

RICAPS Monthly Meeting

May 27, 2025



Agenda

- 1:30 - 1:35** - Welcome and Agenda Review
- 1:35 - 2:00** - Announcements
- 2:00 - 2:15** - GHG Emissions Reductions from Building Reach Codes
- 2:15 - 2:30** - Prepare for June Convening
- 2:30 - 2:55** - Jurisdiction Round Robin Check-ins
- 2:55 - 3:00** - Meeting Closing



Announcements



PCE's New Website and Incentive Finder



- PCE Home Upgrade Services makes home electrification easier and more convenient:
 - Do-It-Yourself Resources (+ Incentive Finder)
 - Personalized Support
 - Full-Service Installation
- New webpages help residents find support depending on their needs
PenCleanEnergy.com/residential/home-upgrade-services/
- PCE will ramp up promotion in July and will prepare a media toolkit



PCE's E-Bike Program



- Up to \$1,000 towards the purchase of an e-bike
- Eligibility: Enrollment in energy discounts CARE/FERA
- Open now, year-round!
- PenCleanEnergy.com/ebikes



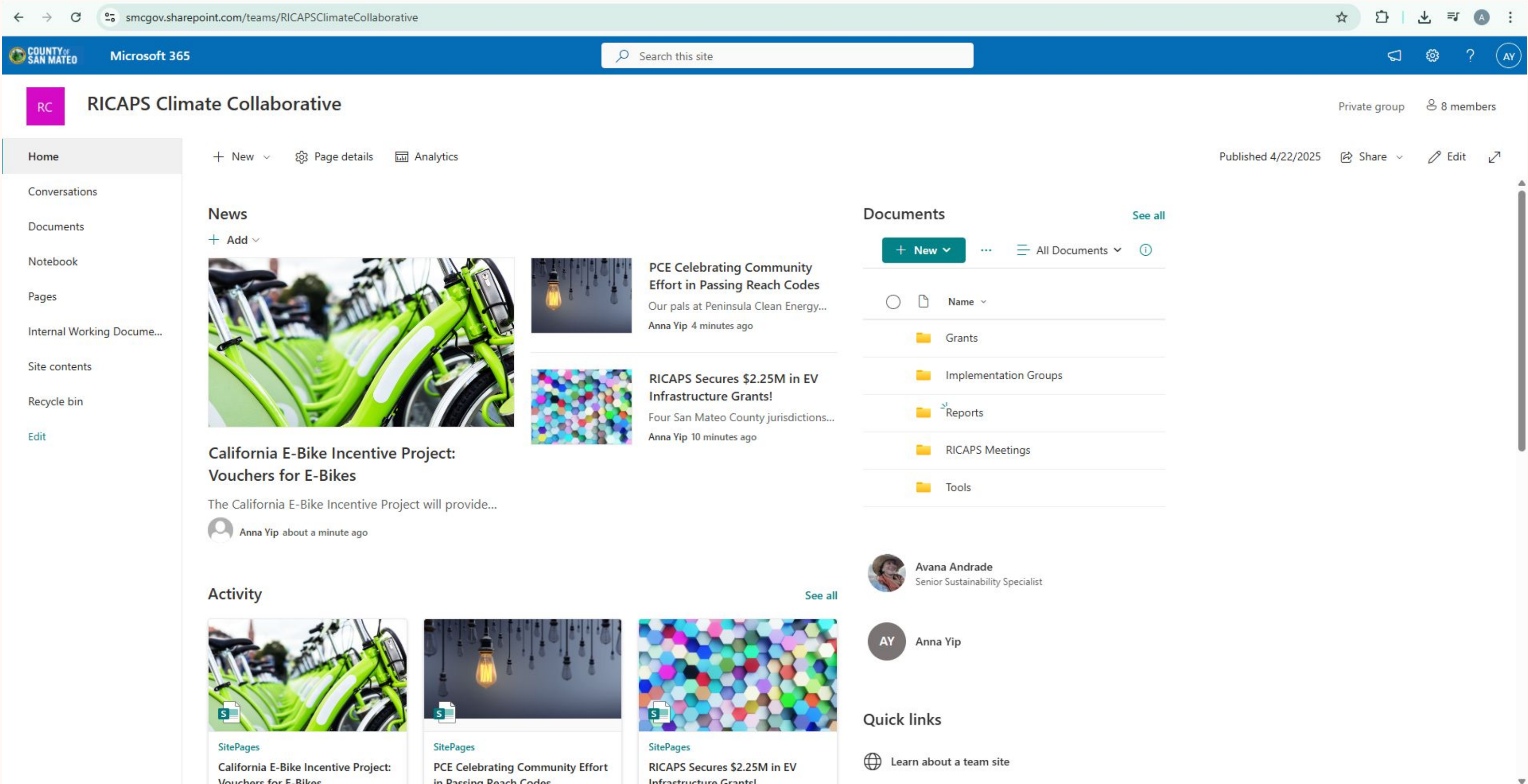
PCE's GovBE Updates



- This program will help governments convert methane gas appliances to clean, efficient electric equipment.
- **GovBE**
 - Applications open week of June 2nd
 - Applications Close July 25th
 - Notifications of Award August 22nd
- **SchoolsBE**
 - \$5m program will open this summer
 - Continuously open to allow flexibility due to school schedules
 - Open until funds exhausted



RICAPS SharePoint Site Soft Launch



If your interested in being one of the first to be invited, let us know by filling out this form [here!](#)



21 Elements Anti-Displacement Resources



- [Anti-Displacement Work Plan & Deliverables One-Pager](#): One-pager summarizing the 21 Elements/SCC Planning Collaborative's joint Anti-Displacement Technical Assistance products, timeline, general resources and meetings.
- [San Mateo Eviction Study](#): Key findings from a Stanford University study on eviction filings in San Mateo County for calendar years 2019 and 2023, the first full year before and after COVID-19-related moratoria and rental assistance were in place. For more information, email Juliet Brodie at jmbrodie@law.stanford.edu.
- [Bay Area Legal Aid](#): BayLegal staff help clients throughout the Bay Area with services including legal clinics, information and referral, and representation for legal issues. For more information, email Darlene Williams at dwilliamson@baylegal.org

- [Quick Guide Website](#): A tool for local jurisdiction staff to learn about displacement, how communities are addressing it, and how to develop tailored policies and programs.
- [Anti-Displacement Resource Database](#): Spreadsheet of anti-displacement resources including toolkits, anti-displacement/tenant protections ordinances and policies, research, and more.

Public-Facing Websites: Community-centered, multi-jurisdiction engagement and education platform to help understand and prevent displacement. Repurposed from Let's Talk Housing websites for each county.

- [San Mateo County](#)
- [Santa Clara County](#)

Understanding Displacement Slide Decks: Designed for staff to introduce and discuss displacement with elected officials and public audiences.

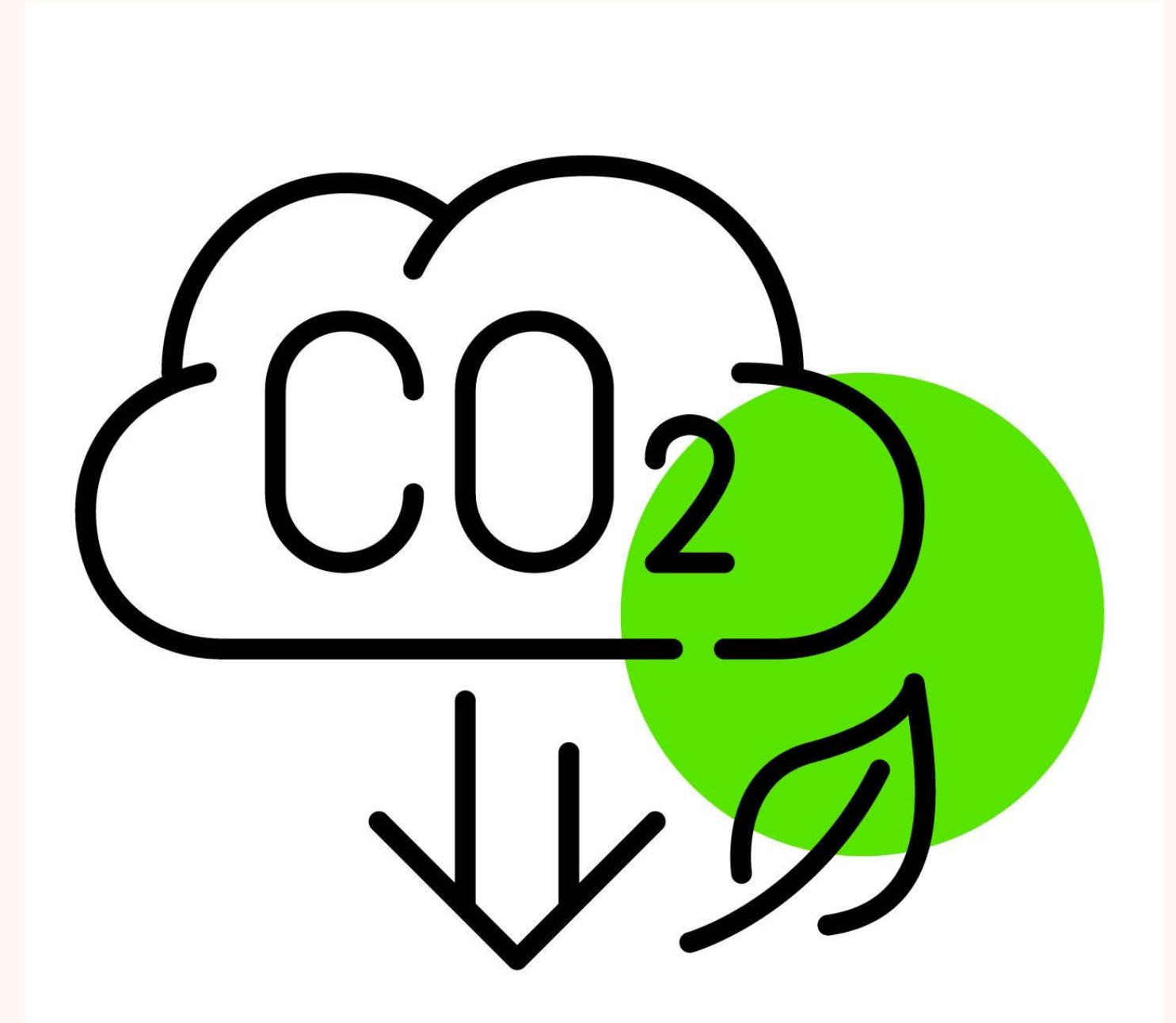
- [English](#)
- [Spanish](#)
- [Bilingual](#)



Palo Alto's City Emissions Reduction Goal Spreadsheet

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- City Council member at Palo Alto requesting context for GHG emissions reduction goal & reduction progress:
 - What have other cities adopted?
 - How are we doing in emissions reductions compared to other jurisdictions?
 - More data and context for public communications
 - Information to better make the case for prioritizing CAP implementation and seeking more regional efforts
- Please, take a moment to fill out the spreadsheet here:
<https://docs.google.com/spreadsheets/d/1NSBNG6ONh6XJG2feXstmDJQX6nmWOqud/edit?gid=1381324479#gid=1381324479>



BayREN Targeted Decarbonization: Incentive Survey



The County of San Mateo is supporting BayREN in designing a new incentive pilot program that will assist local governments and special districts in **improving energy performance** and **reducing emissions** in **public buildings**.

BayREN requires feedback for designing the incentive pilot.

1. Your agency's energy efficiency project priorities.
2. Building decarbonization project priorities.
3. Barriers to implementing such projects.
4. Preferences for types of incentives.



Becky's Departure

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GHG Emissions Reductions from Building Reach Codes

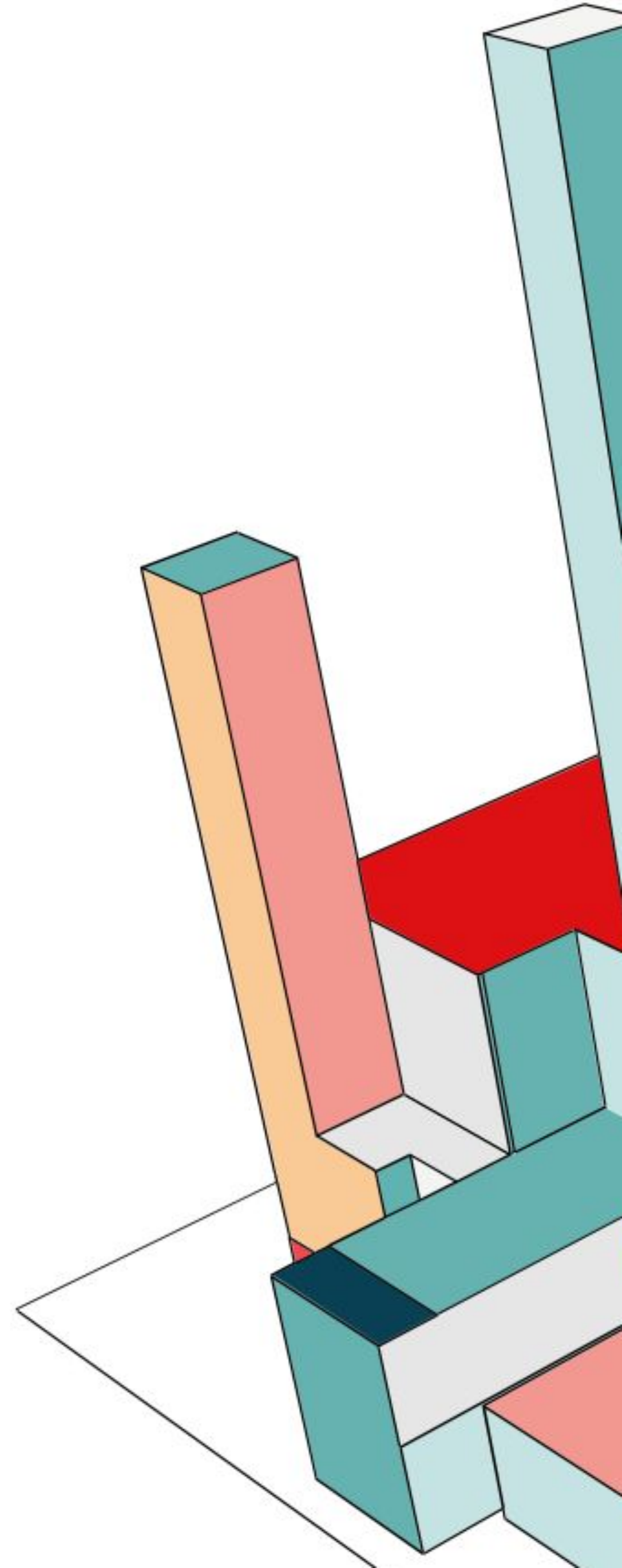
Ryan Gardner

Rincon Consultants



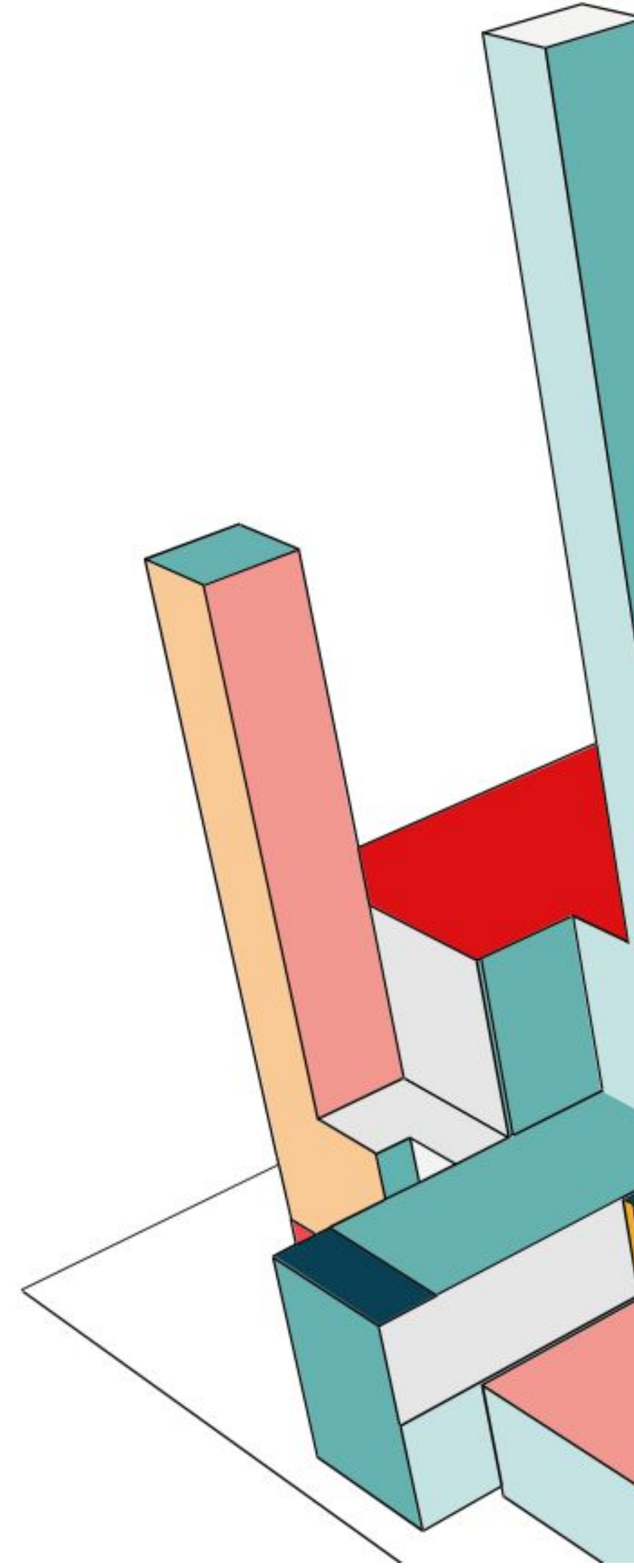
MODEL INTRODUCTION

- Reach Code Tool built to support San Mateo Cities by PCE and RICAPS program
- Models available new building and existing building reach codes:
 - Zero-NOx (i.e., new buildings, existing buildings, The Air District)
 - New Building Energy Performance Standard
 - Two-Way Air Conditioning
 - Time of Sale (i.e., electrification or heat pump requirement)
 - Flex-Path Renovations
 - Cooking/Kitchen Renovation



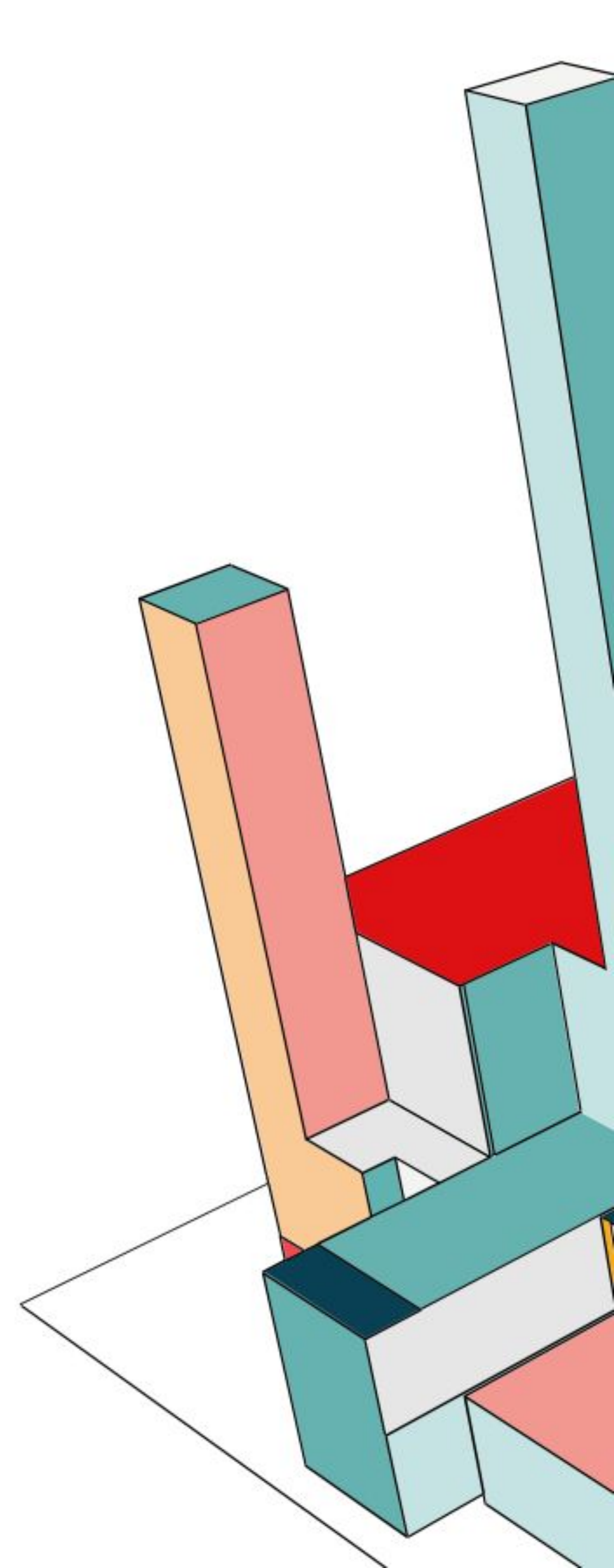
MODEL ASSUMPTIONS

- The Air District assumed as a “baseline”- all other codes build off The Air District timelines
- 2025 Title 24 Building Energy Efficiency Standards assumed as “baseline”
 - Assumes 80% of new residential and commercial space heating is all-electric
 - Assumes 80% of new single-family and commercial water heating is all-electric; only 40% of multi-family water heating is electric
 - Assumes 60% of cooking and other appliances are electric
- Many codes require us to assume preferences (tricky!)
- GHG reduction values assume 2.8% gas leakage



MODEL ASSUMPTIONS

- RICAPS GHG Inventory, ComStock/ResStock, Plan Bay Area 2050 demographic projections (i.e., households, jobs)
- Will cover key assumptions under each measure
- All results are annual in 2030 and 2045 calendar years
 - Done to match Climate Action Plan goals quantification
- Emissions results today are based on City of San Mateo



BENEFITS OF THE AIR DISTRICT ZERO-NO_x RULES

New Construction

- Based on 2027 for small water heaters, 2029 for small furnaces, and 2031 for large water heaters/boilers
- 1,072 MT CO₂e in 2030

Existing Buildings

- Based on 2027 for small water heaters, 2029 for small furnaces, and 2031 for large water heaters/boilers
- 9,789 MT CO₂e in 2030

NEW CONSTRUCTION REACH CODES

Energy Performance Standard/Single Margin Source Energy Code

Assumed only multifamily water heating can be impacted beyond 2025 Title 24:

- In addition to 2025 Title 24 + The Air District
- 14 MT CO₂e in 2030

Zero-NOx

Assumes 100% all-electric for all new construction:

- In addition to 2025 Title 24 + The Air District
- Covers water and space heating missed by 2025 Title 24 and The Air District (including large furnaces)
- Adds kitchens/dryers
- 1,770 MT CO₂e in 2030



EXISTING BUILDING REACH CODES – TWO-WAY AIR CONDITIONING

Key Assumptions

- 2026 implementation for residential buildings; 2027 implementation for commercial buildings
- 25% of residential buildings have central air conditioning
- 50% of commercial buildings have central air conditioning
- 10% non-compliance
- 18-23 year air conditioning lifespans

Assumes that central air conditioning replacement with a heat pump results in no furnace use

- 2,222 MT CO₂e in 2030

EXISTING BUILDING REACH CODES – LOCAL ZERO-NO_x FURNACE

Key Assumptions

- 2026 implementation (large furnaces in 2028)
- 10% non-compliance
- 18-23 year furnace lifespans

Largest reduction of any code modeled.

Driven by large capture of largest gas consuming appliance.

The Air District impact is minimal (2029).

- 8,253 MT CO₂e in 2030

EXISTING BUILDING REACH CODES – LOCAL ZERO-NO_x WATER HEATER

Key Assumptions

- 2026 implementation (large water heaters/boilers in 2027)
- 10% non-compliance
- 10-13 year water heater lifespans

Less reduction compared to HVAC due to The Air District coming online in 2027.

Only impacts 1 year of water heater replacements and large water heaters.

- 1,498 MT CO₂e in 2030

EXISTING BUILDING REACH CODES – POINT OF SALE*

*Not-pursued by San Mateo Currently

Key Assumptions

- 1,055 homes sold per year (Redfin)
- 2026 implementation year
- 80-85% gas appliance use

All-Electric at Time of Sale (for fun)

- 6,674 MT CO₂e in 2030

Heat Pump Water Heater at Time of Sale

- 2,061 MT CO₂e in 2030

EXISTING BUILDING REACH CODES – FLEX PATH AT RENOVATION

Key Assumptions

- 2026 implementation
- 1% of buildings per year
- 32% assumed to have solar/heat pump already
- 10% choose solar
- 30% choose heat pump HVAC
- 60% choose heat pump water heater

Less reduction compared to time of sale due to lower capture rate (1% of homes).

32% likely conservative assumption for heat pump/solar installed.

- 728 MT CO₂e in 2030

EXISTING BUILDINGS – COOKING ELECTRIFICATION AT RENOVATION

Key Assumptions

- 2026 implementation
- 30% non-compliance
- 1% kitchen remodels annually
- 74% gas stoves

Low emissions savings due to low number of projects, higher non-compliance, and low gas use from stoves. Higher co-benefits from AQ in home.

- 91 MT CO₂e in 2030

SUMMARY REDUCTIONS

2030 Emission Reductions by Measure and Building Type



June RICAPS - in person!



Our next convening will be in-person at the **San Mateo Public Library** (55 W 3rd Ave, San Mateo)

Lunch is served at 12:30, meeting runs 12:30-3pm

[RSVP](#) if you would like lunch!

Prep question for June: Do you think we're moving at the pace and/or scale needed to meet climate targets by 2030? If not, **what are some ways you think we could increase our effectiveness, think bigger, act faster?**

~ **SCVE dream home on wheels will be there!** ~

Arrive early (11:30) to check it out!



Jurisdiction Round-Robin: Verbal share out

- Are you on track to meet your CAP/emissions reduction goals? If not, how are you communicating this, and what are you doing about it?
- Does your jurisdiction have an online CAP dashboard for public sharing?



Thank you!

