

*August:*  
**RICAPS Monthly  
Meeting**

**August 25, 2026**



# Agenda

...

| Time           | Item                                                                         |
|----------------|------------------------------------------------------------------------------|
| 1:30 – 1:35 pm | Welcome & Agenda Review                                                      |
| 1:35 – 1:45 pm | Announcements                                                                |
| 1:45 – 2:00 pm | Building Electrification Technical Assistance Offerings / Program Discussion |
| 2:00 – 2:30 pm | Sprint to 9-6 Update                                                         |
| 2:30 – 2:50 pm | Jurisdiction Round Robin                                                     |
| 2:50 – 3:00 pm | Meeting Closing                                                              |



# Announcements



# County Sustainability Department Staffing Update



**Congratulations to  
Emma Grossman as new  
Sustainability Specialist!**



# LGCA Bills Legislative Brief



- LGCA has been supporting four bills centered around energy affordability
- Three “cleared suspense”:
  - AB 2463 (Petrie-Norris) — Public Utilities Commission: Rates: Returns on Equity
  - AB 2313 (Berman) — Gas Corporations: Distribution Service Line Replacements: Alternatives (“Home Energy Choice Act”)
  - SB 905 (Becker) — Electricity / POWER Program
- The fourth (SB1138) did not and is effectively dead this session
- Votes in respective houses have a deadline of Aug. 31



Reach out to Susan Wright ([swright@smcgov.org](mailto:swright@smcgov.org)) to learn more about how to join and stay informed about lobbying efforts on behalf of local governments advancing climate action!



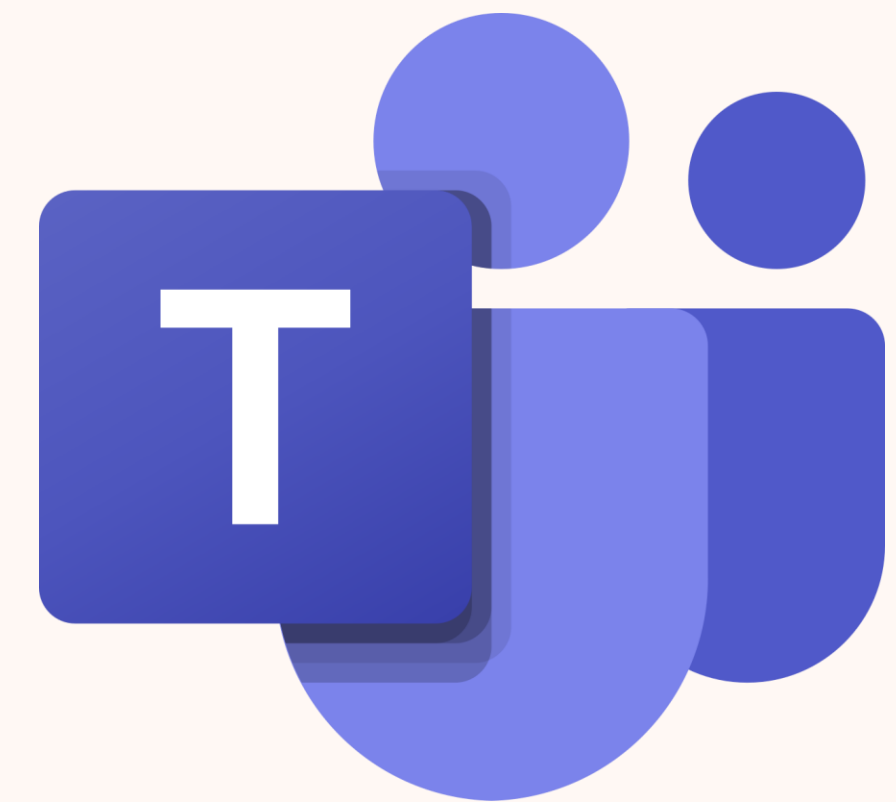
# New Building Electrification Working Group Calendar Invite



The Building Electrification Working Group calendar invite will now be coming from the County.

If you are part of this working group, please double check you have the new calendar invite (the next meeting is Tuesday, Sep. 1 10:00 a.m. - 11:00 a.m.).

Missing the invite or unsure? Contact Katinka Lennemann at [klennemann@smcgov.org](mailto:klennemann@smcgov.org) who can add you to the series.



# CA Adaptation Planning Guide Workshop

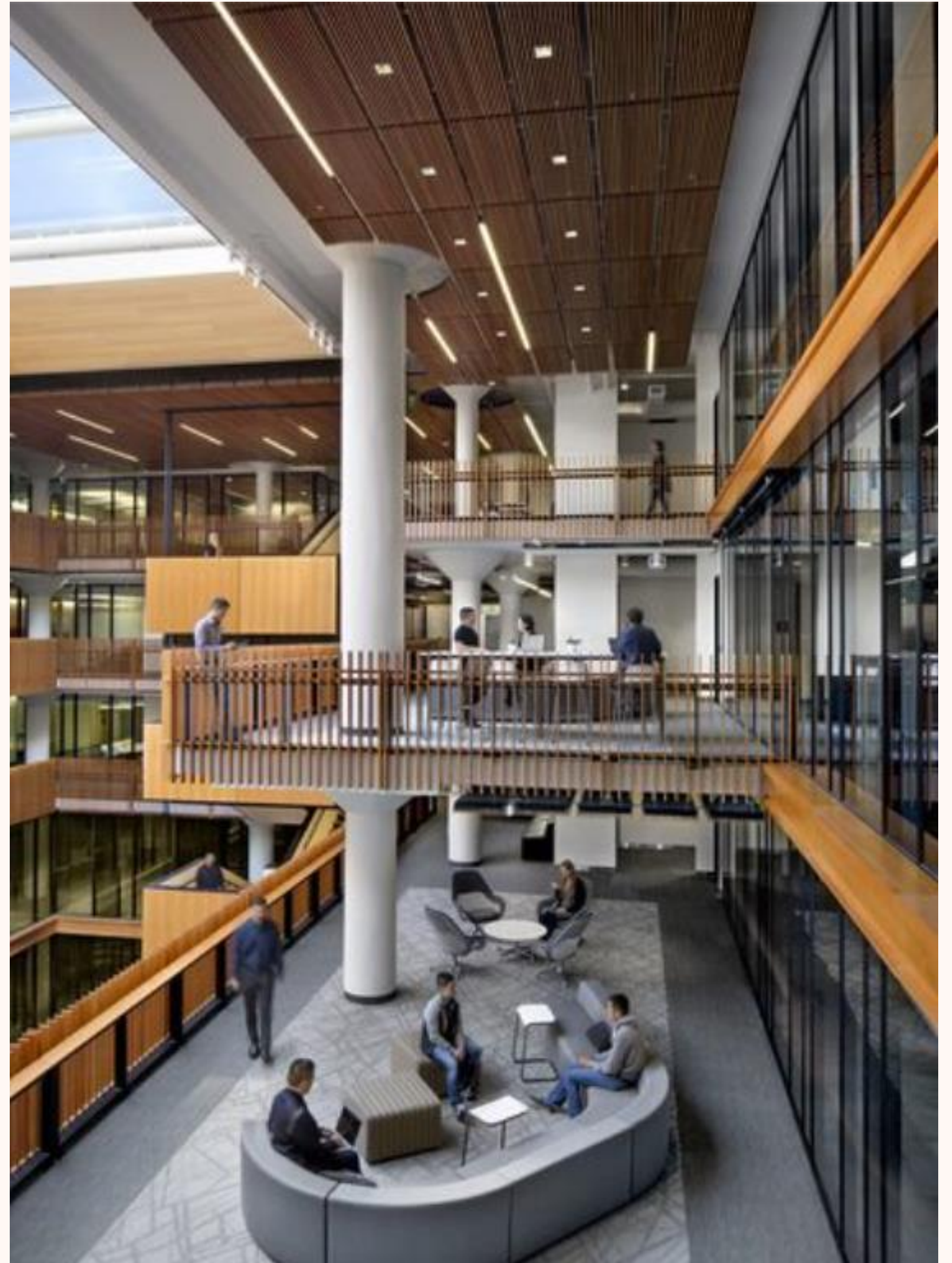


Wednesday, Aug. 26th

Bay Area Metro is hosting an in-person workshop to review and comment on the 2026 update to California's Adaptation Planning Guide (see draft [here](#)).

Local government representatives, including emergency management and planning staff, are encouraged to participate.

Register [here](#)



# SSMC Sustainability Dashboard Webinar



- Wednesday, Aug. 26th
- Join Sustainable San Mateo County's webinar to learn how metrics and city-level reports in their expanded dashboard may accelerate city climate work.
- Register [here](https://bit.ly/Insights_Webinar)



The graphic is a promotional poster for a webinar. It features a teal background with a stylized map of San Mateo County in the background. The map has several orange location pins. Four of these pins are accompanied by small images: a meeting, a modern building, a blue car at a charging station, and a park. The text is white and orange. At the top right is the Sustainable San Mateo County logo with the tagline 'Economy. Equity. Environment.' Below this, on the left, is a 'LIVE' icon followed by the title 'Insights to Accelerate your Sustainability Work'. Below the title is the date 'Wednesday, August 26' and the time '9:00 AM - 10:00 AM'. Below this is the text 'Register here:' followed by an orange button with the text 'bit.ly/Insights\_Webinar'. On the right side, below the map, is the text 'See SSMC's Expanded Sustainability Dashboard in action!'.

Sustainable San Mateo County  
Economy. Equity. Environment.

**LIVE**

## Insights to Accelerate your Sustainability Work

Wednesday, August 26  
9:00 AM - 10:00 AM

Register here:  
[bit.ly/Insights\\_Webinar](https://bit.ly/Insights_Webinar)

See SSMC's Expanded Sustainability Dashboard in action!



# SMC Community Resilience Accelerator Office Hours



- Wednesday, Aug. 26th
- For those interested in contributing to the countywide Extreme Heat and Community Resilience Program application (RICAPS Prop 4 Implementation Working Group), join office hours to learn more about the proposal and opportunities for involvement. More information is available through the [new grant coordination SharePoint](#)
- Contributor scopes and estimated budgets are due **August 31st!** Click [here](#) to send an email to Ori for the office hours invite.



# Applications for the Youth Climate Ambassadors Program!



- Tuesday, Sep. 1st
- [Youth Climate Ambassadors](#) is an 8-month long youth leadership program that provides high school students with the opportunity to dive into social and environmental issues contributing to the global and local climate crisis.
- Applications are now open to any 9th through 12th grade student in San Mateo County. The application can be found [here](#) and is **due before September 1st**. For more information, check out our [flyer](#) or the [program overview site](#). The flyer is available in Spanish and Mandarin, as well!



If you have any questions, please reach out to [youthclimateambassadors@smcgov.org](mailto:youthclimateambassadors@smcgov.org). Thank you!



# BayREN Q3 Forum



- Wednesday, Sep. 16th
- Tailored specifically for municipal staff and regional stakeholders, this forum will delve into the Bay Area Air District's Rule 9-6 for water heaters and what local governments need to know. Register [here](#)



# Permit Simplification Pilot – Please attend the final cohort meeting



**Tuesday, Sep. 15<sup>th</sup> @ 1PM**

## Agenda

- Celebrate wins: jurisdictions share preliminary results (future plans count! )
- Highlight learnings and best practices
- Group feedback on conclusions
- Group discussion on priority and importance of recommendations
- Recommendations for beyond SMC!



**Brisbane**

**Pacifica**

**Colma**

**Redwood City**

**East Palo Alto**

**San Bruno**

**Menlo Park**

**San Mateo County**



# Finance and Design Support for Climate Capital Improvement Projects

## Webinar

...

- **[New Date]** Wednesday, Sep. 23
- Learn how the San Mateo County Sustainability Department can connect your organization to design assistance and financing that can lower the costs of your new construction, major renovation, or resilience projects and help reach your climate action goals! Register [here](#)



# Building Electrification Technical Assistance Offerings



# **RICAPS**

## **WestLight Energy Technical Assistance Offerings**

**8/25/2026**



# Building Electrification Technical Assistance



|                               |                                                                                                                                                                                                                                          |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reach Codes                   | Adoption technical assistance<br>Implementation technical assistance<br>Tool and resource development (Model codes, staff reports, slides, etc.)<br>Building Electrification Modeling updating <a href="#">past bill impacts studies</a> |
| BPS                           | Building Housing Stock Analysis<br>Develop BPS ordinance options<br>Assess implementation considerations                                                                                                                                 |
| Equity Analysis               | Memo on tenant protections and the housing/energy nexus<br>Review of model codes<br>Draft equity policies to pair with reach codes                                                                                                       |
| Building Technical Assistance | <a href="#">AllElectricDesign.org</a><br>Offers decarbonization support (such as decarbonization roadmaps)<br>Focus on existing commercial buildings and affordable multifamily buildings                                                |
| Permit Modernization          | Create building electrification permitting tools (HPWH and HP HVAC)<br>Communication and outreach on simplification tools<br>Research EVI permitting barriers and streamlining solutions                                                 |

[BayAreaReachCodes.org](#)



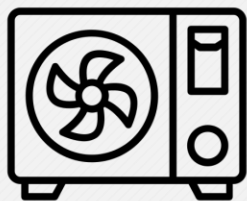
# Available Reach Codes



Existing Buildings

## Two-Way AC

Single Family  
Nonresidential



When an air conditioner is being replaced or added, building owners must install either:

1. A heat pump; or
2. An air conditioner and a set of efficiency measures.

### Advantages

- Simple policy
- Replacements occur more frequently than other triggers (major renovations)
- Adds cooling in places where it may not already exist
- Incentives support policy
- Prepares for Air District rules

### Challenges

- Up-front cost is slightly higher for a heat pump

### Who's done it?

**SF:** San Mateo, East Palo Alto, Palo Alto, Menlo Park, Mountain View, Sunnyvale, Los Altos, Los Altos Hills, Los Gatos, Saratoga, Portola Valley, Glendale, Alameda, Moreno Valley

**NR:** San Mateo, East Palo Alto, Santa Cruz

## FlexPath

Single Family



When pulling a permit for a major renovation, applicants must also choose install measures from a flexible menu of energy efficiency, electrification and/or electric readiness measures.

- Highly customizable policy
- Unlikely to impact small or low-cost renovation projects
- Unlikely to bypass the permit process

- More complex policy
- Clarity of permit data
- Low renovation rates

San Mateo, East Palo Alto, Palo Alto, Menlo Park, Santa Cruz, San Luis Obispo, Piedmont, Marin County, Carlsbad, Encinitas, San Anselmo, San Rafael, Corte Madera

## Electric Readiness

Single Family



When owners are already doing specific electrical work near a gas appliance, they are required to add electrical infrastructure to support future appliance electrification.

- Small cost impact
- Simple policy
- Reduces future retrofit costs
- Prepares for Air District rules

- No immediate GHG impact

San Mateo, East Palo Alto, Palo Alto, Menlo Park, Mountain View, Sunnyvale, Los Altos, Los Altos Hills, Los Gatos, Saratoga, Alameda, Santa Cruz

New

## Energy Performance

All buildings



Requires a higher *Source Energy* compliance margin than what the state requires through the performance path of the Energy Code, Part 6.

- Captures easy source of emissions
- Enforcement process already in place

- Does not impact existing building stock
- Does not cover cooktop, clothes dryer, outdoor equipment

**2025:** Residential now available

**2022:** San Jose, San Luis Obispo, Santa Cruz, East Palo Alto, Palo Alto, Brisbane, Encinitas, Cupertino

# Water Heating Reach Code



## Bay Area Air District Updates:

- Air District Staff's new recommended enforcement date is Jan 1, 2028
  - Driven by new exception language
- The rules with amendment go back to vote in November 2026

## Model Code:

When [replacing or adding a water heater](#), choose one to install:

1. A [heat pump water heater](#) and comply with State Code;
2. A [natural gas water heater and other energy improvements](#) that go above State Code;
3. If the existing water heater is an electric resistance water heater, a consumer electric water heater.

## What to Know about the Model Code:

- Supports Air District rule 9-6 and prevents missed enforcement time
- Allows jurisdictions to ease into transition of the rules (mixed-fuel is still allowed)
- Incorporates similar exceptions to the Air District (Technical infeasibility, income limitations)
- WestLight Energy offers a [\\$3,500 rebate for HPWHs](#) and inexpensive 120V options are available



## 1. Building Housing Stock Analysis

- Buildings greater than 20k square feet
- Parcel-level data across all jurisdictions, characterizing buildings and their emissions savings opportunities.

## 2. Develop several BPS ordinance options

- Covered buildings
- Establish GHG targets and timelines

## 3. Assess implementation considerations

- Analyze staffing needs to adopt and implement
- Cost-effectiveness
- Other considerations

National Building Performance Standards Coalition  
August 2023



# Interesting in Learning more about BPS and Giving Feedback?



## **1. September 24th @ 10am – Member Agency Working Group (MAWG)**

1. First item on the agenda

## 1. Memo on tenant protections and the housing/energy nexus

Minimum Tenant  
Protections (State Law)

Gaps in State Law

Local Policies that Can  
Address Gaps



## 2. Review of model codes

## 3. Jurisdiction reviews (as requested) and draft equity policies

1. Pair with reach codes/BPS consideration

# Questions?

Taylor Taylor

[ttaylor@trcompanies.com](mailto:ttaylor@trcompanies.com)

(585) 831-3027



# Building Electrification Programs

Refresher for RICAPS 08.25.2026



[westlightenergy.org](https://westlightenergy.org)



# Residential Programs



# Self Service: Rebates and Incentives

|                                                           | Rebate   | Limit per home |                                                                  |
|-----------------------------------------------------------|----------|----------------|------------------------------------------------------------------|
| Gas to HPWH                                               | +\$3,500 | Up to 2        | Sized to create cost neutrality with gas tank water heater       |
| Gas to HP Space Heater                                    | +1,500   | Up to 2        | Sized to create cost neutrality with air conditioner replacement |
| Electric to HPWH                                          | +\$500   | Up to 2        |                                                                  |
| Bonus Incentives – must be paired with a HP installations |          |                |                                                                  |
| Electrical Panel Replacement                              | +\$1,000 | Up to 1        |                                                                  |
| CARE/FERA                                                 | +\$1,000 | Per HP         |                                                                  |
| Load Management Device                                    | \$500    | Up to 2        |                                                                  |

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# Full-Service Program

Income-Qualified  
No-Cost Electrification

No-cost whole-home  
electrification for low-  
income residents

Market-Rate  
Low-Cost Electrification

Low-cost whole-home  
electrification for market-  
rate residents

Emergency  
Water Heater Replacements

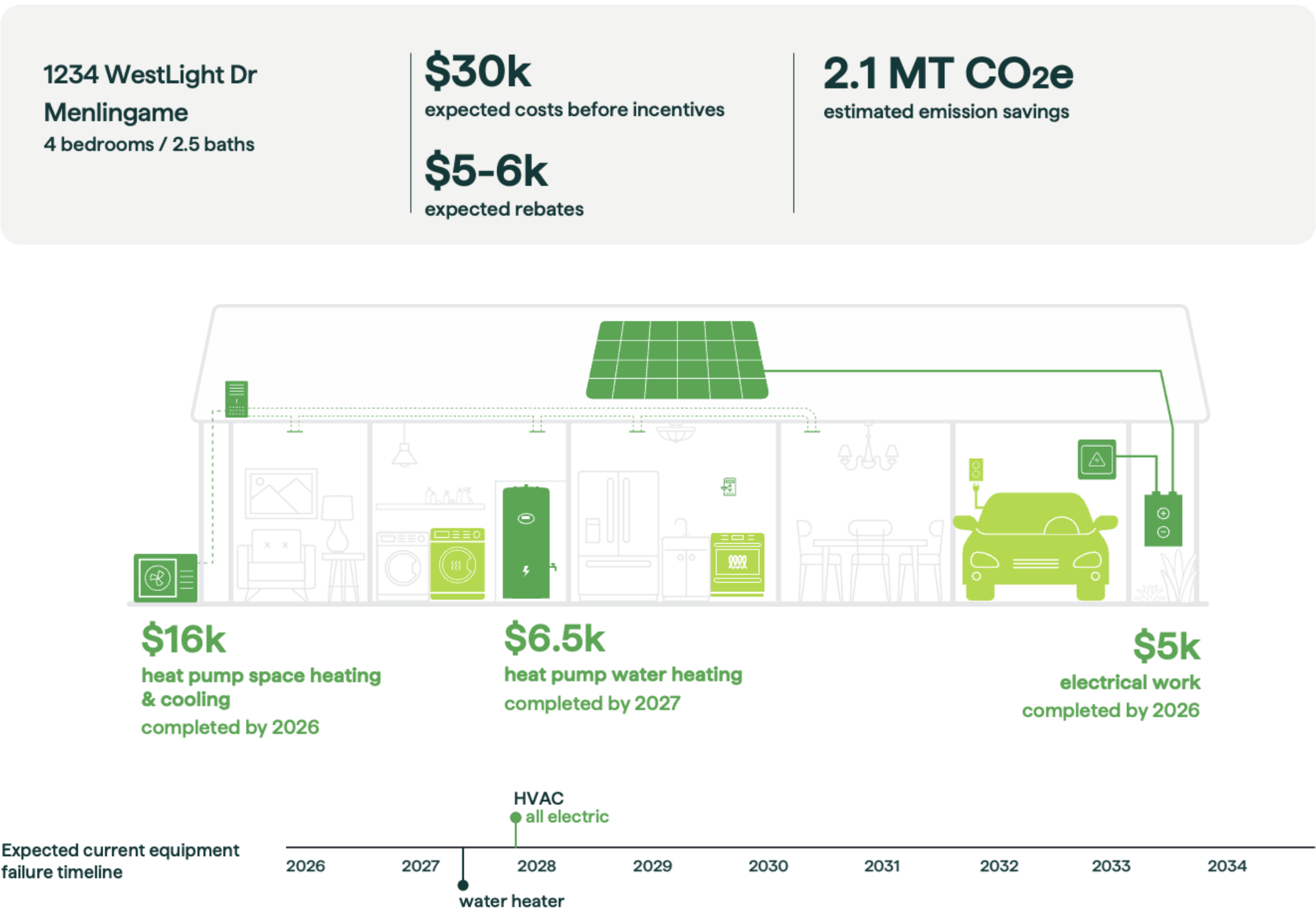
Rapid replacement of  
failing water heaters  
with heat pump water  
heaters

# Personalized Support

In-House one-on-one assistance, to help with:

- Figuring out where to start
- Navigating programs
- Finding contractors
- Understanding costs
- Comparing quotes
- System selection
- Comparing quotes
- Warranty issues (for full-service customers)

## Your plan



Section #  
Section Title

# Commercial Programs



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# Government Building Electrification (GovBE)

Up to \$600k per agency per year

Up to \$600k in 1% loans

Based on therm savings: \$16/therm/saved per year

Example projects:

- Brisbane pool electrification
- Los Banos portfolio HVAC Decarb
- Half Moon Bay portfolio decarb
- East a/o Alto HPWHs

Formerly competitive.

Now open until funds are exhausted

# Government Building Electrification (GovBE)

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New cooking incentives!

Example projects:

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Formerly competitive.

Now open until funds are exhausted

| CATEGORY                                                                                                                                                                                                                                      | MEASURE                                | INCENTIVE AMOUNT | UNIT     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------|----------|
|                                                                                                                                                          | Residential Induction Cooktop or Range | \$750            | per unit |
|                                                                                                                                                                                                                                               | Commercial Induction Cooktop or Range  | \$800            | per hob  |
|                                                                                                                                                                                                                                               | Electrification Fryer                  | \$5,000          | per vat  |
|                                                                                                                                                                                                                                               | Electrification Convection Oven        | \$1,200          | per unit |
|                                                                                                                                                                                                                                               | Tandoor Oven                           | \$2,000          | per unit |
|                                                                                                                                                                                                                                               | Wok Range                              | \$3,000          | per unit |
|                                                                                                                                                                                                                                               | Planchas                               | \$500            | per unit |
| <div><div></div><div>MAX INCENTIVE: \$50,000</div><div></div></div> |                                        |                  |          |

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# SchoolsBE

Up to \$600k per district in rebates

Up to \$600k per district in 1% loans

Based on therm savings: \$16/therm/saved per year

Example projects:

- Menlo Park HVAC decarb
- Hillsborough HVAC decarb
- HPWHs at many schools as coordinated by Wildan

Formerly competitive.

Now open until funds are exhausted

# SchoolsBE

Up to \$600k per district in rebates  
Up to \$600k per district in 1% loans

Based on therm savings: \$16/therm/saved per year

Example projects:

- Menlo Park HVAC decarb
- Hillsborough HVAC decarb
- HPWHs at many schools as coordinated by Wildan

Now open until funds are exhausted

\$3.5 million remaining  
(of original \$5 million budget)

## New cooking incentives!

| CATEGORY                                                                                                                                                                                                                                      | MEASURE                                | INCENTIVE AMOUNT | UNIT     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------|----------|
|  COOKING                                                                                                                                                 | Residential Induction Cooktop or Range | \$750            | per unit |
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| <div><div></div><div>MAX INCENTIVE: \$50,000</div><div></div></div> |                                        |                  |          |

# New General Market Commercial Program

\$1 million in approved funding

Target January for launch

Simpler, per widget rebate strategy

| CATEGORY                                                                                                                                                                                                                                      | MEASURE                                      | INCENTIVE AMOUNT | UNIT     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------|----------|
| <br>WATER HEATING                                                                                                                                          | Heat Pump Water Heater (40–80 gal)           | \$4,000          | per unit |
|                                                                                                                                                                                                                                               | Heat Pump Water Heater (81–120 gal)          | \$7,000          | per unit |
| <br>HVAC                                                                                                                                                   | Heat Pump Space Heating & Cooling (≤20 tons) | \$1,500          | per ton  |
| <br>COOKING                                                                                                                                              | Residential Induction Cooktop or Range       | \$750            | per unit |
|                                                                                                                                                                                                                                               | Commercial Induction Cooktop or Range        | \$800            | per hob  |
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| <div><div></div><div>MAX INCENTIVE: \$50,000</div><div></div></div> |                                              |                  |          |

# Technical Support

Up to 50 hours of free assistance for commercial electrification projects

Supported by custom group of regional experts

Apply at:  
[www.allelectricdesign.org](http://www.allelectricdesign.org)



Sprint to 9-6 Update



# Sprint to 9-6

Bay Area-wide collaboration of cities, counties, agencies, utilities, technical experts & advocates

Lay the foundation for successful Rule 9-6 launch

1. Cost reductions (equipment, labor, permitting & inspection)
2. Increases in support (funding & programs, public engagement)
3. Policy flexibility (equity/electrical/space)

Highlight and scale local best practices

Stretch limited staff by dividing and conquering!



# Participants

Jurisdictions 21

Advocates 10

Utilities 8

Technical Experts 15

Agencies 5

**TOTAL 60**



# Equipment Cost

## Partnering with CalMTA to:

- Influence product development (e.g. split system water heaters)
- Help installers select right equipment for each installation
- Aggregating statewide buying power in scalable sub-markets (e.g. regional bulk purchasing)
- Publish geographic sales data



## Residential Heat Pump Water Heating

Market Transformation Advancement Plan - DRAFT

CalMTA is a program of the California Public Utilities Commission (CPUC)  
and is administered by Resource Innovations

# Contractor Readiness

## Monthly Contractor Trainings

- Update on regulations
- Introduction to HPWH technology
- Manufacturer deep-dives
- Up to 100 attendees per training
- Live interpretation into SP, CH, Tagalog
- Over 90% satisfaction rate

## Contractor Heat Pump Mentorship

- First time installers
- Matched with seasoned contractor
- Hands-on HPWH installations
- Stipends up to \$1700



# Streamlining Installations

## Permitting & Inspection

- Code clarification (e.g. “minor electrical work”)
- Best practice development (BayREN)
- Building department staff trainings (BayREN)

## Electric Service

- Simplified Green Book requirements (PG&E)

## Toolkit of Shared Resources

- Electric Service Optimization Guide (SVCE)
- Going Electric Without a Panel Upgrade (PG&E)



# Community Engagement

## Common Messaging

- Launching regional electrification campaign
- Developing white-labeled fact sheets & FAQs
- Sharing presentation templates between jurisdictions

## Aligned Outreach Strategy

- Coordinating press events & advocacy
- Developing regional newsletter & events calendar
- Expanding homeowner & property manager outreach



# Programs & Funding

## Programmatic Funding

- \$41M/yr for electrification
- \$85M/yr including efficiency
- CCA/local/regional/State

## Influencing Local Resource Allocation

- Organizing 0% financing workshop for CCA's
- Exploring point-of-sale rebates
- Identifying long-term funding opportunities



# Jurisdiction Round Robin



# Jurisdiction Round Robin

...

1. Which of these Sprint to 9-6 groups would you be interested in learning more about/ joining?
  - Equipment Cost
  - Contractor Readiness
  - Streamlining Installations
  - Community Engagement
  - Programs & Funding
2. Is there anything you want to share with the group or ask of the group?





Thank you.



Staff Name

Staff Title

Staff Email