEE REGULAR MEETING

City Hall Conference Room, 1000 San Pablo Avenue
Wednesday, April 15, 2015 – 7:30 p.m.

1. CALL TO ORDER

The meeting was called to order by Chair Wei at 7:34pm.

2. ROLL CALL

Members Present: Committee Member Golem, Committee Member Smith-Heimer, Committee Member Uhrhammer, Committee Member Yiu, Chair Wei

Members Absent: Committee Member Cooper, Committee Member Hartley

3. APPROVAL OF MINUTES

Approve minutes from March 18, 2015 meeting

Approved.

4. PUBLIC COMMENT

None.

5. ANNOUNCEMENTS/COMMUNICATIONS

- **CCA Steering Committee Update**

Claire Griffing provided an update – the County requested that the City officially designate a staff or council member to the CCA Steering Committee. Council discussed the item on April 6th, and the City Manager appointed staff Sustainability Coordinator Claire Griffing as the designee and Mayor Peter Maass as the alternate. Vice Chair Golem asked that the Committee be updated monthly and staff agreed.

Committee Member Uhrhammer sent a poster to the Committee and will send a PowerPoint.

6. DISCUSSIONS AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

A. Presentation by Marcus Savage regarding the Ygrene Energy Fund PACE Program for energy upgrades and seismic retrofit projects

Marcus Savage of Ygrene Energy Fund provided an overview of their program and highlighted the differences between their program and other PACE programs. The Committee asked questions and came to a consensus that offering multiple financing programs for property owners will ultimately drive interest rates down and promote efficiency improvements. The Committee asked to see further information about this specific program, and stated their intention to make a recommendation at their next meeting.

B. Discussion of potential Residential Energy Conservation Ordinance (RECO) or Building Energy Saving Ordinance (BESO)

The Committee discussed attachments prepared by staff regarding potential RECO/CECO and BESO policy options. Committee Member Smith-Heimer asked why Berkeley replaced their RECO instead of amending it and staff explained that it was likely because of difficulty with enforcement, low property turnover, and not being able to keep up with Title 24 standards. They held public workshops and stakeholder meetings that indicated an assessment approach was more appropriate. Vice Chair Golem asked if they could write an ordinance that can better keep up with changing energy standards and Chair Wei asked how much staff time would be required for RECO enforcement. Jeff Bond said it would probably require one FT staff person. Chair Wei asked whether the City could ask for discounted interest

rates from PACE programs if the City drives business through a RECO. Vice Chair Golem suggested requiring homeowners to have an assessment and then require a small-medium amount of improvements based on assessment. Committee Member Smith-Heimer said that BESO and RECO are not mutually exclusive, but that it would be easier to implement a BESO similar to Berkeley's ordinance because we can capitalize on the momentum of Berkeley's ordinance, work with the same real estate community and use the same contractors. Vice Chair Golem agreed, stating that getting a BESO in place soon would be better than what they have now, which is nothing. Chair Wei wants to press for stricter requirements because we can't rely on voluntary actions, as the State is doing, but agreed to focus on a BESO first and then phase in some creative RECO requirements after that.

The Committee discussed the idea of this staged approach and staff will come back with BESO ordinance language that includes SFDs and relevant thresholds. Staff will also prepare information on current building types and sizes, the turnover rate for Albany properties, and provide suggestions for outreach. After the BESO is adopted, the Committee will plan to research RECO further and discuss thresholds.

Public comment from Preston Jordan, who said the Committee should start from a strong position and go for required upgrades and then make the case for a UUT. He urged including single-family homes in any ordinance because they are the least efficient buildings.

A. Update on annual presentation to School District Board of Education

Griffing provided an update – Vice Chair Wei and the student member will present to the School Board on April 28th. Committee Member Yiu announced that this will be her last meeting and new student member Sophia Howard will be taking her place. She thanked the committee and they in turn thanked her for her service. Staff will write a proclamation for the next meeting.

B. Arts & Green Festival Subcommittee update

Vice Chair Golem provided an update on the festival, which is coming together.

C. Update on Sustainability Committee booth at the Arts & Green Festival

Committee Member Smith-Heimer provided an update and will organize sign-ups for volunteering at the booth during the festival.

D. Update on outreach meeting and discussion of outreach activities

Chair Wei provided an update – the outreach group is now officially named the Albany Carbon Reduction Action Team. They will be hosting a table at the Arts & Green Festival and holding a kick-off event on May 17th at Sam's Log Cabin with a speaker from EBMUD.

Public comment from Preston Jordan, who suggested the committee talk about water conservation.

E. Committee discussion of working effectively with Council

The Committee discussed trying to interface with Council before big items are agendaized and agreed to meet twice per year with the Council members who appointed each of them. They would like to discuss progress toward meeting the 2020 CAP goal. They also discussed having a joint session or subcommittee to communicate with Council, especially regarding complicated topics like the CAP target, BESO and the UUT.

Public comment from Preston Jordan, who encouraged interfacing with Council and reporting back to the Committee.

7. FUTURE AGENDA ITEMS

The Committee discussed future agenda items, including PACE, a BESO ordinance, water conservation, a report from members on talking to their Council members, and a Cap Target Subcommittee update.

A. Next regular meeting – May 20, 2015

8. ADJOURNMENT

The meeting was adjourned at 9:44 pm.