



CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING

Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

Mission Statement:

Make Hayward a more sustainable community in order to ameliorate negative impacts of climate change, conserve natural resources and promote a clean environment.

February 3, 2010
4:30 p.m. – 6:00 p.m.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Public Comments: *(Note: All public comments are limited to this time period on the agenda. For matters not listed on the agenda, the Committee welcomes public comments under this section, but is prohibited by State Law from discussing items not listed on the agenda. Items not listed on the agenda brought up under this section will be taken under consideration and may be referred to staff for follow-up as appropriate. Speakers will be limited to 5 minutes each; organizations represented by more than one speaker are limited to 5 minutes per organization.)*
- IV. Approval of Minutes of January 6, 2010
- V. Introduction of Sustainability Coordinator Consultant Team
David Rizk, Development Service Director
- VI. Initial Discussion on Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)
Mike Gabel of Gabel Associates, LLP (Sustainability Coordinator team)
- VII. Review of Purpose and Productivity of the Sustainability Committee and 2010 Meeting Topics
David Rizk, Development Service Director
- VIII. General Announcements and Information Items from Staff
- IX. Committee Referrals and Announcements
- X. Next Meeting: Wednesday, March 3, 2010
- XI. Adjournment



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CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING
Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007

January 6, 2010
4:30 p.m.

MEETING MINUTES

I. Call to Order – Meeting called to order at 4:35 p.m. Mayor Sweeney welcomed everyone.

II. Roll Call

Members:

- Michael Sweeney, Mayor
- Olden Henson, Council Member
- Bill Quirk, Council Member
- Julie McKillop, Planning Commissioner
- Al Mendall, Planning Commissioner
- Marvin Peixoto, Planning Commissioner
- Doug Grandt, Keep Hayward Clean and Green Task Force (KHCG)

Staff:

- Fran David, Assistant City Manager
- David Rizk, Development Services Director
- Alex Ameri, Deputy Director of Public Works
- Arlynne Camire, Associate Planner
- Katy Ramirez, Administrative Secretary (recorder)

Others:

- Rich Larsen, Los Altos Hills City Council Member and BACC Representative
- David Stark, Bay East Association of REALTORS®
- Simon Wong, Tri-City Voice Newspaper

III. Public Comments

David Stark, Public Affairs Director of Bay East Association of REALTORS®, said that Local REALTORS® are embracing efforts to make residential real estate more energy efficient and they support policies that create and maintain a suitable living environment. Mr. Stark said that last year the National Association of REALTORS® established a “Green REALTOR®” designation, and to earn this designation REALTORS® must complete several hours of classroom training and become expert in ways to promote energy efficiency. Mr. Stark pointed out that REALTORS® have more contact with homeowners than any other professional and the City of Hayward should capitalize on this contact in promoting energy efficiency awareness.

Mr. Stark said that the City of Hayward's Climate Action Plan wisely acknowledges the economic conditions that may impact implementation. While the real estate community was not consulted in coming to these conclusions, they appreciate the thoughtfulness of the observations about financial barriers to making energy efficiency improvements. They are making comments about implementation now so the City of Hayward may consider them before getting into the implementation details. Implementation resources are limited – please only focus on those strategies with the most benefit and the least negative consequences.

Implementation: Bay East supported the City joining the California FIRST program and would encourage the City to pursue more programs that provide incentives and support for property owners to make energy efficiency upgrades. The City should leverage its limited staff and financial resources by implementing programs that will have the greatest benefit for the greatest number of property owners and residents and the smallest negative impacts. Think critically about the Residential Energy Efficiency Ordinances (RECOs) from San Francisco and Berkeley. These are very different real estate markets and share virtually nothing with the Hayward market. Implementation of the Berkeley RECO has not been without problems.

Bay East Association of REALTORS'® primary objection to the City adopting a RECO similar to Berkeley is its reliance on requiring energy efficiency improvements prior to a home being sold. The "point-of-sale" (POS) approach is inefficient; places a burden on property owners; can complicate real estate transactions and is staff-intensive to administer.

Mr. Stark concluded by stating that Bay East Association of REALTORS® urges the City of Hayward to work with the real estate community to promote pro-active programs that support property owners to make energy efficiency upgrades.

IV. Approval of minutes of December 2, 2009 – minutes approved.

Mayor Sweeney noted there was a request to reverse the order of items V and VI on the agenda. There being no objections from the Committee, the meeting moved forward with item VI.

VI. Bay Area Climate Collaborative (BACC) and other Organizations

David Rizk, Development Services Director, introduced Rich Larsen of Los Altos Hills City Council Member and BACC Representative. Mr. Larsen provided a brief PowerPoint presentation and discussed the background and goals of the BACC, and stated that he is here to ask the City of Hayward to sign up to the initiative.

Questions from the Committee followed Mr. Larsen's presentation, such as the structure of the BAAC; the functions of the Steering Committee and working groups; awareness and outreach in other areas; and solar panels and electric vehicles, that were all addressed by Mr. Larsen.

After much discussion, Mayor Sweeney expressed that the consensus of the Committee is to make a recommendation to the City Council that the City of Hayward join Bay Area Climate Collaborative (BACC).

V. Annual Review of Green Building Ordinances and Implementation

Development Services Director Rizk provided an overview of the staff report and noted that it is a requirement for the City Council to review both Green Building Ordinances for municipal and private development on an annual basis. He said there is not much to report at this time, and that staff will not be recommending to the Sustainability Committee and City Council any changes to the Green Building Ordinance.

Mr. Rizk indicated that the most recent revisions to the Green Building Ordinance for Private Development was adopted by City Council on December 15, 2009, and will go into effect on January 15, 2010.

Council Member Henson asked about the status of the projects that were approved prior to the adoption of the Green Building Ordinance. Mr. Rizk said that the City will be offering incentives to those developers.

Planning Commissioner Mendal asked if the City has a sense of how our Green Building Ordinance compares to other cities. Mr. Rizk responded that he thinks the City of Hayward is aggressive, however, perhaps not as aggressive as San Francisco nor as aggressive as other cities with more policies. Mr. Rizk pointed out that other cities such as San Jose has had to revisit some of their policies, such as the plastic bag policy.

VII. Doug Grandt suggested that the City of Hayward provide a model "green" home to be used as a tool for community awareness. He suggested that staff find out if California First would be able to assist with financing to provide a model home. Summary of Education and Outreach Efforts

Arlynne Camire, Assistant Planner, provided an overview of the staff report and accessed the Sustainable Hayward section of the City of Hayward's website via internet connection to the projector. Ms. Camire described a variety of methods that the City has utilized related to public education and awareness about green topics, and outlined the activities of the "Living Green" Sustainability Center located at City Hall.

There were suggestions from the Committee about various ways for public awareness, such as a slide presentation at the city libraries on a Saturday afternoons; placing information signs in various locations throughout the city; including digital "green" puzzles on the City of Hayward Green Hayward page, and staffing a booth at the Hayward Farmers Market. It was emphasized that the best way to make adults aware is to educate their children who then become advocates of sustainable living.

Mayor Sweeney thanked Mr. Camire for a great presentation.

Planning Commissioner Julie McKillop asked that she refer back to Item VI of the agenda and expressed that she thinks this is a great program.

VIII. Monthly Meeting Topics

No revisions were made to the Monthly Meeting Topics schedule.

IX. General Announcements and Information Items from Staff

None.

X. Committee Referrals and Announcements –

Planning Commissioner Al Mendal said that he and his wife installed a solar panel in his home. Ms. Camire asked if it would be okay to take a photo for the Permit Center Solar display; Mr. Mendal approved.

IX. Next Meeting: Wednesday, February 3, 2010

Introduction of Sustainability Coordinator
Initial Discussion- Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)
Review of Purpose and Productivity of the Sustainability Committee

X. Adjournment – Meeting adjourned at 6:02 p.m.



CITY OF
HAYWARD
HEART OF THE BAY

DATE: February 3, 2010

TO: City Council Sustainability Committee

FROM: Development Services Director

SUBJECT: Review of Purpose and Productivity of the Sustainability Committee and 2010 Meeting Topics

RECOMMENDATION

That the Committee reads and provides feedback on this report and staff's recommendations.

SUMMARY

The purpose of this report and related discussion is to give the Sustainability Committee an opportunity to assess its purpose and productivity prior to staff presenting a report to the City Council. Staff is also seeking input on the revised meeting schedule for 2010, which emphasizes higher priority items from the Climate Action Plan.

BACKGROUND

Upon recommendation by Mayor Sweeney, the Sustainability Committee was established by the City Council on September 25, 2007 (see staff report, Attachment I). As reflected in the attached staff report, the Mayor indicated at that time, and the Council concurred, that the initial emphasis of the Committee should be related to:

1. alternative energy generation and energy conservation,
2. green building policies for new developments and programs to generally improve green building renovation throughout Hayward, and
3. the most productive steps Hayward as a municipality might take at the local level to reduce global warming.

The Council also concurred that Council should review the purpose and productivity of the Committee after two years. Staff is presenting this item to the Committee for discussion prior to agendaing it for full Council consideration.

DISCUSSION

Committee Purpose –

The Committee's mission statement, adopted by the Committee in early 2008 is to, "Make Hayward a more sustainable community in order to ameliorate negative impacts of climate change, conserve natural resources and promote a clean environment."

Committee Output Over 24 Months –

In addition to the items of emphasis identified on the previous page, the City now has a policy document that guides the City in implementing sustainable practices and strategies, known as Hayward's Climate Action Plan (CAP), which is available on the City's website at: http://www.hayward-ca.gov/CAP08/pdfs/2009/CAP_Final/Hayward_CAP_FINAL_11-6-09%20-%20full%20document.pdf. The CAP provides a list of priorities for community-wide and municipal actions related to reducing greenhouse gas emissions and sustainability, which are included as Attachment II to this report. The methodology used to prioritize actions relate to ease of implementation, time to full implementation, potential emissions reductions, and cost, and is explained in Appendix D of the CAP.

The meeting topics from the previous two calendar years are summarized in Attachment III. In 2008, several meetings involved issues and discussion associated with the green building ordinance for private development. Adoption of that ordinance originally in late 2008 and a revised version in late 2009 was the culmination of those discussions and efforts, and reflect the high priority given those actions in the City's CAP. Also in 2008, the Committee discussed issues related to the CAP itself, which was adopted in July of last year, including results of the greenhouse emissions inventory. Other meeting discussions involved environmentally friendly landscape guidelines, associated with responsible landscaping and water conservation. The recent adoption of a bay friendly water efficient landscape ordinance is associated with such discussions and input from the Committee.

In 2009, several meetings involved discussion on energy efficiency and renewable energy financing. The adoption of a resolution by the City Council in January of this year to join CaliforniaFirst lays the groundwork for development of such a program whereby residents can receive funds for such improvements and pay those off through their property tax bills. The program is anticipated to be rolled out in the summer of this year. Also, the City is participating in a Countywide "Green Packages" program being developed by Stopwaste.org. That program will integrate with the financing opportunities offered by the CaliforniaFirst program, which will help promote implementation of energy efficiency and renewable energy improvements.

The adoption of a green building ordinance and Climate Action Plan, and participation in regional financing and improvements programs for energy efficiency and renewable energy are major accomplishments achieved during the last two years by Hayward. As Hayward moves forward in implementing various programs identified in our Climate Action Plan, including

development of residential and commercial energy conservation ordinances, input and policy direction from the Sustainability Committee will be required. The recent hiring of a Sustainability Coordinator, envisioned to last at least three years, provides greater opportunities for Hayward to focus on implementing measures that will further promote it as a leader in reducing its greenhouse gas emissions, conserving water, and reducing energy use and waste. Given the level of activity associated with sustainability and implementation of the Climate Action Plan strategies, staff recommends that the Sustainability Committee continues on as a formal body of the City and the Committee continues to meet on a monthly basis.

Monthly meeting topic list for 2010--

Considering the CAP and reviewing the stated purposes and objectives of the Sustainability Committee, staff has revised the monthly meeting topic list for this calendar year. The suggested list is included as Attachment IV. The criteria used for developing the revised list of items is based on the highest priority actions identified in Hayward's CAP. There are fewer items, but some of the items listed will involve significant policy decisions and more than one meeting, such as the energy conservation ordinances for existing development, or are recommended due to anticipated changes in state and federal regulations, such as discussion of how the California Green Building Code will impact Hayward's local green building ordinance regulations. Obviously, some items on the previous list have been deleted, and they are identified below. It may be prudent to address such items next year, or at some point in the future, but as mentioned previously, staff is recommending that the Committee and staff devote limited resources in 2010 to those items with higher priorities in the CAP. The items recommended for deletion from the 2010 list are:

- *Green Collar Jobs and Investment* – Staff can provide information to Committee members as it becomes available at future meetings, and recommends having a focused discussion and summary of activities and progress at a future meeting.
- *Discussion-Citywide Parking Policy and Revised Standards* – This would be a major effort and is not one of the higher priorities in the CAP (priority #23), nor is it identified as a Council Priority for 2010. Staff would recommend that such item be discussed in calendar year 2011 after strategies are developed in association with the South Hayward BART Form-Based Code (scheduled for discussion at the April 2010 meeting) and after strategies that will be suggested in the draft Mission Boulevard Specific Plan/Form-Based Code in late 2010.
- *Update-Energy Efficiency and Conservation Block Grant Projects* – Staff plans to provide the Committee an update in early calendar year 2011 on this topic, after a detailed Strategy is developed and approved by the Department of Energy this Spring, and after various programs/activities are under way.

ECONOMIC IMPACT

There is no direct impact associated with this item, and promotion and implementation of sustainable practices will create new jobs related to the sustainability sector and will promote Hayward as a progressive, environmentally conscious city that will attract new businesses and residents.

FISCAL IMPACT

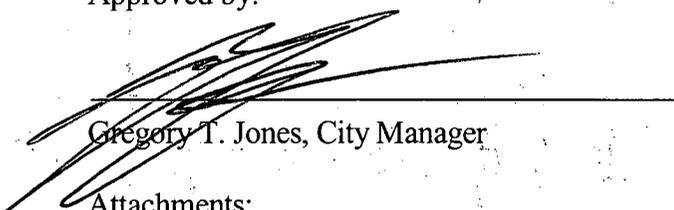
There would be fiscal impacts associated with this item associated with staff support for the Committee's monthly meetings. Although dependent on the complexity and number of items on meeting agendas, support for each meeting from staff typically requires between 15 and 30 hours. Also, depending on the decisions of the Committee related to major topic areas that would likely require hiring of expert consultants, such as development of a Citywide parking policy and strategy, additional costs would be incurred.

NEXT STEPS

Based on Committee input, staff will present to City Council in March an item for consideration related to the Committee's purpose and continuing existence.

Recommended by: David Rizk, AICP, Development Services Director

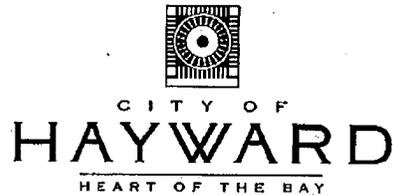
Approved by:



Gregory T. Jones, City Manager

Attachments:

- Attachment I September 25, 2007 City Council Staff Report Regarding the Sustainability Committee Formation
- Attachment II Prioritized List of Actions from Hayward's Climate Action Plan
- Attachment III List of Meeting Topics from 2008 and 2009
- Attachment IV Recommended Meeting Topics for 2010

7

DATE: September 25, 2007
TO: City Council
FROM: Mayor Michael Sweeney
SUBJECT: Establishment of Council Sustainability Committee

RECOMMENDATION

That the City Council approves and supports the establishment of a Council Sustainability Committee to investigate, develop, and recommend policies regarding sustainable practices for the City; and approves the first appointments to the new Committee.

BACKGROUND

As mentioned in earlier work sessions, I recommend appointing a Sustainability Committee comprised of representatives of the City Council, the Planning Commission, and the Keep Hayward Clean and Green Task Force. I recommend that this Committee be agendized and supported by staff as a formal Council Committee. After the first two years, Council should review the purpose and productivity of the Committee.

After receiving expressions of interest for member participation from all Council Members, and after consultation with the Planning Commission Chair (Julie McKillop) and the Chair of the Keep Hayward Clean and Green Task Force (Kindra Mendall), the following individuals have agreed to serve on the Council Sustainability Committee:

- ◆ Council: Mayor Sweeney
- ◆ Council: Councilmember Henson
- ◆ Council: Councilmember Quirk
- ◆ Planning Commission: Chair Julie McKillop
- ◆ Planning Commission: Commissioner Al Mendall
- ◆ Planning Commission: Commissioner Rodney Loché
- ◆ Keep Hayward Clean and Green Task Force Liaison: Member Laura Oliva

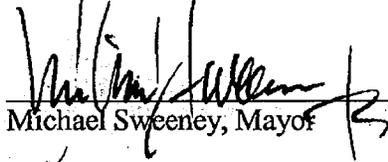
While the term "sustainability" covers a broad range of topics, I am most interested in this Committee first tackling the following issues from a policy perspective:

1. Issues of alternative energy generation and energy conservation within our community, including all commercial and residential types of energy sources and uses.
2. Green building policies for new developments, as well as programs we might develop to generally improve green building renovation throughout our city.
3. The local aspects of global warming: what are the most productive steps we as a California municipality might take at the local level to reduce global warming?

NEXT STEPS

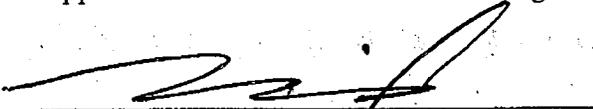
Upon approval, the Acting City Manager and the City Clerk will work to schedule and coordinate the Committee's first meeting. The Acting City Manager will also review staff resource demands in the City to determine the best way to staff this Committee to support its mission.

Prepared by:



Michael Sweeney, Mayor

Approved for inclusion on the Council Agenda by:



Fran David, Acting City Manager

Community-wide Actions - in order of priority

Table 1: Proposed actions for reducing community-wide emissions: listed in order of priority

Action Number	Short Description	Estimated Annual Emissions Reductions (metric tons CO ₂ e)		Priority
		2020	2050	
Community-wide Actions - potential emissions reductions calculated and City has direct control over implementation				
Action 3.9	offer energy efficiency financing program for commercial buildings	1,630	132,025	1
Action 3.3	develop and implement Commercial Energy Conservation Ordinance	5,164	105,152	2
Action 3.7	energy efficiency financing program for single-family homes	181	40,248	3
Action 3.8	offer energy efficiency financing program for multiple-family homes	126	33,617	4
Action 5.2	offer renewable energy financing program for commercial buildings	10,768	22,822	5
Action 6.3	improve construction and demolition debris program	1,953	15,634	6
Action 4.2	continue to implement private development green building ordinance for commercial buildings	4,493	77,925	7
Action 5.3	add solar requirement into private development green building ordinance	2,980	24,660	8
Action 4.1	continue to implement private development green building ordinance for residential buildings	979	18,836	9
Action 1.8	prioritize traffic-flow management practices to reduce idling time	23,061	21,875	10
Action 3.1	develop and implement Residential Energy Conservation Ordinance for single-family homes	639	39,304	11
Action 3.2	develop and implement Residential Energy Conservation Ordinance for multiple-family homes	983	33,033	12
Action 6.2	increase participation in food-scraps collection programs	1,495	11,963	13
Action 6.1	increase participation in recycling programs	15,916	38,216	14
Action 5.1	offer renewable energy financing program for residential buildings	850	2,149	15
Action 1.4	expand public transit services to encourage reductions in vehicle travel	3,062	15,199	16
Action 5.4	increase portion of electricity provided by renewable energy		30,779	17
Action 1.2	assist businesses in establishing car share / bike-share programs	416	7,283	18
Action 6.6	encourage waste reduction and promote recycling participation at multi-family properties	253	304	19
Action 7.1	maximize carbon sequestration within City		284	20
Action 1.1	assist businesses in providing commuter benefits programs	2,286	8,106	21
Action 1.5	continue to implement bike master-plan	2,419	7,610	22
Action 1.3	update parking policies to encourage reduction in vehicle travel		9,471	23
Action 1.6	develop and implement pedestrian master-plan	1,394	7,121	24
Action 6.4	ban certain materials from landfills	2,487	2,986	25
Community-wide Actions - potential emissions reductions not calculated, or City does not have direct control over implementation				
Action 3.4	actively participate in low-income weatherization programs	emissions reductions not quantified		1
Action 2.2	collaborate the state and federal government on policies that promote low-carbon vehicles and low-carbon fuels	129,060	532,735	2
Action 2.1	provide incentives for low-carbon vehicles and low-carbon fuels	129,060	532,735	3
Action 1.10	align zoning policies to minimize vehicle travel	emissions reductions not quantified		4
Action 3.5	promote a voluntary commitment for businesses and residents to reduce energy consumption	emissions reductions not quantified		5
Action 6.7	prefer waste management strategies that maximize the useful value of waste streams	emissions reductions not quantified		6
Action 6.5	require residents / businesses to participate in recycling programs	emissions reductions not quantified		7
Action 1.11	increase availability of affordable housing for people employed in Hayward	emissions reductions not quantified		8
Action 9.1	create green-portal website	emissions reductions not quantified		9
Action 9.2	develop and implement plan to engage residents in emissions reductions activities	emissions reductions not quantified		10
Action 9.3	develop and implement plan to engage businesses in emissions reductions activities	emissions reductions not quantified		11
Action 3.6	promote use of home energy monitors	emissions reductions not quantified		12
Action 1.7	update the Circulation Element of the General Plan to evaluate expansions of appropriate modes of transit	emissions reductions not quantified		13
Action 1.9	encourage high density, mixed-use, smart-growth development in areas near public transit stations	emissions reductions not quantified		14
Action 1.12	incentivize filling local jobs with local residents	emissions reductions not quantified		15
Action 8.1	Place holder - no actions defined for climate change adaptation	not evaluated		--

Note: Emissions reductions were not estimated for several actions due to their overlapping effects with other actions and to prevent double-counting

Municipal Actions - listed in order of priority

Table 2: Proposed Actions for reducing municipal emissions: listed in order of priority

Action Number	Short Description	Estimated Annual Emissions Reductions (metric tons CO ₂ e)		Priority
		2020	2050	
*assumes Scenario 2 fuel economy and renewable electricity generation and that program goals are achieved				
Municipal Actions - potential emissions reductions calculated and City has direct control over implementation				
Action 3.10	upgrade streetlights to LEDs	969	1054	1
Action 2.3	procure fuel-efficient and low-carbon fuel vehicles for municipal fleet	54	108	2
Action 3.12	audit city buildings and identify energy savings opportunities	330	1542	3
Action 3.11	prepare and implement energy conservation plan for municipal buildings	330	1542	4
Action 2.4	negotiate alternative-fuel and fuel economy requirements into new contracts and franchise agreements	54	108	5
Action 6.9	implement food scraps collection programs in city buildings	73	163	6
Action 5.5	audit city buildings and identify buildings best-suited for solar	76	2227	7
Action 5.6	install renewable generation on municipal property	76	2227	8
Action 4.3	continue to implement municipal green building ordinance	47	328	9
Action 7.2	maximize carbon sequestration on municipal property	5	32	10
Action 6.8	implement recycling programs in city buildings	27	28	11
Municipal Actions - potential emissions reductions not calculated, or City does not have direct control over implementation				
Action 1.13	provide commuter benefits to government employees	emissions reductions not quantified		1
Action 1.15	prefer facilities with convenient access to public transit	emissions reductions not quantified		2
Action 9.4	offer climate education programs to City employees	emissions reductions not quantified		3
Action 4.4	ensure new city buildings are built with photovoltaics and solar hot-water whenever possible	emissions reductions not quantified		4
Action 9.6	when awarding contracts, request applicants provide information about sustainability practices	emissions reductions not quantified		5
Action 9.5	demonstrate leadership by setting municipal reduction targets. Work to achieve these targets	emissions reductions not quantified		6
Action 6.10	develop environmentally friendly purchasing program	emissions reductions not quantified		7
Action 1.14	develop car-share and/or bike-share program for city employees	emissions reductions not quantified		8
Action 8.2	<i>Place holder - no actions defined for climate change adaptation</i>	emissions reductions not quantified		9

Note: Emissions reductions were not estimated for several actions due to their overlapping effects with other actions and to prevent double-counting

**Sustainability Committee
Monthly Meeting Topics
2008**

Presenting Department	Date	Topics
DS	November 28, 2007	Solar Photovoltaic Panel Programs and Funding Information
=====		
Bill Quirk	January 17, 2008	Reducing Greenhouse Gas Emissions: How Much at What Cost?;
CED		Summary of Hayward's Greenhouse Gas Emissions Inventory;
Finance		Presentation by Equipment Management Division
CED	February 6, 2008	Summary of Proposed Green Building Ordinance
CED	March 6, 2008	Summary of Proposed Green Building Ordinance
CED	April 2, 2008	Summary of Proposed Green Building Ordinance; Summary of Proposed Energy Efficiency Ordinance
CED	May 7, 2008	Summary of Community Responses to Proposed Green Building Ordinance;
PW		Water Conservation Efforts
CED	June 4, 2008	Progress Report on Green Building Ordinance
CED	July 2, 2008	Proposed Green Building Ordinances for Private and Municipal Developments
	August 2009	No Meeting
CED	September 3, 2008	Proposed Hayward Environmentally Friendly Landscape Guidelines and Checklists for Private Developments
CED	October 1, 2008	Proposed Hayward Environmentally Friendly Landscape Guidelines and Checklists for Private Developments; Update on Climate Action Plan; Opposition to Proposition 7
PW	November 5, 2008	Solid Waste and Recycling Program Overview
DS	December 3, 2008	Climate Action Plan Update

**Sustainability Committee
Monthly Meeting Topics
2009**

Presenting Department	Date	Topics
DS	January 7, 2009	Solar and Energy Efficiency Financing, and Mandatory Solar for New Development
DS	February 4, 2009	Obama Green Cities and Infrastructure Plan
DS	March 4, 2009	SB 375 - Transportation Planning
	March 20, 2009	OptiSolar Presentation and Tour (Cancelled)
DS	April 1, 2009	Community Choice Aggregation – Part 1
MS	May 6, 2009	Community Choice Aggregation – Part 2
DS	June 3, 2009	Update on Federal Energy Efficiency and Conservation Block Grant Fund Projects for Hayward;
DS		Update on the California Bottle Bill (Senate Bill 55)
DS/PW	July 1, 2009	Update on City-Wide Energy Efficiency & Emission Reduction Efforts <ul style="list-style-type: none"> a) Public Works Energy Efficiency Measures b) Environmentally Preferred Purchasing c) Energy Efficiency & Sustainability of Municipal Buildings d) Municipal Fleet Upgrades
	August 2009	No Meeting
DS/PW	September 2, 2009	Update on State Codes; Update [†] on Countywide Energy Efficiency Financing Program Development
DS	October 7, 2009	Presentation of Energy Efficiency and Conservation Strategy (required as part of EECBG application); BCDC Sea Level Rise Policies and HASPA's Sea Level Rise Study
PW	November 4, 2009	Water Recycling program Presentation; Water Use Conservation Efforts
DS	December 2, 2009	Renewable Energy and Energy Efficiency Programs Update

Sustainability Committee Monthly Meeting Topics for 2010

Presenting Department	Date	Topics	Climate Action Plan Action Number(priority)
DS	January 6, 2010	Annual Review of Green Building Ordinances and Implementation	Actions 4.1, 4.2, 4.3
DS		Bay Area Climate Collaborative (BACC)	
DS		Summary of Education and Outreach Efforts (Permit Center Green Display, Website, etc.)	Actions 9.1, 9.2, 9.3
DS <i>Sustainability Coordinator</i>	February 3, 2010	Introduction of Sustainability Coordinator and Initial Discussion on the Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS		Review of Purpose and Productivity of the Sustainability Committee and 2010 Meeting Topics	
PW	March 3, 2010	Summary of Issues and Regional Efforts Regarding a Ban on Plastic Bags and Styrofoam Containers	Action 6.4(25)
DS	April 7, 2010	South Hayward BART Form-Based Code Parking Strategies Options	Action 1.3(23)
DS <i>Sustainability Coordinator</i>	May 5, 2010	Update on Development of a Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS		Introduction of the Climate Action Management Team	CAP Implementation
DS <i>Sustainability Coordinator</i>	June 2, 2010	Overview of Community Outreach Plan	Actions 9.2*(10), 9.3*(11)
DS <i>Sustainability Coordinator</i>	July 7, 2010	Large Commercial Energy Users Efficiency Program Development	Actions 3.9(1), 5.2(5)
	August 2010	No Meeting – annual recess	
DS <i>Building Division staff</i>	September 1, 2010	Update on State Green Building Code and its Impacts on Hayward's Green Building Ordinance, including Solar Requirements	Actions 4.1(9), 4.2(7), 5.3(8)
DS <i>Sustainability Coordinator</i>	October 6, 2010	Draft Residential Energy Conservation Ordinance (RECO) and Commercial Energy Conservation Ordinance (CECO)	Actions 3.1(11), 3.2(12), 3.3(2)
DS <i>Sustainability Coordinator</i>	November 3, 2010	CaliforniaFirst Pilot Financing Program Implementation and Program Continuation	Actions 3.7(3), 3.8(4), 3.9(1), 5.1(15), 5.2(5),
PW	December 1, 2010	Increase Participation in Food Scraps Collection, Recycling, and Construction and Demolition Debris Programs	Actions 6.1(14), 6.2(13), 6.3(6), 6.6(19)
		Update on Ordinances to Ban Plastic Bags and Styrofoam containers	Action 6.4(25)

*emissions reductions not quantified in the Climate Action Plan

City of Hayward RECO/CECO Ordinance Development

February 3, 2010



Introduction

- **Gabel Associates, LLC Subcontractor to Sustainability Coordinator QuEST, Inc.**
- **Experience with energy cost-effectiveness studies in support of local green building ordinances (e.g., Hayward)**
- **Technical advisor to the City of Berkeley's new RECO/CECO ordinance development**



City of Hayward Goals

- **Develop and implement a Residential Energy Conservation Ordinance (RECO)**
- **Develop and implement a Commercial (Nonresidential) Energy Conservation Ordinance (CECO)**
- **Very different animals: require somewhat parallel but different tracks (e.g., City of Berkeley's current work)**



Major Policy Issues for RECO and CECO

- **Possible triggers: renovations, point-of-sale, participation in California First financing, date certain**
- **Required energy measures: what items to upgrade , and whether a prescriptive and performance option**
- **Typical costs of upgrade: cost-effectiveness and maximum cap on building owner expenditures**
- **Carrots to meet or exceed requirements: PG&E incentives, tax credits (federal & state), California First, other**
- **Exemptions based on defined criteria**



Major Development Issues

- What existing systems or protocols to select to audit, inspect, analyze and/or rate the upgraded building?
- What different “tiers” to explore in considering different levels of stringency and energy performance?
- What are the Berkeley policies and approach in their latest RECO/CECO work?
- What may make sense for Hayward and what may not?



Implementation Plan

- Outreach, education, hand-holding for building owners
- Tracking compliance
- Enforcement



Excellent Opportunity

- **Commitment by the City of Hayward Sustainability Committee and City Staff**
- **Collaborative team effort: QuEST and Gabel Assoc**
- **Assistance from City of Berkeley Staff, PG&E, possibly StopWaste.org**
- **Starting with a clean slate**
- **Could be a model for other local governments**



Significant Challenges

- No simple template or turnkey approach as there is with green building ordinances
- Few local governments in the country have adopted RECO and CECO ordinances
- Many moving parts, and many options to weigh in creating and calibrating a successful RECO/CECO for Hayward
- Current economic climate and political pressures
- Relatively aggressive time line



(Draft) Proposed Plan for RECO and CECO on Separate Tracks

- **Phase 1: preliminary research into policy and implementation options, metrics; discussions with PG&E; findings presented to the Sustainability Committee and Staff; and direction to proceed**
- **Phase 2: additional research and analysis on selected issues (e.g., first costs, cost-effectiveness); narrow policy and implementation options; choose appropriate protocols, systems, metrics, financing options, enforcement plan; final decisions by Committee and direction to proceed**
- **Phase 3: approved final detailed policy guidelines for ordinance**
- **Phase 4: draft ordinance & detailed administrative and outreach plans; edits as needed and adoption of the ordinance**

