



Memorandum

AGENDA NO: 11a

MEETING DATE: April 15, 2019

To: City Council

Date: April 15, 2019

From: Mayor Donna Colson

Subject: Committee Report

March 28, 2019
Peninsula Clean Energy

CEO Update

1. Working on Reach Codes and will provide \$10,000 grant to each interested city
2. City is not bound to adopt, but this provides incentive to review
3. CAL CCA - Lobby Day next Wednesday, April 3
4. PUC - April 15 and April 26 in SF meeting and updates
5. Marketing Strategy - eight proposals received and interviewed the top three people and selected Cyclops to be the firm

Citizens Advisory Committee Report

1. Members of CAC reaching out to local cities to promote the Reach Codes
2. Second group to work on load shaping
3. Outreach training - Earth-day events and spread word PCE

Amendments to the JPA

1. New appointments to amend the JPA to allow us a way to continue working with key former board members. Up to two people who were directors Emeritus
2. Allow CFO to be Treasurer of the JPA

Pilot Programs = New vehicles sold EV - Total cars sold 78,747 in 2018 and of that 19,000 EV

1. Working to set up around time -
2. Apartments are harder to install EV chargers - Cost Level 1 or 2 \$6,000 to \$20,000 per port and Fast Charge is \$50,000 - \$80,000 per port and very expensive to do a service upgrade to a faster charge - \$30,000
3. Older buildings - very expensive to service upgrade (can be several hundred thousands of dollars) and so one of the issue is to deploy 110 outlets and then figure out how to build. The pilot project is to work with Energy Solutions up to \$400,000 for 3 years and ID better tech for multi-family buildings, and pilot and evaluate technology
4. Project Objective - ID and pilot admin more affordable Level 1 charging tech

5. Process - Assess, fund out solutions and tech, find pilot site, assessment and final report with recommendations.

Briefing on SMC Energy and Water Strategy 2025 - Working with PCE and C/CAG on this project and will have several joint meetings.

PCE - Rate changes - Adjustments made by PGE on March 1 created a larger discount for our clients. Rather than wait three months, we are going to update May 1 to align with summer billing season and other non-gen PGE rates changes.

1. Default Time of Use (TOU) Rates Overview - will start October 2020 and then continue for 13 months and we are toward the end of the cycle.
2. Pilot program MCE and SCE and PGE collaboration - early indication is that 79% opted to participate and early indicator is that it was working to help craft model
3. Bill Protection from CPUC for the non-CCA providers. PGE must provide that customer can try this rate program at no risk and if they charge more - then PGE credits them the difference
4. If you did better than that was just fine.
5. PGE did do an analysis of what they project Bill Protection offer would cost.
6. We will send Sept 2020 roll out and the info would go out earlier that year.

April 2, 2019

Capital Hearing for SB 50

- Attending initial capital hearings

April 4, 2019

Non-Profit Housing (NPH) Meeting (Pedro Galvao)

<https://Non-Profit Housing.org>

- Participated on phone call to learn more about the housing bills being considered in Sacramento
- Website new Action Center -
- Over 200 housing bills and they are taking positions on 20-30 of the highest priority bills
- CASA - Board instructed MTC/ABAG to publish CASA white paper and there has been questions about evolution and how it moves forward. MTC is saying that they are going to convene a local government working group to focus on housing legislation and will work on all 200 bills
- Working to designate the bills around core values - Protections, Preservation, and Production
- Question of is this an offer to placate the smaller cities by creating a legislative - is this just window dressing...Answer, no we think this is the best path forward. (Donna's comment - the question was really getting to the point that do we really want the small cities involved).
- Three tenant protection bills are making the way through the legislature and are all focused on state-wide impacts
- Working to gather more data on impact fees (and trying to preserve existing units and make sure those do not get demo -
- Data collection - want to collect more information before we pass laws - 1483 Grayson.

- SB 330 (Skinner) Lot of different = reduce fees, parking restrictions, and get streamlined permits and production
- ADU - popular production bills for ADU - many are going to be amended and maybe merged from three to a single unit. Suggested interest in SFD and owner occupancy and want to create separate standards for multi-family ADU. (Donna comment - this is conversation on the call was very SF centric)
- Surplus Land bill up next week - lot of pushback and opposition at the local level.
- SB 50 and SB 4 - both passed and a lot of negotiation taking place - this is a statewide proposal and a lot of negotiation over the next few weeks. Maybe create some variance for small cities and local governments.
- AB 1485 Wicks - To streamline low-income housing bills (limited to Bay Area) due to expensive Bay Area land cost
- AB 1484 - Reduction of linkage fees
- AB 1487 (Chiu) - Regional Housing Enterprise - A lot of negotiating going on with this and revenue options broad and details in fine print are not defined. This is a Bay Area only bill.
- Called out Hillsborough ADU specifically that these should not be counted as RHNA as “domestic help” unless the units are deed restricted

NPH Sponsored Bills

- AB 1486 - Surplus Land Act - Requires all local agencies to ID land they own and report to HDC to create a statewide database and makes the state disposition process of public land same as surplus land - there are exemptions - over 15, if using land for any form of governmental operations that has to do with your function - then that is exempt. If tied to your mission then exempt. Triggers if has nothing to do with your function.
- SB 50 - Still negotiating around equity provisions, conversations around what the definition of a “jobs rich area” - there are a few maps that have been provided, but nothing permanent.

Thursday, April 4, 2019

Sustainable San Mateo County - CEC Awards

- Burlingame CEC Award
- Great fundraising efforts

Friday, April 5, 2019

ABAG/MTC Housing Legislative Working Group Meeting Calendar

Chair - Julie Pierce - Clayton

Comment that CASA is in the past and want all the comments we can gather on the various pieces of legislation. ABAG and MTC have been known to assume contrary positions to the local agencies. Want the feedback so that the bills can achieve what we all need for our community.

Meetings four times this month because by mid-May bills need to be ratified out of committee. Expect feedback from colleague within the county and hope for regular interaction.

Several counties are sending county-wide letters. General introductions - with exception of SF, had comments focused that we all understand the jobs/housing imbalance and are working hard to

create affordable housing. All stressed the need for local control as the best means to solve the problem. Most cities were already working vigorously to solve the problem and ALL felt the local control loss was a major problem.

Comments from the 24 regional meetings in the past three months -

1. We zone, not build and high costs of labor and land are prohibitive
2. Transit is a problem
3. NO FUNDING FOR schools - this is a problem
4. Do not take funding from cities
5. Lots of support for the large employer head-tax
6. East West Imbalance - SF and Silicon Valley, but east bay had build more housing and how do we move these jobs to the east bay
7. You cannot use all the surplus land for housing - need some to attract jobs
8. Grade out the height to recognize the existing neighborhoods
9. Lots of resistance to the regional housing agency - DO NOT need another agency and level of bureaucracy
10. MTC and ABAG need to hear the stories - they were not aware of what is going on with these cities

South Bay and Peninsula

1. Concerns of up-zoning around Cal-Train and mandatory 5 stories will not work on every segment of that radius, reflect the neighborhood and make exceptions
2. Concerns about funding (AB 1487) Mandatory Revenue sharing IS unconstitutional and many concerns about the new institution, especially run by the large cities and the developers - this is off the table
3. Compact does NOT speak to transportation and mobility which is the entire mission of MTC - and so thoughts that they missed the entire point
4. Issue of schools - in particular with links to Tax Increment Financing and how the impacts schools by taking funding away

North Bay

1. Agriculture land and concerns on the impact of the working class neighborhoods
2. Transportation concerns and DID NOT want the regional housing agency
3. Agree with all other comments

Therese McMillion - New ABAG Executive Director

1. Task - Bring together an organized response to these bills
2. Focus on these and statewide regional areas
3. Focus on Protections, Preservation and Production - put the bills in these three buckets
4. Are these pivoting off the outreach we gathered when meeting and focus on the thematic items we heard

The KEY Organizing Principals are outlined in attached memo from ABAG.

Provided a review of the bills -

1. SB 50 = NO map as of yet for the “high jobs opportunity area” coming out of the Turner Center. Concerns about displacement of renters, but nothing for SFD
2. There were so many comments - that they moved to the Proposed Organizing Principals

Organizing Principals -

1. There will be links and graphics that will be sent back to us
2. Staff will prioritize how to manage this

Dates set for new meetings and public is welcome.

April 6, 2019

Progress Seminar

- Excellent Sessions and fun session with Congresswoman Speier

April 8, 2019

PCE Executive Committee

1. Report Out CEO
2. Attended Progress Event - Excellent
3. Update on partnerships with the Central Valley entities
4. DA - If a business leaves PCE - we do not get PCIA coverage and their is continued discussion on these proceedings
5. Central buyer discussion and take away our purchasing power and start a centralized control system and it is still in flux - does create a new regulator body like the ISO and replaces the PUC (regulatory body of resource adequacy)
6. CalCCA Capital Day - Meet with consultants on the energy committee and some of our local senators and the governor’s strike team
7. April 12th - big announcement about wildfires and CCAs
8. Moody’s new analyst - working to get the rating
9. Marketing - working with Cyclops firm and meeting with them Friday from 1-2 PM
10. Reach Codes - Burlingame has had the most and best participation
11. Webinar - draft of reach codes available Thursday
12. PCE position is we want to have staff consider adoption of Reach Codes and cities may adopt at any point in time.
13. We have hired a consultant to take a look at the cost analysis

Insurance - Full review of insurance coverage including deductible and gaps in coverage

1. Andy requested broker to review the program and determine if there are other options and insurance industry is having trouble understanding our business model and what we do
2. Recommendation to take the revised policy to the full board - includes coverage that we have not had in the past and encompasses our business more comprehensively

Program Overview

1. Rolling out the three year EV program for new cars

April 9, 2019

- Meeting with Library Development Team to learn about work done and how it might apply to the Community Center