

Action Item #	Equity Changes	Implementation Strategy	Lead & Partners	Funding Sources	Timeframe	Interim Goals	Notes
Implementation Table Guide							
Equity Changes	Based on the Equity Assessment, does the action need to be changed? If yes, redefine the action with the changes.						
Implementation Strategy	Choose which most accurately characterizes the likely implementation process: advocacy, collaboration and participation, promotion and encouragement, and/or regulation.						
Lead & Partners	Who will lead this action? Who else needs to be involved. Consider local, state, or federal agencies; councils, boards, commissions; community groups; or the School District.						
Funding Sources	Estimate the total cost of implementing the action if the action is expected to be a onetime event, or annual operating cost of an ongoing program.						
Timeframe	Identify the timeframe from Plan adoption: short term (1-3 years from Plan adoption); medium term (3-5 years); and long term (5-10 years).						
Interim Goals	What are the interim goals for this action? 5-year, 10-year, 20-year, and 30-year goals.						
Energy Sector							
Objective 1							
Reduce energy usage and carbon emissions in existing homes, multi-family buildings, commercial, and industrial buildings.							
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1.1 Retrain inspectors to ensure proper code enforcement and explore further mechanisms to improve code enforcement for new construction and gut rehabilitation.		E1: Regulation/enforcement /// E2: regulation	E1: City (lead); Industry group /// E2: City, buiding department. For providing the training, possible private sector educational partners, higher education. Review "Retrofit Accelerator" in NYC. Vancouver Passive House training for inspectors.	E1: City; Private /// E2: City budget	E1: Short term (1-3 years) /// E2: short term	E1: Trained 100% by year 3 /// E2: 1. Establish forms & process; 2. Training	E2: Establish forms & structure: Philadelphia, NYC building department.
1.2 Accelerate the implementation of the NJ Clean Energy Act requirement for mandatory building benchmarking for all buildings over 25,000 square feet. Require energy use disclosure to be publicly available.		E1: Regulate /// E2: regulation	E1: State (lead); Property/bldg owners; City; PSEG /// E2: City - Sustainability. Energy Tracking & Management service providers	E1: City (self funded); Request state /// E2: Not necessary. NJ Clean Energy Program offers some free benchmarking.	E1: Short term /// E2: short - benchmarking must be before 2021, public disclosure can be later.	E1: Clean Energy Act states by 2023 /// E2: 1. Education campaign; 2. Determine platform for how to make data publicly available	
1.3 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).	E2: Advocate for states to strengthen rebates to minimize the impact for rent control, renters, low income, etc.	E1: Regulate /// E2: regulation	E1: Same as 1.2 /// E2: City - sustainability/ building department?	E1: Same as 1.2 /// E2: City budget: Will need to hire people for regulation. Upgrades will be privately funded via property owners and rebates/incentives.	E1: Long term /// E2: short - provide in the same regluation as 1.2 - however, have different target dates for when mandatory upgrades would be enforced (for example, 3 years after benchmarking). But the community is made aware through the initial regulation	E1: Training and 1-3 educational campaign. 2020 /// E2: See 1.2 - above	E2: Remove "trigger events - time of sale"
1.4 Incentivize transition of existing buildings to electrified heating.		E1: Collaboration + participation /// E2: advocacy	E1: City (lead); State (BPU); PSEG /// E2: State	E1: City, State. Federal /// E2: Rebates & Incentives. PSEG rebate for getting rid of fuel oil?; PACE; Screen reader support enabled.	E1: Short term /// E2: N/A	E1: Establish a fund /// E2: 1. Pass a resolution calling on the state to act. 2. Provide marketing for Jersey City electrifying municipal buildings.	E2: Move to Objective 9, as this relates more to advocacy.

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1.5 Encourage local businesses to employ substitutions for hydrofluorocarbons when possible.		E1: Promotion + encouragement /// E2: advocacy	E1: City (lead); bldg owner	E1: City	E1: Short term /// E2: N/A	E2: Establish communication strategy; Screen reader support enabled.	
Objective 2							
Reduce energy usage and carbon emissions in new homes, multi-family buildings, commercial, and industrial buildings.							
2.1 Review JC zoning laws with goal of amending to require Electric Vehicle (EV) Ready, Demand Response Ready, and solar ready for all buildings.		E2: regulation	E2: City - planning department & city council. EV infrastructure companies.	E2: No funding necessary for zoning law changes. May need some funding for communication.	E2: Short - 2021		E2: Education is key for buy-in. public needs to understand it. Developers may push back. Density bonus?
2.2 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.		E2: regulation	E2: Redevelopment Agency / Planning Department. May need to hire outside consultant to assist.	E2: Minimal for the city, except for outside consultants. Redevelopment law requires it to be financially viable. Developers will have to bear some cost. Utility may have some cost for upgrades to allow PV for example.	E2: Short - immediate - 2020. Not a new initiative, just a tweak to existing redevelopment process.		E2: Add "passive house" certification to action item. Redevelopment agency has included similar language, but it can be improved to make more robust/comprehensive.
2.3 Require use of solar generation and green or cool roof requirements, and incentives such as square footage or footprint allowance.		E2: regulation - require through review of zoning laws (2.1)	E2: City - planning department.	E2: Minimal for city - some cost borne by property owners	E2: 2021		
2.4 Develop mechanisms and regulations to support net zero carbon for new construction, including at upcoming 2024 international council code change hearings.		E2: advocacy	E2: state	E2: state	E2: EMP - 2024?		
2.5 Utilize taxes, bonds, 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 renewable energy projects.		E2: promotion & encouragement	E2: Mayor's office, finance, Building department, zoning, other city departments.	E2: Potentially significant impact on city budget	E2: 2024	E2: Education	
Objective 3							
Support clean and/or renewable energy sources in residential, commercial, and industrial buildings.							
3.1 Streamline and expedite the approval and permitting process for building-mounted solar panel systems.			E2: Building department	E2: N/A - privately funded systems for regulation change.			E2: Combine objective 3, 7, and 8 to one overarching "renewable energy" Objective? Review Solarize & Oregon trust examples: https://news.energysage.com/solarize-ri-ct-ny-comparing-top-solarize-programs/

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Objective 4							
Increase support for existing training programs and institute new training programs to ensure existence of diverse, skilled clean energy workforce.							
4.1 Develop clean energy workforce opportunities and training programs.	E2: Ensure that training programs are multilingual and offered in neighborhoods around the city including low income.	E2: Collaboration & participation	E2: Who at the city would lead? This action would primarily be implemented by nonprofit, community college, higher ed, vocation school, etc. Possibly NJ EDA.	E2: Grants, corporate foundations.	E2: Ongoing		
Objective 5							
Increase access to energy efficiency programs and benefits for renters and homeowners.							
5.1 The municipality should advocate for low cost loans/financing for Distributed Energy Resources.							
5.2 Inform residents, property owners, and other businesses about available financing opportunities for carbon reduction activities, including creating online portal that aggregates this information.							
Objective 6							
Demonstrate leadership in energy efficiency and green building through facilities, equipment, and operations of Jersey City public agencies.							
6.1 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.							
6.2 All municipal contracts should have sustainability components and same standards as private entities for retrofit priorities.							
6.3 Require that municipally owned new construction meet a transparent building rating requirement, such as LEED Gold or Platinum							
6.4 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.							
Objective 7							
Demonstrate leadership in New Jersey to accelerate the transition to renewable energy.							

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7.1 Enact municipal energy aggregation with standard for 100% clean energy.							
7.2 Institute a municipal building-wide assessment of solar potential using tools such as Project Sunroof.							
7.3 Work with NJ Board of Utilities and NJDEP to identify opportunities for micro grids and locating renewable energy with storage at critical facilities.							
Objective 8							
Improve access to renewable energy for all Jersey City residents.							
8.1 Maximize community-led solar rooftop and community solar development in urban and Low- and Moderate-Income communities using the local workforce where possible.	E2: change to "with an emphasis on using local workforce"	E1: Promotion + encouragement. Collaboration + participation	E1: City (lead of project); Developers (business); Housing authorities	E1: Private	E1: Short term	E1: 2 more projects and CMI subscribers are signed up in JC	
Objective 9							
Work with state and regional authorities and utilities to invest in local infrastructure and technology to meet energy goals.							
9.1 Encourage state-level action on energy policies such as model energy code development processes and Property-Assessed Clean Energy (PACE) financing.		E1: Advocacy	E1: City		E1: Could be passed! Develop framework		E1: Remove goal of "encourage state-level action on energy policies such as model energy code development processes". Add to end of sentence "...DCA development of more stringent energy code w/ institutions of higher education, and allow municipalities to develop and adopt stretch codes and/or provide models to be adopted for stretch codes." /// E2: Rewrite action to: "9.1 Encourage state-level action on energy policies such as Property-Assessed Clean Energy (PACE) financing, DCA development of more stringent energy code with institution of higher education, and/or allow municipalities to develop and adopt their own stretch codes."
9.2 Work with NJ Transit to prioritize use of first-available electric or hybrid vehicles in high-density urban areas like Jersey City.	E2: Conversion of NJ Transit buses to electric/hybrid vehicles should not be at the expense of expanding service and access.	E1: Advocacy	E1: City Hall, Mayor, NJTransit			E1: Give input; Stay involved; advocate	
9.3 Encourage the NJ Board of Public Utilities to adopt significant renewable energy requirements for utilities.		E1: Advocacy	E1: City & BPU				

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9.4 Partner with utilities to encourage replacement of inefficient, outdated equipment before traditional end-of-life points are reached.		E1. Advocacy	E1: City & PSEG				
9.5 Work with the NJ Board of Public Utilities, NJDEP, and PSE&G to identify options and develop projects that will help grow a market-driven, renewable energy economy in Jersey City.	E2: Add: without increasing utility costs for low income communities.	E1: Advocacy	E1: City				