BNC December 9, 2023 Meeting Chat File

00:36:13 Margot Smith: I just converted my gas water heater to electric. Is there a rebate for

 that? (Also, problematic…a story)

00:36:57 Rebecca Milliken (she/her) Berkeley: Hi Margot, I can speak to available incentives

 after Ammon's presentation.

00:37:35 Christopher Kroll: Yes what are the rebates coming from the federal IRA?

00:38:14 kelly hammargren: how is 2800 MLK project on ZAB with major renovation and

 addition not going all electric

00:39:15 kelly hammargren: 2800 MLK on Dec 14 agenda, continuing as gas changing single

 family home to duple going from 4 bedrooms to 9

00:39:32 Margot Smith: My place cannot use a heat pump water heater, too small. So is there a

 rebate for that?

00:39:32 Julia Cato: What about apartment buildings and tenants?

00:39:33 meryl - BNC: BNC can manage the quesitons.

00:40:13 kelly hammargren: Margo I wish you had talked to me first. kelly

00:40:16 Virginia Browning: Is any of this/how much powered by nuclear power?

00:41:11 Steve Medbery: There is not sufficient electricity available in California to electrify all

 buildings let alone clean electricity. We experience periodic electric

 outages. I don’t ever remember experiencing a gas outage

00:42:17 kelly hammargren: why is not mentioned with heat pump water heaters how much cold

 air they put off, need to vent cold air to outside,

00:48:15 kelly hammargren: why is this city setting goals and then this dept is always in give

 away mode to escape them when the opportunity to require them is

 in front of them

00:49:35 Mary Oram: I am a property manager. in my experience, the cost estimate is grossly

 underestimated. Adding electric appliances often requires increasing the

 electrical service which is very expensive.

00:51:56 Carole: Where can one receive print-outs on these plans, available rebates and

 incentives? Are you only speaking about single-family dwellings? What about

 multi-unit dwellings?

 What about multi-unit dwellings with a 501(c) (3)? How do they begin to move

 towards these changes?

00:52:43 Rebecca Milliken (she/her) Berkeley: https://switchison.org/

00:52:54 Carla Woodworth, Parker Street: Has the City estimated what it would cost for al the old

 housing stock to upgrade their electrical systems?

00:54:13 Mary Oram: What happens when a condominium in a building with central heat and

 hot water is sold?

00:54:47 Margot Smith: All of the incentives are for heat pump water heaters, which I cannot

 use.

01:01:58 Carla Woodworth, Parker Street: Has the City calculated what is would cost to upgrade

 the electrical systems for single family and multi-unit buildings in

 Berkeley? A guestimate?

01:02:00 Ammon Reagan (he/him) - City of Berkeley:

 <https://berkeleyca.gov/sites/default/files/2022-01/Berkeley-Existing-Buildings-Electrification->

 Strategy.pdf

01:05:32 Carole: How is an “older” home defined? In what year, constructed?

01:09:02 Carla Woodworth, Parker Street: Ammon--I skimmed the report (thanks for putting in

 the link) but I don't see a global cost estimate for the City. It would be good to see the

 overall cost for the City of Berkeley.

01:09:49 Margot Smith: So I don’t get any points for converting to electricity because my water

 heater is not a heat pumper. Yuck.

01:10:29 Ammon Reagan (he/him) - City of Berkeley: Replying to "So I don’t get any p..."

 Hi Margot - The exemption pathway allows non-heat pump electric systems.

01:10:35 Margot Smith: My space is too small for a heat pumper. So I’m excluded from

 incentives.

01:10:39 Margot Smith: Too old.

01:10:59 Ammon Reagan (he/him) - City of Berkeley: Replying to "Ammon--I skimmed the..."

 Hi Carla - Can you email me AReagan@BerkeleyCA.gov and I can get back to you.

01:11:11 Donna DeDiemar: I needed to replace my stove last year, but I don't have 240. The

 electrician said it would cost between $10K and $15K just for his

 work, not to mention the repairs to my house that would be

 necessitated by having to get the wiring through finished space. He

 guessed a minimum of $20K, before the cost of the induction stove

 itself and all the new cookware it would require. He advised that I not do it.

01:12:02 Margot Smith: Replying to "So I don’t get any p..."

 Where do I access that?

01:13:22 Carla Woodworth, Parker Street: For our 24 unit housing cooperative (Parker Street Co-op), upgrading

 our two buildings is going to cost in the six figures.

01:14:01 Rebecca Milliken (she/her) Berkeley: Hi Donna, I'm sorry to hear about the incredibly high estimate

 you got from your electrification when you wanted to change to

 induction. There are two companies, one which is here in

 Berkeley, that are making 120v induction ranges.

01:14:02 Rebecca Milliken (she/her) Berkeley: https://www.channingcopper.com/

01:14:37 Ammon Reagan (he/him) - City of Berkeley: Replying to "I needed to replace ..."

 Hi Donna - There are new stoves that have battery storage built in that use a 120v outlet.

 https://www.channingcopper.com/

01:14:40 Rebecca Milliken (she/her) Berkeley: To note, there is currently a wait list for the 120v induction range,

 but Channing Copper is looking to increase capacity

01:15:06 Donna DeDiemar: Replying to "I needed to replace ..."

 Thanks.

01:16:03 Rebecca Milliken (she/her) Berkeley beso@berkeleyca.gov

01:16:14 Carla Woodworth, Parker Street: Does the City have any idea how old our housing stock is?

01:16:57 Mary Oram: Many rental units in older buildings have individual gas-powered wall heaters. I doubt that

 these can be replaced with heat pump units. Electric baseboard heat is very expensive.

 What can be done for these units?

01:17:09 Rebecca Milliken (she/her) Berkeley: https://avaenergy.org/service-plans-residential/

01:17:14 Carla Woodworth, Parker Street: I thought Governor Newsom is extending the Diablo Canyon

 facility?

01:17:27 Ayanna Davis Healthy Black Fam: Thank you for doing this work Rebecca.

01:17:38 Christopher Kroll: yes Diablo Canyon is being extended to at least 2030

01:17:50 Rebecca Milliken (she/her) Berkeley: https://avaenergy.org/service-plans-residential/

01:18:09 Michael Katz: PG&E Solar Choice is 100% solar.

01:18:09 kelly hammargren: there is a water heater heat pump that has the heat pump outside and the tank

 inside SANCO2

01:18:24 Michael Katz: Was cheaper last year.

01:18:38 Margot Smith: Replying to "there is a water hea..."

 How would that work in my condo?

01:18:53 Rebecca Milliken (she/her) Berkeley: Replying to "Was cheaper last yea..."

 thanks Michael for letting me know. It's worth checking yearly

01:20:33 Nancy Rader: Just a positive note that I love my new induction stove, though it was expensive (electrical

 especially; total $7k). We pulled from our retirement account and I think of it as an

 intergenerational transfer to protect future generations from the climate change we’ve

 caused. Electrician said we could add a heat pump if we don’t use stove at same time!

01:20:36 Rebecca Milliken (she/her) Berkeley: There are so many good questions in the chat that we didn't get to

 cover. Please reach out BESO@berkeleyca.gov if you have more

 questions, including questions about what is happening in the

 multifamily space and impacts on renters

01:21:04 Ayanna Davis Healthy Black Fam: There needs to be funding to support seniors with older homes to

 electrify.

01:22:18 Michael Katz: EVA should be matching or underbidding PG&E’s direct rates for 100% green energy every year.

01:22:39 Michael Katz: If not, what’s the benefit of bulk buying?

01:23:39 kelly hammargren: I have gone all electric in my 1918 house. anyone that wants my lessons learned can

 email kellyhammargren@gmail.com

01:24:15 Ayanna Davis Healthy Black Fam: @Michael Yes. My bill has greatly increased with EVA

01:25:01 Carole: Is there a new City tax planned? New state tax?

01:25:47 Margot Smith: Reminder: San Pablo Ave is a Fire Evacuation route.

01:28:18 Margot Smith: Are you consulting with the Fire Chief?

01:30:05 meryl - BNC: Can Robert explain what is going to be made easier for local businesses? Sorry, I missed

 the explanation.

01:31:44 Robert Rivera - City of Berkeley: chrome- extension://efaidnbmnnnibpcajpcglclefindmkaj/https://berkeleyca.gov/sites/default/files/legislative-body-meeting-

 agendas/2023-11-01\_PC\_Agenda\_Packet\_Paginated.pdf

01:34:39 Carla Woodworth, Parker Street: Is the planning process considering a "community benefits"

 requirement for developers to pay for public parks?

01:36:14 Carole: Is this the same item being considered by the Council Agenda Committee? Stakeholder input

 has to be far more than a public session at the Berkeley Adult School.

 I-phone is Carole.

01:37:41 Ayanna Davis Healthy Black Fam: Yes. That was a component of my question.

01:37:48 Margot Smith: On the city map of Evacuation Routes, San Pablo is designated as a Fire Evacuation

 Route. <https://berkeleyca.gov/sites/default/files/documents/Berkeley-Emergency->

 Access-Evacuation-Routes-06-2011.pdf

01:39:11 Carla Woodworth, Parker Street: Community benefits is still allowed by Sacramento--lots of Bay Area

 cities do this.

01:39:13 Virginia Browning: I don't think there will anything BUT pull-back for community benefits unless

 people in what purports to be a democracy starts to TALK about getting money from

 the uber-wealthy who in fact own most of these cities, states, and politicians. State

 passes stuff because we re snowed by some of the politicians. People HAVE to start

 talking about it, reading about it.

01:39:35 Elizabeth Kowal: Concerned about traffic safety and parking for small businesses. This was a more

 diverse neighborhood racial and financial. We need new housing that is MIXED with

 subsidies for working class families not segregated low cost housing. Can some single

 family homes be subsidized, the home ownership was much more diverse before.

01:39:40 kelly hammargren: link to evacuation and emergency access map san pablo is on it

 <https://berkeleyca.gov/sites/default/files/documents/Berkeley-Emergency-Access->

 Evacuation-Routes-06-2011.pdf

01:41:44 Virginia Browning: I feel BNC members stating these concerns ad infinitum, as we have been doing,

 should know sure they'll "look at the recommendations" but you know unless

 funding changes, nothing will substantially change in this mowing down of what is

 community-oriented and valuable in Berkeley.

01:44:47 kelly hammargren: all this building ignores that the fire department needs to renovate or replace all

 facilities.

01:47:01 Virginia Browning: If you believe Berkeley is interested in incentivizing low-income or diverse, check out

 what is going to happen at BART now after we thought it was over. The developers

 will come back at the end and take it all back. How can they incentivize it if the

 money-popes don't want it?

01:48:19 Ayanna Davis Healthy Black Famlies: There should housing that is diverse across all areas of living; family

 size, income, and have equity in the type of units. Affordable and

 low Icome units should be the same quality as mod upper

 income units.

01:48:23 Carla Woodworth, Parker Street: Kelly raises a good point--the Council has not required developers to

 pay for the new facilities that their new high rise buildings

 require....instead, the council will come back to residents for a tax

 increase.

01:49:26 Virginia Browning: Difficult to create laws - let's get to hard work on difficult stuff!

01:49:56 Margot: Please include Fire Evacuation data. Talk to the Fire Chief.

01:49:59 Ayanna Davis Healthy Black Fam: I@Virginia. I agree!

01:50:43 kelly hammargren: upgrade to fire dept facilities comes with roughly $350 million price tag

01:51:13 Virginia Browning: Reacted to "I@Virginia. I agree!" with ❤️

01:51:41 Virginia Browning: Reacted to "Please include Fire ..." with 👍

01:52:22 Virginia Browning: Reacted to "Kelly raises a good ..." with 👍

01:52:32 kelly hammargren: the city always does these meetings with asking people what they want and

 then does what they already planned

01:52:35 Carole: As to the comment that it is difficult to create a policy for a demographic consistent with the Fair

 Housing Act, that does not include housing based on income levels. There still needs to be

 attention to income levels throughout Berkeley and not just small box housing.

01:52:48 Virginia Browning: Reacted to "Absolutely there sho..." with 👍

01:53:32 kelly hammargren: more city silo, build and ignore service needs

01:53:45 Mary Oram: What changes are anticipated to be made to San Pablo Avenue? Reducing lanes, adding

 bike lanes, reducing parking and loading zones? Bus only lanes?

01:54:27 kelly hammargren: bike lanes are supposed to be on parallel streets in berkeley

01:55:04 Nancy Rader: Agree about feedback in one group!

01:55:48 Barbara Rydlander: Please add your email contact, Robert. Thanks

01:55:56 Carla Woodworth, Parker Street: Agree with Nancy & Chris--don't care for "break-out" groups. It is

 important to hear everyone's questions and concerns.

01:55:57 Virginia Browning: I agree with Chris about hearing comments in large group, although you know

 the developers will pay their folks to try to dominate as they often do.

01:56:36 Nancy Rader: Reacted to "Agree with Nancy & C…" with 👍

01:57:22 kelly hammargren: these city meetings are almost never recorded, there are note takers instead

 who can just drop contrary comments

01:58:15 Virginia Browning: Replying to "these city meetings ..."

 Yes, this is so frustrating - when one can't attend and yet care about the issues.

01:59:09 Bryce: Relevant: The AC Transit Realign proposes to remove the 72Rapid, replacing it with a single type

 of 72 running much more frequently.

01:59:47 meryl - BNC: That time is hard for restaurants.

02:00:05 meryl - BNC: But Toni, great idea! We can help you!

02:00:35 Michael Katz: Can someone post the meeting date/time/place again?

02:00:41 Virginia Browning: @ Toni Mester - Excellent idea about walking the street. Check out Auto Alpina –

 owner isn't always there, but is very concerned about this.

02:01:06 Bryce: For Addison Street bicycle jog: If this was done in Europe, the job could well be done in the

 median, with no change to the street parking. There are ways to make this a good pedestrian crossing, and a good bike crossing, without just

 going first to parking reduction.

02:03:02 Margot: Standards for building “affordable” housing are ridiculous. Affordable housing is for people with

 $100,000 a year.

02:06:25 Carla Woodworth, Parker Street: Ayanna is right: The new health facilities and the new bio-tech

 campuses in West Berkeley are increasing gentrification in yet another

 neighborhood.

02:06:29 Margot: Really Market rate.

02:06:44 meryl - BNC: Michael Katz- Wednesday, January 24th 5:30-7:30 at the Berkeley adult school

02:07:50 Margot: I wish I knew how to make the planners pay attention to the community. It seems they go thru

 the motions and ignore us.

02:08:58 Virginia Browning: Is the San Pablo meeting Jan 20th as previously stated or January 24th @Michael

 Katz ?

02:09:33 Ayanna Davis Healthy Black Fam: In my community "Redevelopment" means displacement and non-

 affordable.

02:09:42 Carole: Bike lanes, which seem to be rarely used, along Adeline still need to be remediated. If they were

 used, there would be accidents as the bike lines are between the bus benches on the sidewalk

 and the bus stops in the street.

 All this talk about attention to bike lanes as the top priority seems to be as if bike owners are

 considered to be the only residents of Berkeley. There should be some consideration to bike

 lanes as one issue but not as the top priority.

 Eventually, in a Sci-fi model, the bikes will form their own lobby, excluding their owners, and will

 establish Berkeley as their own bike-only City without human inhabitants who have been

 banished as taking up space interfering with the bikes’ freedom to move.

 The diverse needs of the entire community need to be better prioritized in planning.

02:10:59 Ayanna Davis Healthy Black Fam: We are not in favor of bike lanes on San Pablo Avenue. It is a very busy

 highway!

02:11:51 meryl - BNC: Yes, why would bikes want to ride on the highway?

02:12:31 Ayanna Davis Healthy Black Fam: Right Christopher.

02:12:45 Nancy Rader: Reacted to "Right Christopher." with 👍

02:13:15 Virginia Browning: Replying to "Right Christopher."

 Double right, Christopher. No it is NOT sustainable to tear down old buildings.

02:13:31 Virginia Browning: Reacted to "Right Christopher." with 👍

02:14:15 Ayanna Davis Healthy Black Fam: @Meryl. Yes.

 Ayanna Davis Deputy Executive Director Healthy Black Families, Inc.

 510-379-6387

 mamaayanna@healthyblackfam.org

02:14:26 Margot: Replying to "Bike lanes, which se..."

 The bikers are privatizing public roads.

02:14:46 Virginia Browning: Bur Robert Rivera and the City already know this about developers running it. We

 MUST vote differently and lobby for tax change, not more taxes for all but fair taxing

 for super wealthy.

02:15:26 Margot: High density bonuses benefit developers, not low income people.

02:15:37 Ayanna Davis Healthy Black Fam: https://healthyblackfam.org/

02:16:07 Carla Woodworth, Parker Street: The City is letting the market "decide" what our commercial corridors

 look like and who they serve. & the city council did not oppose the

 changes from Sacramento--silence is consent.

02:16:55 Virginia Browning: Reacted to "The City is letting ..." with 👍

02:17:33 Ayanna Davis Healthy Black Fam: Please listen to our podcasts. Most recently interviews with developer

 Alan Doanes and Friends of Adeline.

 https://healthyblackfam.org/podcast

02:18:11 Carla Woodworth, Parker Street: Reacted to "See MargotSmithforAs..." with 👍

02:19:16 Toni: The San Pablo Avenue Corridor Plan by the Alameda County Transportation Commission can be

 found here: <https://www.alamedactc.org/programs-projects/multimodal-arterial->

 roads/sanpabloave

02:19:28 Ayanna Davis Healthy Black Fam: @Kelly. My neighborhood is already feeling the increased windchill

 from the change of sunlight and increased metal and concrete in the

 area.

02:19:43 Virginia Browning: Kelly's points: 1. millions for fire mitigation 2. heat island effect 3. vacancy

 assessment 4. service needs 5. CEQA doesn't consider heat-island 6. another

 important point - @kelly hammargren

02:19:51 Margot: A lot of this is based on Terner Institute data, the institute is supported by Wells Fargo, Bank of

 America, City Bank and others that profit from mortgages and development.

02:20:41 Ayanna Davis Healthy Black Fam: Climate change has to looked at project by project as well as

 neighborhood and city wide.

02:21:05 Carla Woodworth, Parker Street: While Sacramento weakens CEQA and attacks the Coastal

 Commission.....

02:21:24 Toni: The ACTC Plan was approved by the Berkeley City Council with an Addison Street bike lanes at

 the Addison Street offset crossing that almost nobody knew about. There aren’t other bike lanes

 on San Pablo. The bike routes are parallel street. See the ACTC plan link above,

02:22:08 Ayanna Davis Healthy Black Fam: Yes. The council has the option to deny housing developments.

02:22:32 Carla Woodworth, Parker Street: The City should do a postcard mailing to business and residences about

 the upcoming public meetings about San Pablo...beginning with the

 January session.

02:22:35 Margot: The state law says that developers can bypass city councils.

02:22:39 Ayanna Davis Healthy Black Fam: Yes. Diverse community based housing.

02:23:19 Ayanna Davis Healthy Black Fam: @Margot. But can't the city deny land use?

02:23:23 kelly hammargren: bicycle counts show use of bicycling is on the decline

02:23:33 Margot: Including low rent housing in projects allows the project to house the project managers at

 lower cost.

02:23:36 Virginia Browning: Elizabeth 1. any possiblity NOT cave in to developers 2. allow condos? 3. So many homehowners were working class people 4. already incentives for developers 5. not segrgate 6. MUCH MORe room for families who can't afford live here any more.

02:24:21 Virginia Browning: Replying to "bicycle counts show ..."

 Wow, hard to believe this... interesting. Not where I am.

02:24:37 kelly hammargren: in lieu mitigation fee, council can require higher onsite according to recent legal

 court cases

02:24:58 Carole: Robert is just doing his job providing an excellent presentation and responding to questions. He

 is not a policy-maker. It is good that he is now speaking about expansion of inclusionary housing.

 There should be more units over paying the affordable housing mitigation fees.

02:25:14 Margot: Replying to "@Margot. But can't t..."If the city does not build more housing it will be fined. And

 if it doesn’t meet the RHNA quota it can be bypassed.

02:25:33 Carla Woodworth, Parker Street: Please consider mailing a postcard.....

02:25:40 Ayanna Davis Healthy Black Fam: It is absolutely unpractucle to have bicycle lanes on San Pablo when

 there are dedicated bike paths and lanes a block to the east and west.

02:25:40 Virginia Browning: Elizabeth and others: VERY imortant integrate affordable in same buldings as other

 s (many realize the "density bonus' is not the way - has its own severe impacts.

02:25:58 Margot: We really must elect other city council members and state legislators.

02:26:33 Virginia Browning: Replying to "@Margot. But can't t..."

 Which is why we need to vote in new people statewide and beyond.

02:26:38 Margot: Affordable housing for those with $100k a year.

02:26:48 Ayanna Davis Healthy Black Fam: @Margot. That could work.

02:27:23 Ayanna Davis Healthy Black Fam: The developers should pay. Or revise the budget.

02:27:24 meryl - BNC: Council members can send messages out to people but we hope they do that in a timely

 manner.

02:27:33 Margot: What about those who make a lot less? Minimum wage is $30k a year.

02:27:34 meryl - BNC: Good idea on developers paying!

02:27:56 Carla Woodworth, Parker Street: Thank you Robert!

02:28:00 Ayanna Davis Healthy Black Fam: Thank you Robert.

02:28:05 Robert Rivera - City of Berkeley: <https://berkeleyca.gov/construction-development/land-use->

 development/general-plan-and-area-plans/san-pablo-avenue-specific

02:28:12 Carole: Replying to "@Margot. But can't t…"

 We have to work with what we have with standard set by the state. Kelly, can you share the cou

 cases of which you are speaking in terms of more bmr units required over the fee?

02:28:47 Willie: Thank you Robert Tell Jordon hello

02:29:18 Robert Rivera - City of Berkeley: rrivera@berkeleyca.gov

02:29:35 Robert Rivera - City of Berkeley: Reacted to "Thank you Robert Tel..." with 👍

02:32:58 Virginia Browning: We can write to the Council before Tuesday as well.

02:33:11 Margot: We can mention that it will affect how we vote in 2024.

02:33:22 Virginia Browning: And no set-backs. The setbacks on Sacramento were already inadequate.

02:34:14 Carla Woodworth, Parker Street: The 3:00 PM special meeting is set because the council is concerned

 about demonstrators?

02:34:35 Virginia Browning: that's what they said - concerned about demonstrators.

02:35:00 Virginia Browning: (Demonstrators about Palestine).

02:37:08 kelly hammargren: 3 pm meeting was set because council is going on vacation on dec 13 and they

 postponed this too long

02:37:13 Carla Woodworth, Parker Street: Thank you BNC for a good meeting--appreciate the discussion.

02:38:16 Ayanna Davis Healthy Black Fam: Have a great day everyone!

02:38:22 Barbara Rydlander: Thanks so when will this be posted online for review?