

Staff Update on the Renewable Energy Task Force Recommendations – November 2013

Recommendation	Level of Impact	Time-frame	Responsible Agencies	Update: Action to Date
Energy Efficiency				
1. Update Planning and Permitting Process	med	M	Planning, DBI, SFE	
2. Strengthen Retrofit on Resale Rules	med	N	BOS, Planning, DBI, SFE	SFE will be working on updating the RECO in late 2013 – early 2014, following update of the SF energy code.
3. Promote Energy Audits	med	ongoing	SFE	Part of Energy Upgrade California; will integrate further into BayREN and CCA outreach
4. Integrate Energy Labeling of Real Estate	low	N-M	Assessor-Recorder, SFE	Green Building ratings have now been integrated into the Assessor-Recorder's database; discussions have commenced around listing solar – see recommendation 19.
▶ 5. Provide Outreach and Support for Property Owners	med	ongoing	SFE	Outreach ongoing; additional opportunities with BayREN, SunShot, and CleanPowerSF. The SF Solar Map has been expanded and updated, as is available at www.sfenergymap.org . See also recommendations 13, 15.
6. Facilitate Access to Energy Data	low	N	SFE, SFPUC, CPUC	SFE is actively engaged in CPUC proceedings to increase access to energy data for energy efficiency program development and demand response by ratepayers.
7. Undertake Building Energy Data Study	low	M	SFE	
Distributed Generation				
8. Support Expanding Net Energy Metering	med	N-M	SFE, SFPUC, CPUC	The net metering cap calculation has been adjusted by the CPUC, in effect increasing the amount of net metering allowed; the cap is now expected to be hit around 2017. Expanding uptake of VNM is still a priority - see SunShot paper on VNM for discussion of "service delivery point" limitations on SFenvironment.org.
↔ 9. Support Expanding Virtual Net Metering	med	N	SFE, SFPUC, CPUC	SFE has been gathering feedback from the solar industry on VNM experiences and barriers to date, has discussed the topic at the Solar Task Force, and is planning a VNM workshop and/or webinar on the topic in the coming months with PG&E and the CPUC, and follow up outreach to property owners and tenants. See also SunShot paper on VNM (see recommendation 8).
10. Support Community Renewable Energy Policies	med	N-M	SFE, SFPUC, CPUC, CA Leg	CCSF supported state legislation on community solar last year, which passed last month. The CPUC is now developing program rules. This will provide SF residents and businesses with an opportunity to own a portion of off-site solar installations, and receive credit for their output on their electric bill.
↔ 11. Support Robust and Sustainable Feed-In-Tariffs for Local Renewables	high	N-M	SFE, SFPUC, CPUC	The SFPUC is planning to implement a local FIT under the CleanPowerSF program to spur local renewable energy development. SFE is seeking funding from the US DOE SunShot initiative to support program design.
12. Streamline and Standardize Renewable Energy Permitting Processes	low	ongoing	SFE, DBI	Under the US DOE SunShot Initiative , SFE continues to work with DBI, the solar industry, and regional and national entities to support streamlining and standardization of solar permitting. DBI has already implemented streamlined solar permitting and an electronic permitting process for all permits.

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13. Adopt a Solar-Ready Policy	low	M	SFE, BOS	SFE is considering a solar requirement for new construction , and will conduct stakeholder outreach fall-winter 2013-14, with adoption through the building code update process in 2014. SFE is also considering an ordinance to require solar site assessments at the time of re-roofing , major retrofits, or sale in the future.
14. Address Solar System Shading	low	M	SFE, DBI, Planning	SFE has developed an in-depth solar shading policy options paper (http://www.sfenvironment.org/download/protecting-solar-access). If solar shading proves to be an increasing problem, SFE will take action to implement a solar access policy.
15. Encourage Green Leases	low	N-M	SFE, BC3	SFE intends to create a multi-tenant solar toolkit which will outline options to install (and fund) solar installations on multi-tenant properties, including the use of green leases. SFE is seeking funding from the US DOE SunShot initiative for this work.
▶ 16. Enable Energy Efficiency and Renewable Energy Pass-Throughs under Rent Control	low	N	BOS; SF Rent Board; SFE	SFE staff has had preliminary discussions with the SF Rent Board and SF Environment Commission on updating the list of eligible energy efficiency and renewable energy capital improvement pass-throughs. SFE will be doing a cost-effectiveness study of proposed eligible measures next year. A request is needed from SFE or a Board of Supervisors member to bring the item to the Rent Board for action.
↔ 17. Expand Clean Energy Financing	med	N-M	SFE	SFE is exploring options to expand clean energy financing, including using municipal or federal bond financing to create a low-interest solar loan program . This would, preferably, be combined with an on-bill repayment (OBR) mechanism – see recommendation 18.
▶ 18. Expand On-Bill Financing	med	N-M	SFE, SFPUC, PG&E, CPUC	SFE is developing an on-bill repayment program proposal for the CleanPowerSF program to finance solar, and in the future energy efficiency. CleanPowerSF offers a vehicle to expand on-bill financing to residential and small commercial properties without a CPUC mandate.
19. Recognize Solar Energy Installations as Real Property	enabling	N-M	Assessor-Recorder; SFE	SFE is establishing a working group on this topic with the Assessor-Recorder's office, State Treasury staff, policy makers, and the solar industry. SFE is seeking funding from the US DOE SunShot initiative for this work.
20. Support Standardization and Expand Lending	enabling	ongoing	SFE, SFPUC, DOE	See recommendation 17. SFE is also working with CalCEF and the finance industry to provide educational materials to institutional investors , including SFERS, on opportunities to invest in cleantech, and dedicating a portion of their investment portfolio to cleantech (including to support local renewable energy project development) – see recommendation 39.
↔ 21. Fully Fund GoSolarSF	med	N	SFPUC, BOS	The minimal funding (\$2m) of GoSolar in 2012-13 and related programmatic changes resulted in a lottery system for incentives . SFE hosted discussions with the industry through the Solar Task Force, and preparing a memo for the Mayor regarding the need to return to a stable funding situation for the solar industry and customers; the Mayor and SFPUC have since reinstated full funding for the program, and SFE is providing input for program changes for 2013/14 to ensure program continuity and solar market and green job growth.
22. Prioritize Workforce Development	low	N	SFPUC	Recommendations for the future of GoSolarSF continue to emphasize workforce development aspects of the program, and increase support for both hiring managers and workforce development hires in participating GoSolar companies.
23. Upgrade Distribution Grid Citywide	enabling	M	PG&E, SFPUC, CPUC	
24. Enable Distributed Generation on Downtown Network	enabling	M	PG&E, SFPUC, CPUC	SFE and Planning are working with Arup, under a CEC Public Interest Energy Research (PIER) grant , to study renewable energy integration at the community scale, including overcoming barriers to renewable energy on the downtown (secondary) network. See also recommendation 28.

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25. Support Energy Storage Market Development	enabling	M	SFPUC, SFE, CEC	SFE and Capital Planning are looking at opportunities to use energy storage and renewable energy to improve resiliency during emergencies under the CaLEAP planning process. Energy Storage is also an opportunity being considered under the CEC PIER grant mentioned under recommendations 24 and 28. SFPUC and SFE have also supported energy storage through the CPUC hearings related to AB 2514.
26. Support Emerging Clean Technologies	low	N-M-L	SFE, SFPUC, CEC, DOE	The Mayor's Office of Innovation, with support from SFE, is developing a " Living Innovation Zones " program to provide demonstration opportunities for cleantech in SF. The SFPUC is also developing its plan for Green Test Beds , to deploy and demonstrate clean technologies at municipal facilities – SF Environment is working with them to deploy a solar+electric vehicle+battery storage demonstration project at the SF Zoo. SFE is also working with Redevelopment, OEWD and SFPUC to identify opportunities for cleantech and smart grid technology deployment at Hunters Point Shipyard.
▶ 27. Increase Use of Solar Water Heating	med	N-M	SFE, DBI, Planning, SFPUC	SFE has entered into a work order with PG&E to provide outreach and education on SWH to multi-tenant and commercial properties in San Francisco. SFE has developed a solar water heating calculator, which is integrated into the www.SFenergymap.org website. SFE has proposed doing SWH demonstration installs at SF Fire Department fire houses, in line with their Departmental Climate Action Plan. One project has been completed at the new Fire House 1, and we are seeking funding for future project.
▶ 28. Increase District Energy	high	N-M-L	Planning, SFPUC, SFE	SFE and Planning are working with Arup, under an EPA grant and a CEC PIER grant , to assess the feasibility of a community-scale energy system, integrating district heating and cooling, microgrid technology, renewable electricity, waste-derived biogas, geothermal heat pumps, regenerative braking energy from public transportation, demand response, and smart distribution technology to serve the Central Corridor "eco-district." Planning/Redevelopment, SFPUC, DPW and SFE are also working with NRG to develop a district heating and cooling system for the Transbay redevelopment area, and a micro system in Central SOMA.
Utility-Scale Generation				
29. Align Municipal Electricity Rates	enabling	M	SFPUC, BOS	In 2012, the Board of Supervisors passed partial increases in municipal electricity rates for certain customers to help move the SFPUC closer to cost recovery, which is an important step to enabling the SFPUC to use low-cost bond financing for renewable energy project development.
30. Expand Municipal Deliveries of 100% Renewable Power	med	N	SFPUC, BOS	SFPUC will be providing power for the Transbay Terminal , a significant new development, and is doing a feasibility study to provide power to the Hunters Point Shipyard redevelopment area, but no change has been made to city ordinance.
31. Pursue Third-Party Ownership Structures with Private Sector Partners	enabling	N-M	SFPUC	Third-party ownership structures, including pre-paid PPAs, may play an important role in the local renewable energy build out under the CleanPowerSF program .
▶ 32. Utilize Energy Bonds	enabling	N-M	SFPUC	SFE is developing a low-interest solar loan program proposal that would make use of federal clean energy bonds as well as our local municipal revenue bond authority. San Francisco is seeking funding and technical support through the SunShot initiative to continue this work. See recommendation 17.
33. Clarify Labor Requirements	low	N	SFPUC, DIR	

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→ 34. Implement 100% Renewable Community Choice Aggregation Program	high	N-M	BOS, SFPUC, SFE	CleanPowerSF , the city's CCA program, is currently designed to provide 100% renewable power to customers. SFPUC is currently in the midst of a rate setting process with their Commission, which has stalled for the time being. Staff continues to look at opportunities for local renewable energy build out.
35. Encourage Robust PG&E Green Power Purchasing Option	med	M	SFE, PG&E, CPUC	The City has submitted official comments to the CPUC on the PG&E Green Option proposal and suggestions to develop a more robust green power program.
36. Encourage Renewable Energy-Based Direct Access	med	M-L	SFE, SFPUC, BART, CalTrain	
37. Support Enabling Statewide Renewable Energy Policies	high	ongoing	SFE, CPUC, CA Leg, PG&E	CCSF submits letters of support for legislation that fits with City goals. Recent examples include community solar, and extending solar incentives for low-income installations.
38. Advocate for State and Federal Incentives	med	ongoing	SFE, SFPUC, Fed'l Leg	Ongoing.
▶ 39. Engage Public Pension Funds to Support Renewable Energy Deployment	low	N	SFE, SFERS	SFE is planning to work with CalCEF and the finance industry to provide educational materials to institutional investors, including SFERS, on opportunities to invest in cleantech, and dedicating a portion of their investment portfolio to cleantech (including to support local renewable energy project development). The Board of Supervisors also issued a resolution urging SFERS to divest from arms and fossil fuel-related companies this year.