

From: [Major, Erica \(BOS\)](#)
To: [Joni](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: RE: 7/18/22 hearing, File # 220249
Date: Monday, July 18, 2022 9:25:25 AM

Thank you for your testimony, confirming receipt and inclusion to Board File No. 220249.

BOS – Communications, 220249.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org

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**From:** Joni <jonieisen@sbcglobal.net>  
**Sent:** Sunday, July 17, 2022 4:36 PM  
**To:** Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>  
**Cc:** Major, Erica (BOS) <erica.major@sfgov.org>  
**Subject:** Re: 7/18/22 hearing, File # 220249

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Dear Supervisors on Land Use & Transportation,

Please heed the urgent message from the Department of the Environment and your colleague Supervisor Mar. The decarbonization of all our City's existing buildings is urgent and absolutely crucial.

No matter how daunting and extraordinarily expensive it will be, acting boldly now will avoid much higher costs throughout society: more sickness & death from bad air, explosion danger of gas-lines (especially from an earthquake), ever-increasing costs of adaptation in the absence of emissions-reducing policies.

Senator Manchin's catastrophic refusal to allow any climate legislation at all to pass shows that he's a fossil-fueled monster of course, but it also shows that in the absence of federal action, cities and states must lead the way. San Francisco used to be "the City that knows how" - let's reclaim that moniker.

So often elected officials focus exclusively on obvious, immediate issues like inflation and so much more. Please don't be like them. Show people that global warming is not a distant problem, something we can solve in the future. You must make them see that it's an urgent problem for us to tackle today. It will not go away.

Thank you for your attention.

Sincerely,

Joni Eisen, grandmother & long-term SF resident  
District 10

**From:** [Major, Erica \(BOS\)](#)  
**To:** [Bill Wehl](#)  
**Cc:** [Board of Supervisors \(BOS\)](#)  
**Subject:** RE: File # 220249 - Building decarbonization  
**Date:** Monday, July 18, 2022 9:24:47 AM

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Thank you for your testimony, confirming receipt and inclusion to the Board File No. 220249.

BOS – Communications, 220249.

## ERICA MAJOR

### Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

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From: Bill Wehl <bill@wehl.com>

Sent: Sunday, July 17, 2022 5:14 PM

To: Major, Erica (BOS) <erica.major@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>

Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>

Subject: File # 220249 - Building decarbonization



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I understand there is a meeting of the Board of Supervisors Land Use & Transportation Committee on Monday, July 18th. I will not be able to attend, so wanted to reach out to you folks and provide comments in advance of the meeting.

I live at 280 Clipper St, San Francisco, CA 94114 (District 8). I have lived at this location for 26 years (since 1994), and in SF for 28 years (since 1994).

The climate crisis is real and present - not just some remote future concern. We need to act boldly and decisively now - both to reduce emissions rapidly, and to adapt and build resilience. As you know, buildings are one of the biggest contributors to emissions, especially through their use of fossil fuels for heating, hot water, cooking, etc. Electrifying buildings, while in parallel decarbonizing the electricity sector, is one of the most important things we need to do. Driving this market transformation at the speed and scale required by the climate crisis will necessitate a combination of public and private funding. We need you - our Supervisors and city officials - to figure out how to provide the public funding now.

As I'm sure you know, getting methane (aka fossil gas) out of our buildings is critical for SF to meet our climate goals. We need to do it now - and do so equitably, to ensure that everyone in SF has a safe and healthy place to live.

We're behind on the pace of climate action already. Now is the time to be bold and focus on critical actions like building decarbonization. We clearly can't depend on the federal government right now - which makes it even more important that we do everything we can here in SF. We are one of the wealthiest cities in the world; there is no reason for us not to move boldly and decisively.

It's time for SF to show the kind of leadership it's long been known for!

Thank you.

Best,
Bill Wehl

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Bill Wehl ([he/him/his](#))
Email: bill@wehl.com

[What's happening with my voice?](#)

From: [Major, Erica \(BOS\)](#)
To: [Barbara Jue](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: [DorseyStaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: RE: File # 220249.
Date: Monday, July 18, 2022 9:23:22 AM

Thank you for your testimony, I have added the response to the file.

BOS – communications, 220249.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org

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**From:** Barbara Jue <[sfbar48@gmail.com](mailto:sfbar48@gmail.com)>

**Sent:** Sunday, July 17, 2022 7:27 PM

**To:** Major, Erica (BOS) <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>; Melgar, Myrna (BOS) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Preston, Dean (BOS) <[dean.preston@sfgov.org](mailto:dean.preston@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>

**Cc:** DorseyStaff (BOS) <[DorseyStaff@sfgov.org](mailto:DorseyStaff@sfgov.org)>

**Subject:** File # 220249.



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I'm writing as a resident of District 6 who regularly votes and counts the climate crisis as a high priority issue that government needs to address. Our City/County has developed an ambitious Climate Action Plan that will drive significant advances against harmful greenhouse gases and build resilience in our most vulnerable communities. Because the federal government is paralyzed due to the divisiveness of our current two-party system, we must act immediately at the local level. Time is of the essence. I support the requests of the Climate Emergency Coalition:

- o Getting methane ("natural" gas) out of our buildings
  
- o Obtain funding for building electrification, now. We are one of the wealthiest cities in the world so we have no excuse not to provide the necessary funding.
  
- o Ensure continued funding of the Climate Equity Hub - transforming to a new energy platform requires equitable treatment across affected communities on an ongoing basis.

We have some aggressive climate goals to achieve in the next few years and we can't dally any longer. San Francisco and California are demonstrating what leadership looks like in taking bold actions to fight the climate crisis. In the long run, our economy and communities will thrive because of our actions.

Sincerely,  
Barbara Jue  
81 Lansing Street #411

**From:** [Major, Erica \(BOS\)](#)  
**To:** [Marvis Phillips](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Melgar, Myrna \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** RE: Tell the Supervisors it's time to be bold on climate  
**Date:** Monday, July 18, 2022 9:21:03 AM

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Thank you for your testimony, confirming receipt and inclusion to file.

BOS- Communications, 220249.

## ERICA MAJOR

### Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

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From: Marvis Phillips <marvisphillips@gmail.com>

Sent: Monday, July 18, 2022 2:03 AM

To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>

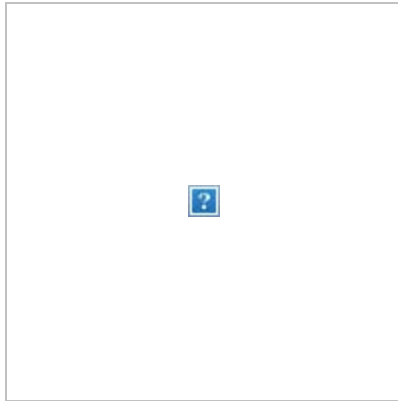
Subject: Re: Tell the Supervisors it's time to be bold on climate

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Dear Land Use & Transportation Committee Supervisor's

Reference: File No. 220249: Please support and pass this important measure to help the Lower Income Community's and its residents, to "Decarbonization our homes/rooms" Since a majority of us live in Residential Hotels or small apartments it is essential that we live in the healthiest environments possible! Voting to support this measure and send it to the full,Board for review and approval is a vital step, in improving the home environment of San Francisco's most vulnerable citizens! Thank you in advance! Marvis J. Phillips (43 year resident Tenderloin) + Board Chair: TENDERLOIN/SOMA/WSOMA COMMUNITY PLANNERS: + Community Watch Block Captain (Tenderloin) (SF SAFE, INC){the civilian branch of the San Francisco Police Department}!

On Fri, Jul 15, 2022 at 6:24 PM Joni (SF Climate Emergency Coalition) <info@sfclimateemergency.org> wrote:



Important opportunity for your voice!

Hello Marvis J.,

Here's that update and reminder you've been waiting for.

Update

Thanks to advocacy from so many of us, the \$2.6 million for the Department of the Environment (SFE) to get the Climate Equity Hub up and running remains in the budget for the first year (the second year will have to be negotiated all over again anyway). Unfortunately, the little we got (\$700K) for the SFPUC (not SFE) to initiate an affordable-housing electrification pilot has disappeared. We will not give up; we will simply try again.

Reminder



Monday, July 18th, 1:30 pm start, BoS Land Use & Transportation Committee (Chair Melgar, Peskin, Preston).

The hearing, called by Supervisor Mar on building decarbonization, includes a 10-minute presentation by SFE on the status and plans for the Building Operations sector of the Climate Action Plan. Supervisor Mar wants to bring this topic to greater prominence so that the Supervisors will understand the complex issues involved in retrofitting existing buildings.

We can demand that the City's climate actions are swift and equitable, and that officials be held accountable for completing them. Make public comments 3 ways:

1. Via email - TODAY or at least before the meeting begins Monday. Put in your subject line **File # 220249**. Send to:

- Clerk of the Committee: Erica.Major@sfgov.org
- Myrna Melgar (Chair): Myrna.Melgar@sfgov.org
- Aaron Peskin (member): Aaron.Peskin@sfgov.org
- Dean Preston (member): Dean.Preston@sfgov.org
- Gordon Mar: Gordon.Mar@sfgov.org

2. In-person Monday - City Hall, Legislative Chamber, Room 250. Item #6 probably will not come up before 2:30 or 3pm. [Here's the agenda](#), which includes detailed instructions for participation. Those who show up in person get to speak first. People lined up to speak makes a great impression - but whatever you can do is fine.

3. By calling in to the meeting - 1 (415) 655-0001 / Meeting ID: 2485 132 7480 # # When it's time to comment, press *3 to enter the speaker line. Don't mute yourself - your phone will be automatically muted and then unmuted when it's your turn to talk.

Some talking points (mention your district):

- We need our Supervisors to figure out how to fund building electrification, now. We are one of the wealthiest cities in the world so we have no excuse not to provide the necessary funding.
- Getting methane ("natural" gas) out of our buildings is a critical part of our Climate

Action Plan. Unless we do it, while making sure *everyone* has the wherewithal to achieve a safe and healthy place to live, we can't make our climate goals.

- This city is behind the curve on climate action already. The Supervisors must be bold and focus on the actions necessary to stave off the worst consequences of climate destruction.
- The recent horrifying anti-climate actions of the Supreme Court and Senator Joe Manchin make it all the more obvious that we can't depend on the feds right now. It's up to us.

Onward climate soldiers!

SF Climate Emergency Coalition

Sent via ActionNetwork.org. To update your email address, change your name or address, or to stop receiving emails from San Francisco Climate Emergency Coalition, please [click here](#).

--

Marvis J. Phillips
Board Chair
District 6 Community Planners

From: [Major, Erica \(BOS\)](#)
To: [Dave Rhody](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [Mar, Gordon \(BOS\)](#); [Wright, Edward \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: RE: Bldg. Electrification #220249 / Land Use & Trans. Committee 7/18/22
Date: Friday, July 15, 2022 5:25:59 PM

Received and filed into the official hearing Board File No. 220449. Thank you!

BOS – c pages, 220249.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

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**From:** Dave Rhody <dave@rhodyco.com>

**Sent:** Friday, July 15, 2022 3:58 PM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>

**Cc:** Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Wright, Edward (BOS) <edward.w.wright@sfgov.org>

**Subject:** Bldg. Electrification #220249 / Land Use & Trans. Committee 7/18/22

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Date: July 15, 2022

To: Supervisors / Land Use & Transportation Committee

Re: Building Electrification / Item #220249

Nothing is more important for the future of San Francisco than climate action. As SFEnvironment has reported, "energy use from buildings in San Francisco contributes to 41% of the citywide GHG pollution, and natural gas is responsible for 87% of the building GHG emissions."

Please, do everything in your power to initiate, support and enact legislation that continues San Francisco's building decarbonization. And I ask that you empower the Department of Environment (SFEnvironment) to monitor and enforce new building electrification codes.

My thanks to Supervisor Gordon Mar for taking a leading role on building electrification and my thanks to you for recognizing the urgency of climate action.

-Dave Rhody  
1594 45th Ave.  
San Francisco, CA 94122  
Climate Reality Leader,  
Climate Reality Project

**From:** [Major, Erica \(BOS\)](#)  
**To:** [David Harrison](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** RE: BOMA SF Comment Letter for Hearing on Climate Action Plan Building Operations Component, #220249  
**Date:** Friday, July 15, 2022 2:46:31 PM

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Thanks, confirming receipt and inclusion to the file.

BOS – c pages, 220249.

## ERICA MAJOR

### Assistant Clerk

Board of Supervisors

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From: David Harrison <DavidH@boma.com>

Sent: Thursday, July 14, 2022 4:54 PM

To: Major, Erica (BOS) <erica.major@sfgov.org>

Subject: BOMA SF Comment Letter for Hearing on Climate Action Plan Building Operations Component, #220249

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Hi Erica,

Please find the attached letter for Monday's Land Use and Transportation Committee hearing, file #220249. Thank you.

All the best,

David Harrison

Manager of Government and Public Affairs

[BOMA San Francisco](#)

(202) 262-5860 (Mobile)

davidh@boma.com

From: [Major, Erica \(BOS\)](#)
To: [Nancy Haber](#); [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#)
Subject: RE: Hearing 220249 - Building electrification strategies in the Climate Action Plan
Date: Friday, July 15, 2022 2:16:17 PM

Thank you for your testimony, I have added it to Board File No. 220249.

BOS – Please add to c pages, 220249.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

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**From:** Nancy Haber <nancyhaber38@gmail.com>

**Sent:** Friday, July 15, 2022 1:12 PM

**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>

**Subject:** Hearing 220249 - Building electrification strategies in the Climate Action Plan

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Dear Supervisors,

I want to thank Supervisor Mar for requesting this hearing on plans for forging ahead with total Building Electrification in San Francisco, as detailed by the SF Department of the Environment based on our Climate Action Plan. As a climate activist and SF resident of District 7, I appreciate the work Director Jue and the Department staff have done in moving forward with the implementation of our updated and comprehensive CAP.

Our buildings and appliances emit 40% of our total GHG emissions in SF and represent a huge opportunity to mitigate immediate environmental dangers in SF and meet our climate goals by electrification. It is imperative that we act as quickly and as aggressively as possible to stave off the ever increasing dangers of climate change, affecting us right now in the polluted air we breathe both inside (methane and other poisonous gases from gas appliances) and outside our homes. While we are confronted every day with these dangers, it is all too easy to put off action in the face of what seem to be more pressing issues or too great an expense, but the truth is that climate change and environmental collapse affect every aspect of our lives: our health, social and environmental inequalities, certainly our economy; and these problems become ever more expensive to solve with any delay. We cannot afford to wait any longer to use all our wealth, talent, and political courage to address our climate emergency and immediate air pollution!

I appreciate all the work our Board of Supervisors has done to this point to help the City address climate change and environmental problems, and help move us



towards a just transition to a liveable City. I urge you to keep your focus on empowering SFE and our urgent need to electrify our buildings, and be unstinting in your efforts to support the Department and the CAP with funding, legislation, and all resources at your disposal.

Sincerely,  
Nancy Haber  
SF District 7



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Stephanie Ciancio](#)  
**To:** [Major, Erica \(BOS\)](#); [myna.melgar@sfgov.org](mailto:myna.melgar@sfgov.org); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [gorgon.mar@sgov.org](mailto:gorgon.mar@sgov.org)  
**Subject:** File # 220249  
**Date:** Monday, July 18, 2022 12:21:50 PM

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Dear Supervisors,

I'm writing from my home in District 5, 94110:

I'm looking for you, our San Francisco Supervisors, to step up as leaders and create a way to fund building electrification. We're behind on this compared to less wealthy local California cities.

In our apartment, we don't even use our stove as we're afraid of the gas smell getting worse than the constant small leak that our landlord says is ok. We're dependent on alarms to let us know if there's a serious danger.

A family's safety and the planet's safety are connected. We need this kind of transformation - getting methane out of our buildings - to meet global climate goals, which are connected to a liveable planet and functioning cities and markets. This transformation needs to be available to all citizens.

We are behind the curve on climate action already. The Supervisors must be bold and focus on the actions necessary to stave off the worst consequences of climate destruction.

The recent horrifying anti-climate actions of the Supreme Court and Senator Joe Manchin make it all the more obvious that we can't depend on the feds right now. It's up to us.

Sincerely,

Stephanie Ciancio and Bernat Fortet Unanue and our son Pau  
(Bernat also sending from his email)

**From:** [Adam Klaus](#)  
**To:** [Major, Erica \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Mar, Gordon \(BOS\)](#)  
**Subject:** File # 220249  
**Date:** Monday, July 18, 2022 11:11:20 AM

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Dear Transportation and Land Use Committee Members-

I'm unable to attend today's hearing on the Building Decarbonization components of the Climate Action Plan, but I would like to submit my comments on the matter and express my support for this critical component of San Francisco's efforts to mitigate the climate crisis. While it's excellent news that the city has made steady progress toward our overall carbon emissions reduction goal, the reality is that the part we've done is the easiest part, and we're already behind and falling further behind. Getting to net-zero on the current deadlines is going to require much more work, funding, and active engagement of city government than we've seen to this point.

As a longtime resident and recent homeowner in the city, I have been working doggedly at understanding the challenge of home electrification, and through my efforts it's only become more clear how much support we need from city leadership to make it happen at the speed and scale necessary.

The good news is that by decarbonizing our building stock, not only will we reduce carbon emissions, but we will end up with a significantly safer, healthier, and more resilient city. Although it requires a significant investment, retrofitting our homes will bring even more value to our community in terms of jobs, health, and comfort.

In working to retrofit my own condo building and helping others with plans for their homes, I've learned of a few major challenges and opportunities, including:

- We must drastically increase the labor force with the skills, knowledge, and motivation to install electric heat pumps, water heaters, stoves, and dryers. The current contractor base is fragmented and not incentivized to change from doing what they know how to do, which in most cases is just install new gas appliances. There is a huge opportunity to create new, well-paying jobs that are working with cutting-edge technology.
- In part because of the labor force constraints, cost bids can get really out of control. We need innovation to level-set costs. Other cities have done this by bulk-purchasing of equipment.
- Electrified systems can already be less expensive to operate than gas ones, and they will likely become increasingly cheaper over time. This means total cost of ownership may be less than staying the course with gas. But higher up-front costs for electrified alternatives make financing critical. The city should look into low-interest loans or tax-roll financing to support electrification work.
- The Department of Building Inspection can be inconsistent with their requirements, and as with many things, the permitting process is complicated and contributes to high costs (in some cases I've seen contractors want twice as much to do jobs with permits). We need streamlining of permitting and inspections for common home decarbonization

projects, and it should be entirely possible to balance safety concerns with process efficiency.

- We should look at neighborhood- and community-based solutions, like district heating / cooling networks, rather than requiring every unit to have its own heat pump, which is wasteful in terms of energy and costs. At the very least, we should be planning to electrify neighborhoods or blocks at the same time, to gain project efficiency over a home-by-home approach.
- Any electrical panel upgrades should be required to anticipate full building electrification. The marginal costs of higher capacity equipment are small compared to the labor of ripping everything out again in a few years. At a certain level, electrical permitting should require evaluation and planning for full electrification. Let's help people make choices that will save them money over time.
- No new gas infrastructure should be allowed in buildings or neighborhoods, period.
- We will need to be creative to solve the split-incentive program, where landlords incur the cost of upgrades but renters see the cost savings benefits. We must both protect renters from excessive cost increases but also encourage landlords to do the right thing.

While all of this is challenging, it is also an opportunity for San Francisco to tap into our traditions of forward thinking and innovation. We can help set an example for the rest of the state, country and world. Indeed, with the recent Supreme Court decision and Congress's abandonment of any climate action, it is really up to us. The climate doesn't care about politics, and it is our moral responsibility to act, even if it is harder that it should be.

I'm seeing firsthand in my work how many San Franciscans are ready to step up and do the right thing by decarbonizing their homes. They are pioneers who are willing to shoulder some additional burden as they lead the way. We desperately need our city leaders to catch up.

Sincerely,

Adam Klaus  
Duboce Triangle