



Climate Action Plan Working Groups

Energy Working Group Meeting Notes #2 - December 11, 2019

Objectives:

Discussion of Objectives #1 & 2:

- Can Jersey City (JC) make energy efficiency standards stricter (because state law prevents the city from enacting more stringent building and energy code requirements than those imposed by the state building and energy codes)? JC can try to influence the state through lobbying, but presently it cannot adopt stretch codes.
- Still, since JC is the second largest city in NJ, could it seek permission from the state to adopt even more stringent code requirements, along the lines of NYC's stretch codes, and Philadelphia's, etc.?
- Are there other incentives JC can use to encourage energy efficiency and carbon emission reductions, such as density bonuses and zoning to incentivize?
- In existing buildings, PACE-type incentives could be possible.
- Can we include offsets as remedies (like planting trees)?

Modifications to wording of Objectives:

1. Reduce energy usage and carbon emissions in existing homes, multi-family buildings, commercial, and industrial buildings.
 2. Reduce energy usage and carbon emissions in new homes, multi-family buildings, commercial, and industrial buildings.
 10. Work with state and regional authorities and utilities to invest in local infrastructure and technology to meet energy supply goals.
- Recommendations for interim climate action steps will be discussed at subsequent meeting.
 - Equity committee will review the action items that Energy Working Group (EWG) chooses tonight ahead of EWG's next meeting. Eventually, Climate Action Plan (CAP) will include strategies, tactics, and timelines.
 - Discussed additional suggestions for action items submitted by EWG members:
 - s3 refers to PACE, which can't be used by JC entities without state authority to do it. Legislation to amend PACE has been introduced, but apparently is sitting (maybe has been approved, but it is still held up). Deb will check status for next time.
 - Discussed EWG coming up with items we feel JC can advocate for on a state level.
 - Municipality would have to raise a bond for PACE? (would put additional burden on tax collector?). NJ might be more likely to act on PACE legislation if knows there is much community support.

As of February 11, 2020

- Suggestion that start selection of action items with those EWG members identified as high priorities and feasible.
- s6, when ripping out HVAC, not having leakage of HFCs into the air.
- s6 is similar to action item #12, but this one is more about responsible disposal – could be combined with 12; this is an economically easy one.
- Disposal of HFCs already federally regulated, and therefore not in JC’s purview.
- Although disposal of HFCs is federally regulated, JC still could encourage local businesses to employ alternatives to HFCs.
- Does action item #1 (on handout of 53 items) mean municipal energy aggregation or just a general goal? Have to achieve complete electrification and clean grid or micro grids for 100% clean energy by 2050, so this action item seems more like an objective.
- For all the work required to implement the action items, the local workforce should be used as much as possible.

Revised Action Items:

1. Enact municipal energy aggregation with standard for 100% clean energy.
2. Maximize community-led solar rooftop and community solar development in urban and Low- and Moderate-Income communities using the local workforce where possible.
3. Retrain inspectors to ensure proper code enforcement and explore further mechanisms to improve code enforcement for new construction and gut rehabilitation.
4. Utilize taxes, bonds, utility credits, permit expediting, public relations, zoning (e.g., density bonuses), and any other available municipal implements to incentivize the reduction of energy usage and carbon emissions in all buildings, as well as the development of renewal energy projects.
5. Review JC zoning laws with goal of amending to require Electric Vehicle (EV) Ready, Demand Response Ready, and solar ready for all buildings.
6. Accelerate the implementation of the NJ Clean Energy Act requirement for mandatory building benchmarking for all buildings over 25,000 square feet and allow market mechanisms to drive further efficiency improvements. Require energy use disclosure to be publicly available.
7. Based on benchmarking, require all buildings over 25,000 square feet to perform energy upgrades and meet certain levels of carbon emissions reductions by a certain date or at certain trigger events (e.g., time of sale).
8. Require that private development in redevelopment zones certify under transparent building rating programs, such as Leadership in Energy and Environmental Design (LEED) Silver, and also meet net-zero carbon standards.
9. Municipality should lead by example:

- All RFPs should have sustainability components and same standards as private entities for retrofit priorities.
- Employ Energy Performance Contracting to retrofit municipal buildings for energy and water efficiency while reducing operating costs in a way that does not require up-front capital investment.
- Require that municipally owned new construction meets a transparent building rating requirement, such as LEED Gold or Platinum.
- Institute a municipal building-wide assessment of solar potential using tools such as Project Sunroof.
- Streamline and expedite the approval and permitting process for building-mounted solar panel systems.

10. Develop clean energy workforce opportunities and training programs.

11. Assess feasibility of maximizing the use of source separated organic waste for energy production and encourage anaerobic digestion for electricity production or natural gas pipeline injections.

12. Jersey City should advocate for:

- low cost loans/financing for Distributed Energy Resources
- development of mechanisms and regulations to support net zero carbon for new construction, including at upcoming 2024 international council code change hearings
- incentivizing transition to fully electrified building sector
- State participation in model energy code development processes
- use of solar generation and green or cool roof requirements, and incentives such as square footage or footprint allowance.
- NJ Board of Public Utilities adopting significant renewable energy requirements for utilities
- NJ Transit utilizing first available electric or hybrid vehicles in urban areas first
- Providing opportunities for microgrids and locating renewable energy with storage at critical facilities
- Property-assessed clean energy

13. Communicate:

- with utilities to encourage replacement of inefficient, outdated equipment before traditional end-of-life points are reached;
- and encourage local businesses to employ substitutions for hydrofluorocarbons when possible;
- with residents, property owners, and other businesses about available financing opportunities for carbon reduction activities, including creating online portal that aggregates this information.