



CLIMATE EMERGENCY MOBILIZATION OFFICE



Equitable Building Decarbonization Focus Group Report

Low Income Tenant Perspectives

Los Angeles, California

April 2022

Commissioned and Co-designed by:
City of Los Angeles, Climate Emergency Mobilization Office

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Research Team Director, Chelsea Kirk



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I. Purpose

Strategic Actions for A Just Economy was commissioned by the Climate Emergency Mobilization Office, as part of their inaugural Climate Equity LA Series on Building Decarbonization, to conduct four focus groups with low-income tenants in the City of Los Angeles. The purpose of the focus groups was to learn the feelings, attitudes, and experiences of low-income tenants in Los Angeles about decarbonization policy and get their input on what strategies the City of LA should take to make it more beneficial to them.

SAJE is a 501c3 non-profit organization in South Los Angeles that builds community power and leadership for economic justice. Founded in 1996, SAJE focuses on tenant rights, healthy housing, and equitable development. SAJE runs a regular tenant clinic, helps connect local residents to jobs, organizes for tenant rights, and fights for community benefits from future development through private agreements and public policies. Our membership base is composed primarily of low-income Latinx tenants residing in the South Los Angeles area. In December of 2021, SAJE published a report, [Los Angeles Building Decarbonization: Tenant Impact and Recommendations](#).

II. Summary of Findings

Building decarbonization will require landlords to make changes to their rental units that include replacing natural gas appliances with all electric appliances, undertaking energy efficiency measures such as building enclosure improvements to make buildings use less energy, and adding things like solar panels where feasible. These measures will impact tenants who live in buildings that will be retrofitted.

SAJE held four separate focus groups and spoke to 44 low income tenants in Los Angeles City. The average income of participants is \$20,000 and overwhelmingly, participants said that their top concern about decarbonization is the cost. Overall, participants said that concern for climate change and cited improved health as the top benefit of decarbonization. However, they said that they are unable to afford a rent increase, new electric appliances, an increase in energy bills, and even new pans and pots to use with an electric stove. Some said they feared that their landlord will not cooperate or will use retrofit work as a way to displace them, with some citing previous experiences of harassment and rent increases that followed construction work. The majority of participants shared that they think the City needs to offer support and fund decarbonization.

III. Methodology

A. Participant Selection

SAJE invited low-income tenants from South Los Angeles, Westlake, Boyle Heights, and Lincoln Heights to the focus groups. Attendees of our January monthly SAJE member meeting and 9 Para Los Ninos meetings in February were invited to the focus groups at the conclusion of each meeting. Participants were offered \$50 gift cards for their participation.

B. Survey

Prior to the focus group, participants were asked to fill out a questionnaire that asked about age, income, housing tenure, rent, and other housing characteristics and demographics. The purpose of the survey was to collect demographic information about the participants to enhance our understanding. The questionnaire was conducted with participants in their primary language over the phone. See Appendix 1 for Survey Results.

C. Focus Groups

SAJE conducted 4 focus groups. Each focus group had one moderator, was conducted in Spanish, translated into English by interpreters, and had at least two notetakers, one taking notes in English and another taking notes in Spanish.

Each focus group was two hours long, took place over Zoom, and had between 9 and 14 participants.

- February 23, 2022 (11 attendees)
- February 24, 2022 (10 attendees)
- February 28, 2022 (14 attendees)
- March 1, 2022 (9 attendees)

The first 30 minutes of the focus group was a powerpoint presentation on building decarbonization, climate change, and fossil fuels to get participants familiar with the concept (See Appendix 3). Ten polls were taken through the 30-minute presentation to promote engagement and understanding (see Appendix 2). The last 90 minutes of the meeting were for discussion.

Each moderator asked 3 discussion questions:

1. What do you think about having Energy Efficiency Retrofits, Air Conditioning, Solar Panels and electric appliances added to your home?
2. What are some of the challenges to decarbonizing our housing stock?
3. What solutions should the policy include to make sure you are supported and not harmed by the retrofits that come with decarbonization?
- 4.

Each participant was given at least two minutes to respond to each question. All participants were required to answer each question.

IV. Survey Results: Participant Demographics and Characteristics (Appendix 1)

Age

- The youngest participant was 21, the oldest participant was 70. The average age of participants was 46. Thirty-six percent of participants were between 40-50 years old.

Household Income

- The average household income was \$20,000. The highest earning participant made \$54,000.00

Housing

- Tenancy:
 - The shortest tenancy was 9 months
 - The longest tenancy was 42 years.
 - The median tenancy is 11 years.
 - 80% of participants have not moved from their residence in the last five years.
- Household size:
 - The smallest household size was one, the largest was nine.
 - The median household size was four.
 - 30% of respondents have a household size of 4 people.
- Children:
 - Eighty-two percent of participants had children under 18 living in their household.
- Rent:
 - Lowest rent paid by a participant is \$300. The maximum rent paid by a participant is \$2,000.
- Landlords:
 - 62% of participants said they had an “okay” relationship with their landlord
 - 26% said they had a hostile relationship with their landlord
 - 12% said they had a friendly relationship with their landlord.
 - 30% of participants reported experiencing harassment or eviction from a landlord
- Rental debt:
 - 32% of participants report having rental debt.
- Energy bills:
 - 61% of participants report having unpaid energy bills.
- Housing quality:
 - 56.8% reported their housing quality to be moderate
 - 18.2% reported “good”
 - 13.6% reported “poor”
 - 11.4% reported “very poor.”

- 65% of participants reported having habitability issues
- 17 participants reported having pest infestations inside their homes
- 10 reported having mold
- 9 reported having weatherization issues
- 6 had plumbing issues
- 1 had an electrical issue
- 16 reported none

Transportation

- 53.5% reported using public transportation as their primary mode of transit
- 20.9% reported using both car and public transit
- 23.3% reported using a car only

Air conditioning

- 52.3% do not have an AC unit in their home
- 56.5% reported not being able to afford one as the reason they don't have one
- 26.1% reported having not gotten around to getting one, but can afford one
- 8.7% said they do not need one
- less than 5% said they don't have enough electricity or it's broken

V. Poll Results (Appendix 2)

- When asked about the negative effects of climate change, 74% of respondents said they experience extreme heat and 30.77% said they experience wildfire smoke inhalation
- 95% of respondents think the City of Los Angeles needs to do more to address the health and physical hazards from climate change
- 36.84% know that buildings are the largest source of greenhouse gas emissions in our City
- 61% of respondents reported that cost is their greatest concern when it comes to decarbonization followed by 26% of respondents reporting eviction as their greatest concern
- 50% of respondents reported that improving the health of tenants is their greatest benefit of decarbonization, followed by 38.10% who say fighting climate change is the greatest benefit
- When it comes to the workers who will perform decarbonization on homes, 35% of respondents reported wanting the work to be well supervised and 32.50% wanted workers to work during reasonable hours

VI. Discussion Results

A. Discussion Question 1: What do you think about having Energy Efficiency Retrofits, Air Conditioning, Solar Panels and electric appliances added to your home?

The most common responses to Discussion Question #1 were about concern over the cost of decarbonization, with many saying that they cannot afford a rent increase and asking who would be paying for decarbonization. The concern about cost included the cost of the new appliances, anticipated rent increases, and increased energy bills. One participant responded that it would be expensive to buy all new pots and pans to be able to use an electric stove. Many participants believed that decarbonization would increase their energy bills, based on their current experience of electricity being more expensive than natural gas. Three participants outright said they did not want electric stoves because they don't like to cook on them. One participant questioned whether the electrical grid could handle decarbonization. Almost half of the participants said that decarbonization is good in general because it will decrease pollution and be good for the planet. Six participants mentioned that improved health is a good benefit. One participant said that decarbonization is better for children's safety, because electricity is safer than gas, while another said it was more harmful because of the risk of electrocution. Two participants brought up power outages as a concern.

Selected responses to Discussion Question #1:

- "What concerns me is if the owners will take advantage of this and kick us out. They will have the excuse of having to construct the apartments, and they will have the excuse to raise our rents. All of this is beautiful. But the cost is concerning. It's going to affect us. There is another thing, in order to buy a stove nowadays, an energy efficient one, is really expensive. Washers are really expensive. We can't buy that."
- "Good idea to remove everything that is gas, but many of us will not be able to buy a stove. When the project is carried out they will raise the rents. It's nice, but the landlords are not going to love it. If they renovate, the tenants are going to have to pay for it."
- "I agree with the comrades, but I can't pay more. They will use it as an excuse to remodel and increase rents. These last two months gas prices increased and I pay 300+ in utilities. With these changes electricity will only be more and while it's nice for health and environment I can't keep paying for more electricity and higher rent especially as everything increases in costs."
- "It would be very costly. Just the same as what my colleagues were saying. And because I've been with my family for many years, landlords will take advantage of rent. When they do remodeling in the housing, the cost will be very expensive. Everything becomes more expensive. The cost will go up, the electricity, the lights, there is not enough money to pay for the high cost."
- "I agree that it would decrease pollution in general, however I wouldn't like it because I don't like electric stoves. By doing the decarbonization, it would include changing my stove out for an electric one. I don't like those types of stoves so that is my opinion."

- “I think the idea is good. The detoxification of air is good. What I don't like are the prices. They are expensive and we won't be able to pay for that.”
- “Good options. It will benefit everyone. We need to have a clean environment. The concern is the high electricity cost and electric bills and something that comes to mind, since this is what we pay the most especially when it's hot, the greatest concern would be how the landlord will increase electricity and monthly rent?”
- “Pros and cons. Pros: more jobs, improve a lot of things to help these issues. Con: money is going to come out of our pocket because our rent might be higher or we might have to pay for one of the parts and the electric bill might be higher.”
- “This excites me, this idea that we don't have gas because I have 4 children and I'm afraid they might leave the stove on. But having electricity would be better and thinking about children's safety.”
- “There are benefits and cons, benefit: improve our health and disadvantage: money.”
- “Our health, and for our children's future. They will benefit the most, and help the environment and the planet. So I know since we are not at the point where they are going to increase rent, as long as we don't encounter that, then we need to be supportive of it.”

B. Discussion Question 2: What are some of the challenges to decarbonizing our housing stock?

The challenges participants named in response to Discussion Question #2 include:

- The age of the housing stock. Many participants live in very old buildings and said that it would be very difficult to renovate the buildings and some might need to be demolished, which brings up concerns about relocation and displacement.
- Power outages. Many participants are worried that increased electricity use caused by decarbonization will lead to more power outages and that more dependence on electricity will leave participants with fewer options for relief during power outages
- Cost. Many participants cannot afford any more expenses.
- Landlord cooperation. Some participants responded that their landlords do not make repairs and make tenants maintain the premises and cannot imagine their owners carrying out decarbonization.
- Harassment
- Disruption or relocation during construction work

Selected responses to Discussion Question #2:

- “If he is going to install an appliance in the house, and it's worth \$5,000, he is going to want me to put \$2,5000 down, which is not feasible for me. That is what they did here. They installed pipes underneath, and each tenant had to pay \$500 and there are 30 tenants here. The owner wants to pay half and for the tenants to pay the other half.”
- “First and foremost, to take out the heater that we have and put in an electrical one, there is going to have to be construction. It's a very old heater.”
- “The building we are in is the age of The Flintstones. If we break the window in the living room, they cannot put other windows that are more efficient in that could fight against weather. In order to introduce this, the building is not ready to sustain it.”
- “Another challenge would be harassment if this is approved and the cost is handed to the tenants.”
- “If they implement this, I doubt the owner is going to make those changes where I live here. And he's going to say ‘well you do it.’ There will be problems. The cost is way high.”
- “In my case, I think that the owner, since we pay very little rent, is going to want to raise our rent and that is gonna be a problem. The money is the problem.”
- “When making all the changes, having to leave my house and having to go to a hotel and who would pay for all of that.”
- “When the power goes out, if it goes out for a long period of time and if we don't have gas, how can we cook?”

C. Discussion Question 3: What solutions should the policy include to make sure you are supported and not harmed by the retrofits that come with decarbonization?

The following are some “solutions” in response to Discussion Question #3:

- The City should pay for decarbonization with taxes so that tenants don't struggle and owners don't intimidate tenants
- The City should fund this
- There should be help with any relocation associated with decarbonization
- There should be more programs city energy efficiency programs that give households energy efficient appliances
- Fix up old buildings that are on the verge of collapse
- Do not raise rents
- Do decarbonization in “steps”, such as appliance by appliance, for example, start with stoves, then move onto water heaters, and so on.
- Have protections against utility prices going up
- Protections for tenants so they are not harmed
- Programs to help property owners so tenants are not hurt
- Protections for owners and tenants
- Appliance exchanges. Tenants give the City old appliances in exchange for new appliances
- Make power companies and owners responsible for this transition

- Tax credits
- City should provide the appliances
- City should provide solar panels
- Establish direct communication between tenants and landlords around this

VII. Appendices

Appendix 1: Survey Results

Age of Participants

Median Age	44
Average Age	46
Minimum Age	21
Maximum Age	70

Age Range

Age Range	# of respondents	% of respondents
20-30	2	5%
30-40	11	25%
40-50	16	36%
50-60	10	23%
60-60	1	2%
60-70	3	7%
70-70	1	2%

Length of Tenancy

Average number of years at current residence	12.5
Median number of years at current residence	11
Minimum years at current residence	0.75
Maximum years at current residence	42

Household Size

Average household size	4
Median household size	4
Minimum household size	1
Maximum household size	9

Household Size

# of people	# of respondents	% of respondents
1	2	5%
2	1	2%
3	11	25%
4	13	30%
5	9	20%
6	7	16%
9	1	2%

Children under 18

AVERAGE of DATA: Children	2
MEDIAN of DATA: Children	2
MIN of DATA: Children	0
MAX of DATA: Children	5

Children

under 18 - histogram

# of children	# of respondents	% of respondents
0	8	18%
1	10	23%
2	12	27%
3	8	18%
4	5	11%
5	1	2%
Grand Total	44	100%

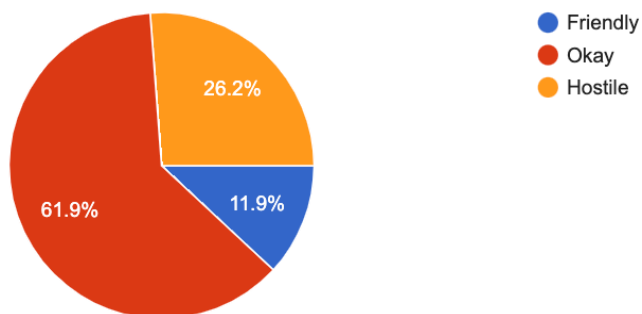
Income

<i>Annual Household Income before taxes</i>	
Average	\$20,176.74
Median	\$20,000.00
Minimum	\$0.00
Maximum	\$54,000.00

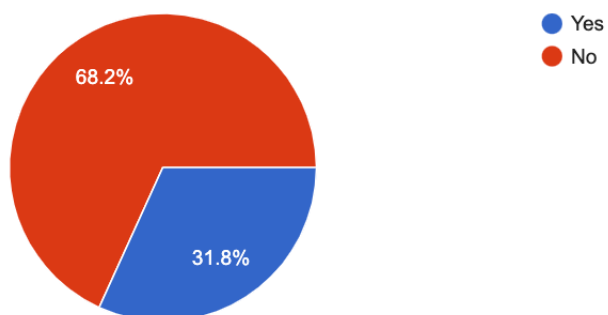
Rent Cost

<i>Values</i>	
Average	\$1,040.74
Minimum	\$300.00
Maximum	\$2,000.00

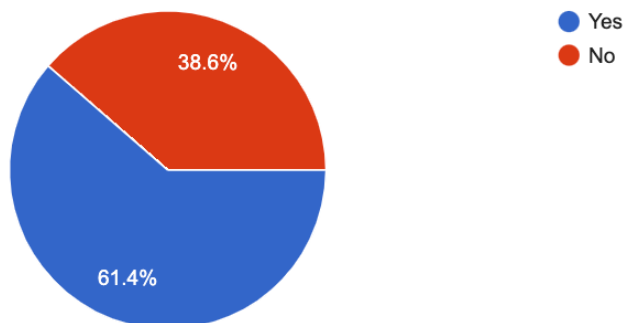
Relationship with landlord



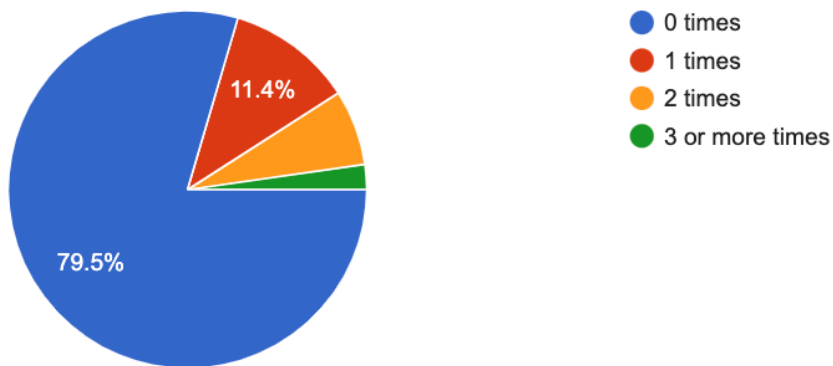
Rental Debt



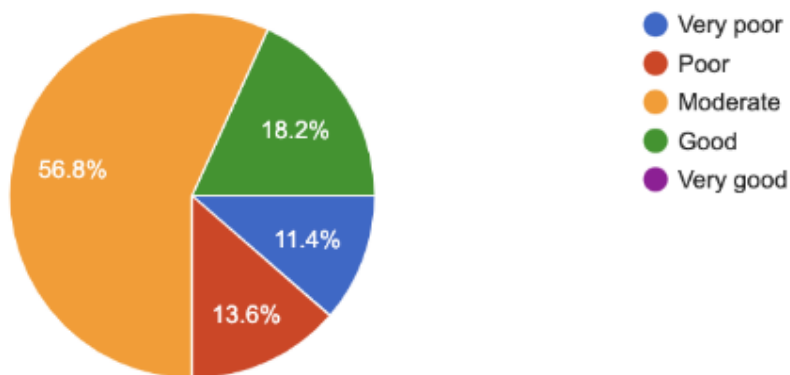
Unpaid energy and gas bills



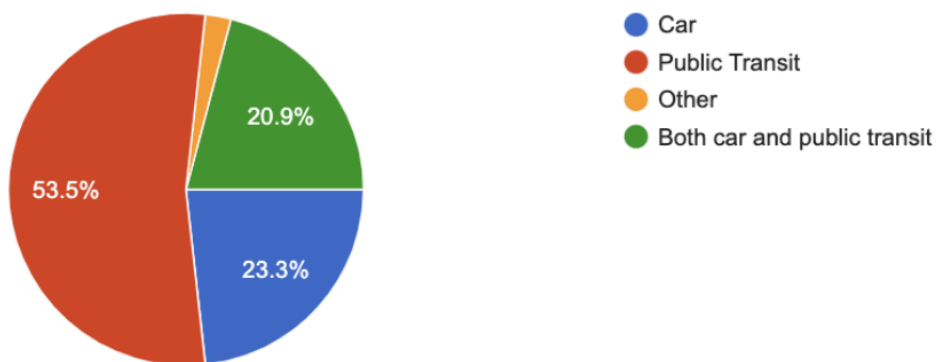
How many times have you moved in the last five years?



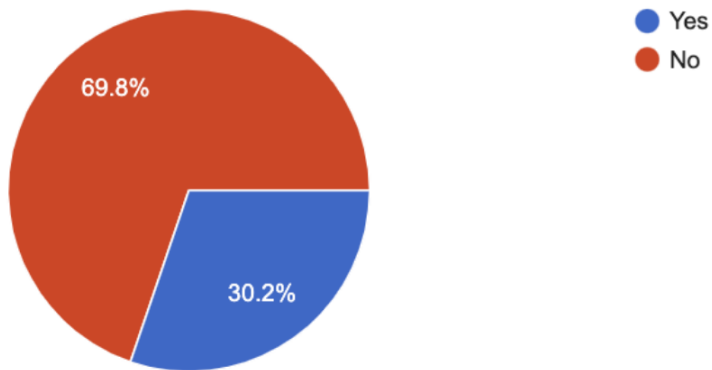
How would you rate the current quality of the building you live in?



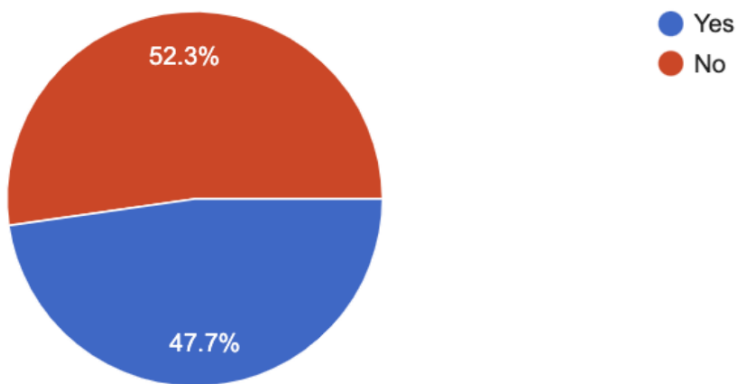
Primary Mode of Transportation



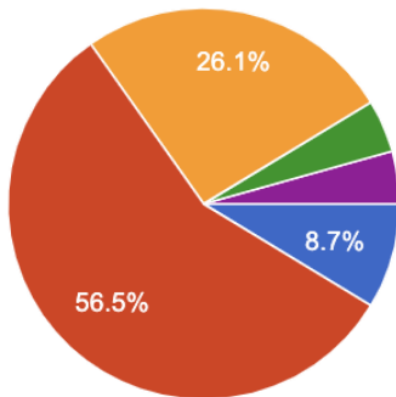
Has your landlord ever tried to evict or harass you?



Do you have an AC unit in your home?



If you answered no, what is preventing you from having an AC unit in your home?



- Do not need one
- Cannot afford to buy one and landlord won't provide one
- Haven't gotten around to buying one, but can
- Fixing it; may need to buy a new one
- there isn't enough electricity (power)

Appendix 2: Poll Results

Question 1: Do you experience any of the negative effects of climate change?

- Extreme heat (74.36%)
- wildfire smoke inhalation at home or work (30.77%)
- Flooding (2.56%)
- rising sea levels (2.56%)
- None (7.69%)

Question 2: Do you think the City should do more to address health and physical hazards from climate change in Los Angeles?

- The City is doing a good job (0%)
- The City needs to do more (94.74%)
- The City needs to focus less on climate change and more on other issues (5.26%)

Question 3: What do you think is the largest source of GHG in LA?

- Transportation (21.05%)
- Industrial (31.58%)
- Waste (10.53%)
- Buildings (36.84%)

Question 4: How many of you have had construction done on your apt unit by a landlord?

- Yes (61.54%)
- No (38.46%)

Question 5: How disruptive was the construction on a scale of 1-5?

- 1 (11.43%)
- 2 (14.29%)
- 3 (22.86%)
- 4 (14.29%)
- 5 (8.57%)
- None (28.57%)

Question 6: What is your greatest concern about decarb?

- Cost (60.53%)
- Construction (0%)
- Harassment (13.16%)
- Eviction (26.32%)

Question 7: What do you see as the greatest benefit of decarbonization?

- Improving health of tenants (50%)
- Improving quality of housing (4.76%)
- Making housing climate resilient (7.14%)
- Fighting climate change (38.10%)

Question 8: What concerns do you have about the workers who will do the work of decarbonization?

- Well-trained (20%)
- clean up afterwards (5%)
- good supervision (35%)
- polite to tenants (7.50%)
- work during reasonable hours (32.50%)

Question 9: Do you know anyone who is involved in the construction or energy industries?

- Yes (35.71%)
- No (64.29%)

Question 10: For people who do this work, what do you think are their primary concerns?

- good pay/ benefits (39.02%)
- retirement plan (4.88%)
- full time dependable work (9.76%)
- proper training (7.32%)
- safe working conditions (39.02%)

Appendix 3: Focus Group Curriculum

Building Decarbonization Focus Group/ Descarbonización de edificios Grupo de discusión



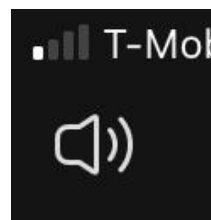
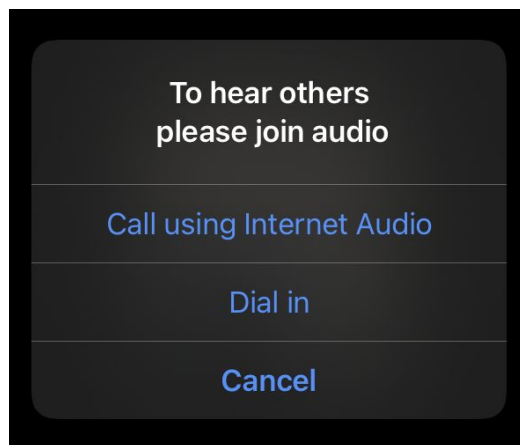
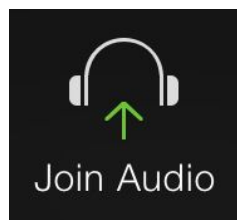
STRATEGIC ACTIONS FOR A JUST ECONOMY



INTERPRETATION //

INTERPRETACIÓN

1 - JOIN AUDIO // CONECTE SU AUDIO



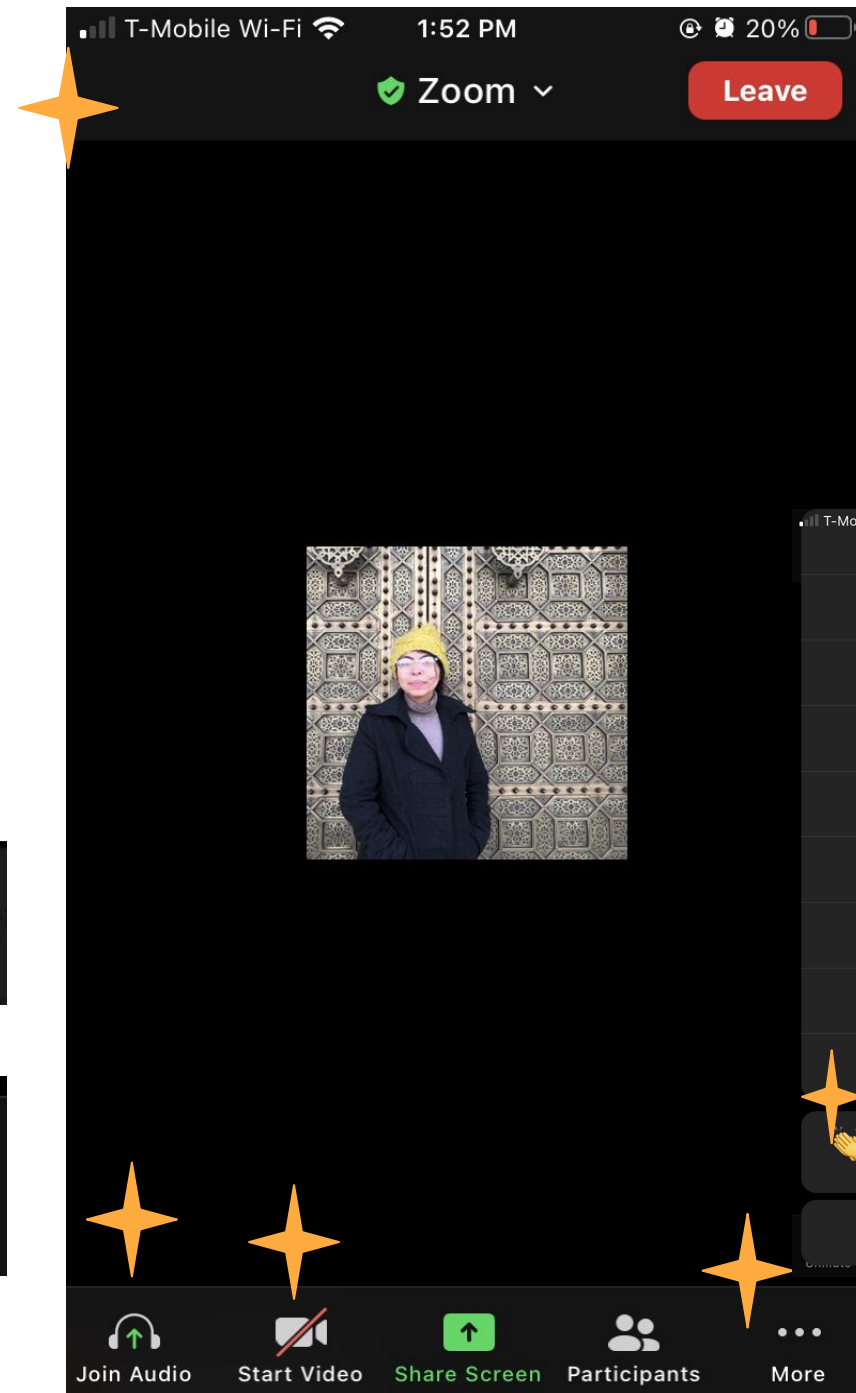
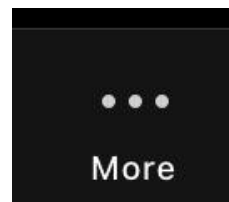
2 - MUTE & UNMUTE // PONER EN MUDO & REMOVER EL MUDO



3 - ADD OR REMOVE VIDEO // COMPARTA SU VIDEO IMAGEN



4 - PARTICIPATE WITH FEATURES IN MORE // PARTICIPE (CHAT, REACCIONES, Y MÁS)

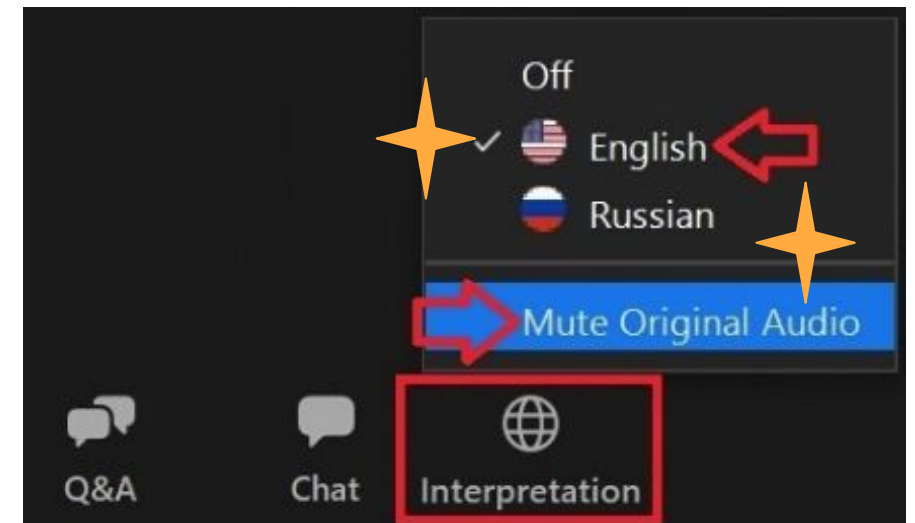


1 - FIND GLOBE ON BOTTOM BAR //
BUSQUE EL GLOBO EN LA PARTE DE ABAJO



2 - SELECT PREFERRED LANGUAGE //
SELECCIONE SU LENGUAJE PREFERIDO

3 - MUTE ORIGINAL AUDIO //
PONGA EN MUDO EL AUDIO ORIGINAL



Part 1:



Purpose of Focus Group// Objetivo del grupo de discusión:

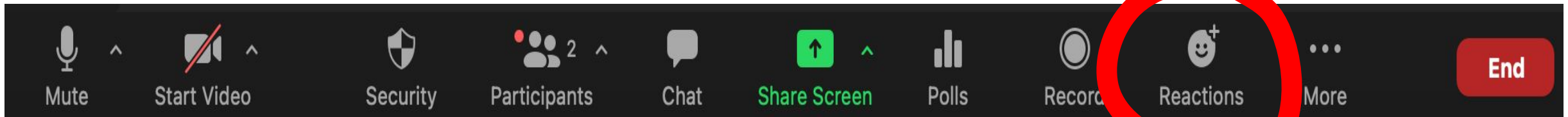
- **The City's Climate Emergency Mobilization Office** wants to hear from tenants about their concerns and incorporate those concerns into policy design.// **La Oficina de Movilización de Emergencia Climática de la ciudad** quiere conocer las preocupaciones de los inquilinos e incorporarlas al diseño de la política.
- **Objective:** Identify the concerns, challenges, and opportunities of building decarbonization from the perspective of tenants// **Objetivo:** Identificar las preocupaciones, retos y oportunidades de la descarbonización de los edificios desde la perspectiva de los inquilinos

Instructions // Instrucciones

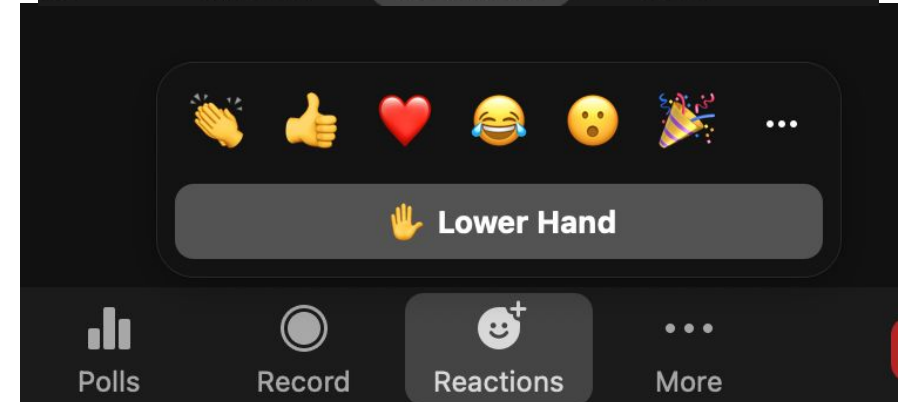
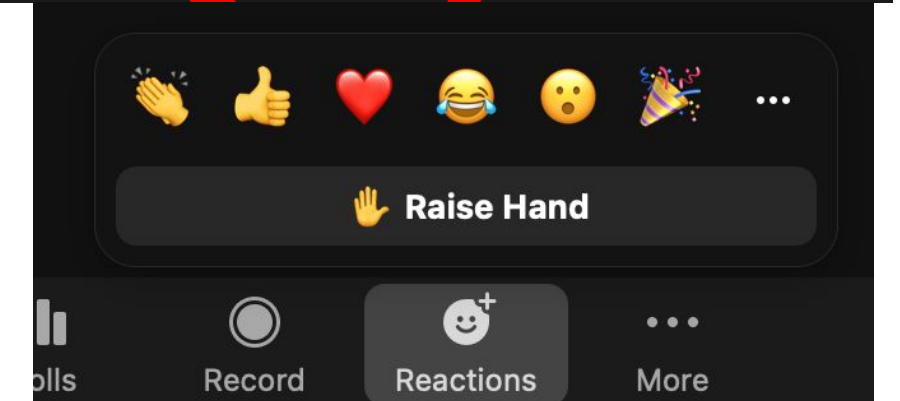
- There will be 10 “poll” questions that you will need to answer (see ex of poll)
 - There will be **3 discussion questions**, you need to answer all of them
 - Everyone has 2 minutes to speak, if you pass the 2 minute mark you will be cut off due to time constraints
 - If you want to answer a question, raise your hand (everyone practice)
 - If you do not raise your hand, and you have not answered, you will be called on
 - There won't be any time for you to ask questions, if you have a clarifying question please type it in the chat
- Habrá 10 preguntas de "encuesta" que tendrás que responder (ver ejemplo de encuesta)
 - Habrá 3 preguntas de debate, que deberá responder a todas ellas
 - Todo el mundo tiene 2 minutos para hablar, si pasas la marca de 2 minutos serás cortado debido a las limitaciones de tiempo
 - Si quieres responder a una pregunta, levanta la mano (todo el mundo practica)
 - Si no levantas la mano, y no has contestado, serás llamado
 - No habrá tiempo para que hagas preguntas, si tienes una pregunta aclaratoria por favor escríbela en el chat

Raise hand (practice) Computer / Levantar la mano (practicar) Ordenador

1. Find the “Reactions” Circle on the bottom bar on the right // Busque el círculo "Reacciones" en la barra inferior de la derecha

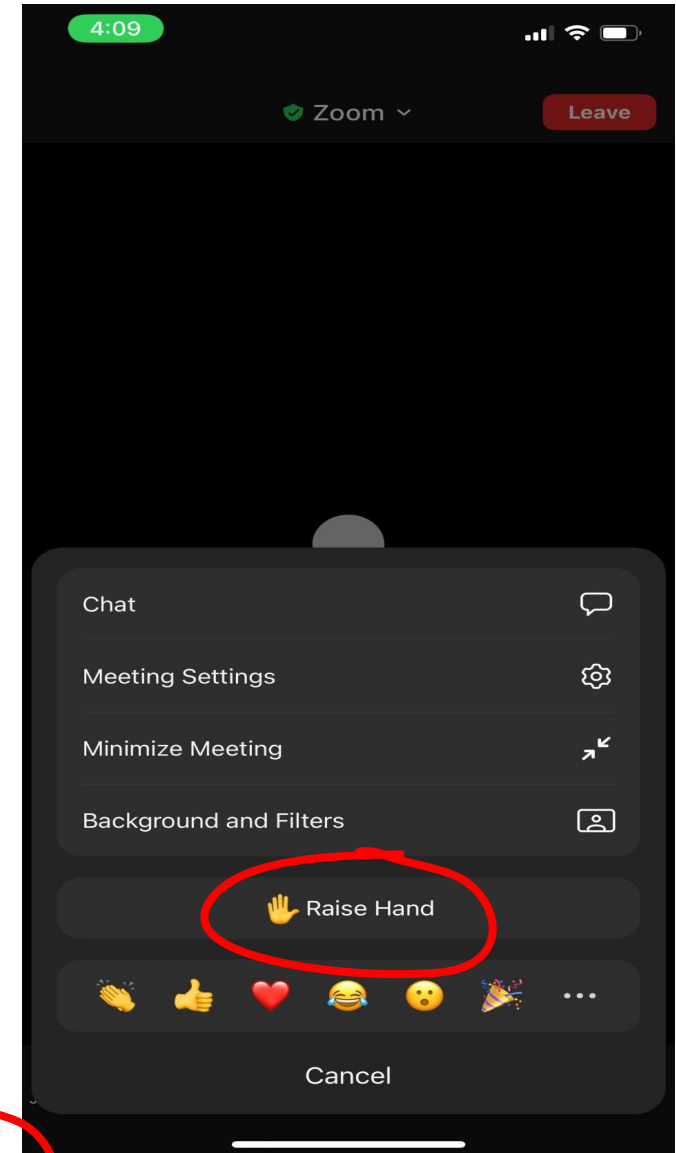
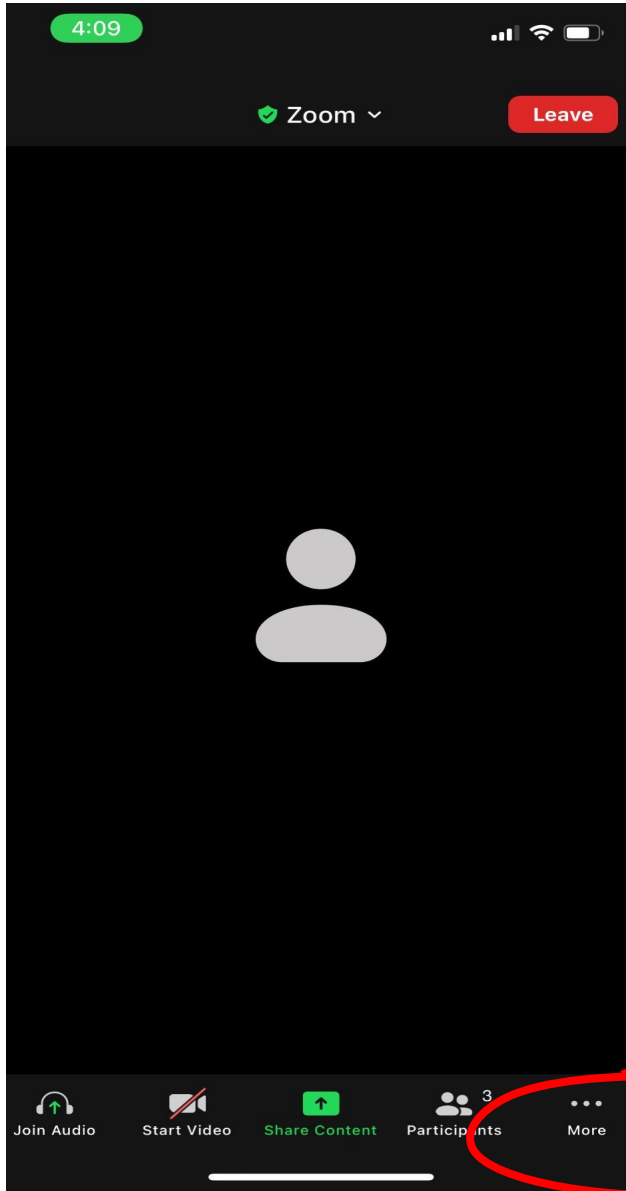


1. Select “Raise Hand” // Seleccione "Levantar la mano"
1. When you are done speaking, select “lower hand” // Cuando termine de hablar, seleccione "mano inferior" //



Raise hand (practice) / Levantar la mano (practicar) el teléfono

1. Click “More” on the bottom right // Haga clic en "Más" en la parte inferior derecha
1. Select “Raise Hand” // Seleccione "Levantar la mano"
1. When you are done speaking, select “lower hand” // Cuando termine de hablar, seleccione "mano inferior" //



COMMUNITY AGREEMENTS // ACUERDOS COMUNITARIOS

- ONE MIC: One person speaks at a time
 - Interpretation (speak slowly)
 - Respect
 - Assume best intentions
 - Safe and inclusive space for everyone: LGBTQ, Race, ethnicity, physical ability, language, etc.
 - Be present
- UN MICRÓFONO: Una persona habla a la vez
 - Interpretación (hable despacio)
 - Respeto
 - Asuma las mejor intenciones
 - Espacio seguro e inclusivo para todes: LGBTQ, raza, etnia, habilidad física, idioma, etc.
 - Esté presente

Agenda / Agenda

- Welcome (5:00pm to 5:15pm)
- Presentation (5:15 - 5:40pm)
- Discussion question 1 (25 minutes)
- Discussion question 2 (25 minutes)
- Discussion question 3 (25 minutes)
- Bienvenido (de 17:00 a 17:15)
- Presentación (de 17:15 a 17:40)
- Pregunta de debate 1 (30 minutos)
- Pregunta de debate 2 (30 minutos)
- Pregunta de debate 3 (30 minutos)

Glossary of Terms // Glosario de términos

Building Decarbonization// Descarbonización de edificios: to reduce the carbon emissions from buildings // Descarbonización de edificios: reducir las emisiones de carbono de los edificios

Energy Efficiency // Eficiencia energética: using less energy to get the same job done // utilizar menos energía para realizar el mismo trabajo

Electrification// Electrificación: the process of powering by electricity, so electrifying a home means making it all electric // el proceso de alimentar algo con electricidad, entonces electrificar una casa significa hacerla toda eléctrica

Greenhouse Gases // Gases de efecto invernadero: gases in Earth's atmosphere that trap heat and cause global warming // gases en la atmósfera terrestre que atrapan el calor y provocan el calentamiento global.

Climate Change// Cambio climático: changes in temperature and weather due to global warming // cambios en la temperatura y el clima debido al calentamiento global

Part 2: Climate change and decarbonization// Parte 2: Cambio climático y descarbonización





Los Angeles is in a climate emergency/

Los Ángeles está en emergencia climática

Each year there are more wildfires, record-breaking summer heat, drought, and rising sea levels // Cada año hay más incendios forestales, calor estival récord, sequía y aumento del nivel del mar

These hazards are becoming more frequent and severe because of global warming // Estos peligros son cada vez más frecuentes y graves debido al calentamiento global



What's causing climate change? // ¿Cuál es la causa del cambio climático?

The leading cause of climate change is greenhouse gases, which are gases and pollution that are emitted into the air by a many sources, such as vehicles, trucks, refineries, and buildings. // La principal causa del cambio climático son los gases de efecto invernadero, es decir, los gases y la contaminación que emiten al aire muchas fuentes, como vehículos, camiones, refinerías y edificios.

Carbon dioxide is the most common greenhouse gas // El dióxido de carbono es el gas de efecto invernadero más común

Poll 1// Encuesta 1

Do you experience any of the negative effects of climate change?// ¿Experimenta usted alguno de los efectos negativos del cambio climático?

- Extreme heat// Calor extremo
- Wildfire smoke inhalation at home or work//
Inhalación de humo de incendios forestales en casa o en el trabajo
- Flooding// Inundaciones
- Rising sea levels// Subida del nivel del mar
- None// Ninguno



STRATEGIC ACTIONS FOR A JUST ECONOMY

Poll 2 / Encuesta 2

Do you think the City should do more to address health and physical hazards from climate change in LA?//

¿Cree que la ciudad debería hacer más para abordar los riesgos sanitarios y físicos del cambio climático en Los Ángeles?

- The City is doing a good job// La ciudad está haciendo un buen trabajo
- The City needs to do more// La ciudad necesita hacer más
- The City needs to focus less on climate change and more on other issues// La ciudad debe centrarse menos en el cambio climático y más en otras cuestiones



STRATEGIC ACTIONS FOR A JUST ECONOMY

Sources of greenhouse gases //

Fuentes de gases de efecto invernadero



STRATEGIC ACTIONS FOR A JUST ECONOMY

Transportation / Transporte

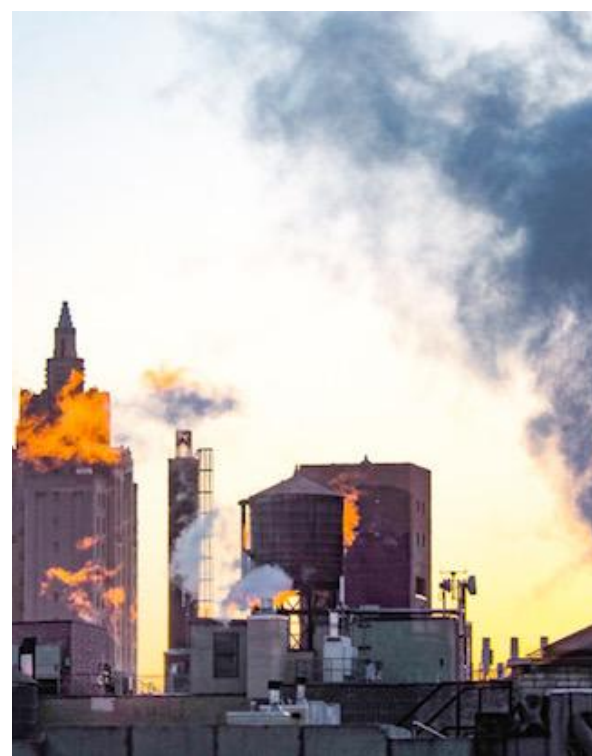


Industrial Uses // Usos industriales



Waste / Residuos





Buildings / Edificios

Poll 3 / Encuesta 3

What do you think is the largest source of greenhouse gases in Los Angeles? // ¿Cuál crees que es la mayor fuente de gases de efecto invernadero en Los Ángeles?

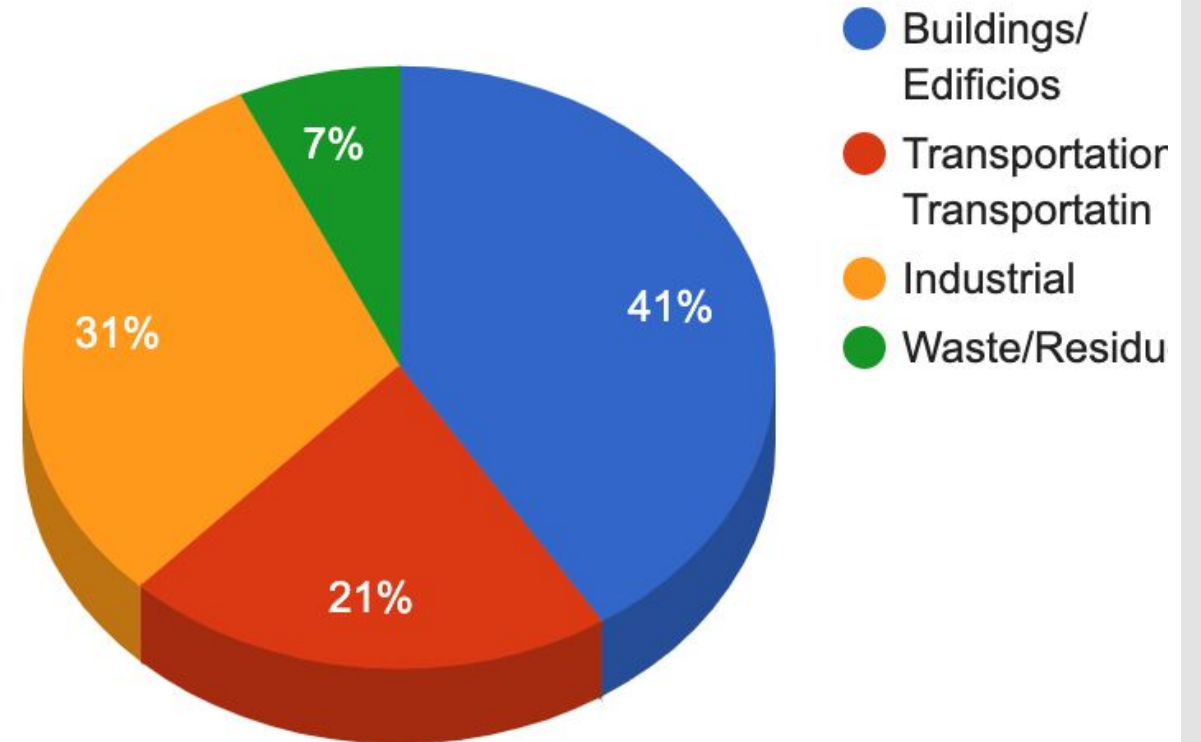
1. Transportation// Transporte
2. Industrial// Industrial
3. Waste// Desperdicio
4. Buildings// Edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

Answer:
Buildings //
Respuesta:
Edificios

Sources of Emissions in Los Angeles / Fuentes de emisión en Los Ángeles



Gas Stove/
Oven



Gas Fireplace



Furnace/Heater



Heated Pool/
Spa



Gas Dryer



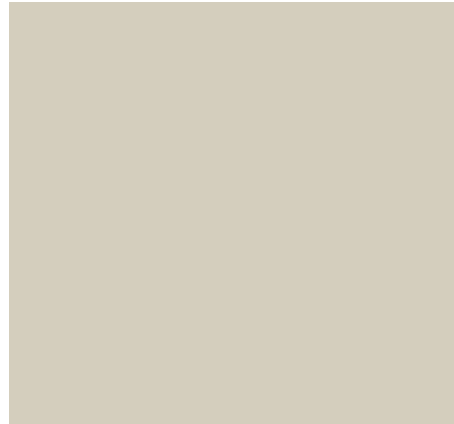
Gas Water
Heater



Gas Barbecue/
Grill



Cooking with
a gas stove
and oven //
Cocinar con
estufa y horno
de gas



Heating the
home with
gas /
Calentar la
casa con gas



Heating water // Calentar el agua



Gas Barbeque // Barbacoa de gas



Gas dryer //
Secadora de
gas



Building Decarbonization

Descarbonización de edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

Building Decarbonization: to reduce the carbon emissions from buildings

Descarbonización de edificios: reducir las emisiones de carbono de los edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

What does it mean for you and your home? // ¿Qué significa para usted y su hogar?

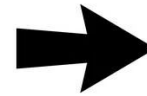
- Replace all gas appliances with electric appliances
 - Make improvements to your apartment that save energy
 - Install solar panels
- Sustituir todos los aparatos de gas por aparatos eléctricos
 - Realizar mejoras en su vivienda que ahorren energía
 - Instalar paneles solares Install solar panels

Electrification// Electrificación

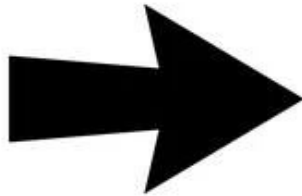


STRATEGIC ACTIONS FOR A JUST ECONOMY

Stove and Oven// Estufa y horno



Space Conditioner// Acondicionador de espacio



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Water Heater// Calentador de agua



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Electric Dryer// Secador eléctrico



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Energy Efficiency// Eficiencia energética



STRATEGIC ACTIONS FOR A JUST ECONOMY

Upgrading lighting // Mejora de la iluminación



Replacing wall insulation //
Sustitución del aislamiento
de las paredes



Weatherproofing the home
// Protección de la vivienda
contra la intemperie



Decarbonization has pros and cons// La descarbonización tiene pros y contras

Pros

- Improved housing quality// Mejora de la calidad de la vivienda
- Lower energy bills// Reducción de la factura energética
- Climate resilient homes// Viviendas resistentes al clima
- AC, Smoke filtration// Aire acondicionado, filtración de humos
- Improved health outcomes// Mejora de los resultados sanitarios

Cons

- Cost// Costo
- Construction Disruption// Interrupción de la construcción
- Risk of displacement// Riesgo de desplazamiento



Cons

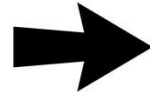
Cost// Costo

- **It's expensive // Es caro**

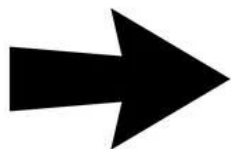


STRATEGIC ACTIONS FOR A JUST ECONOMY

New electric oven / Nuevo horno eléctrico :\$2,150



New heater// Calentador nuevo : \$6,600



New electric water heater // Nuevo calentador de agua eléctrico: \$2,550



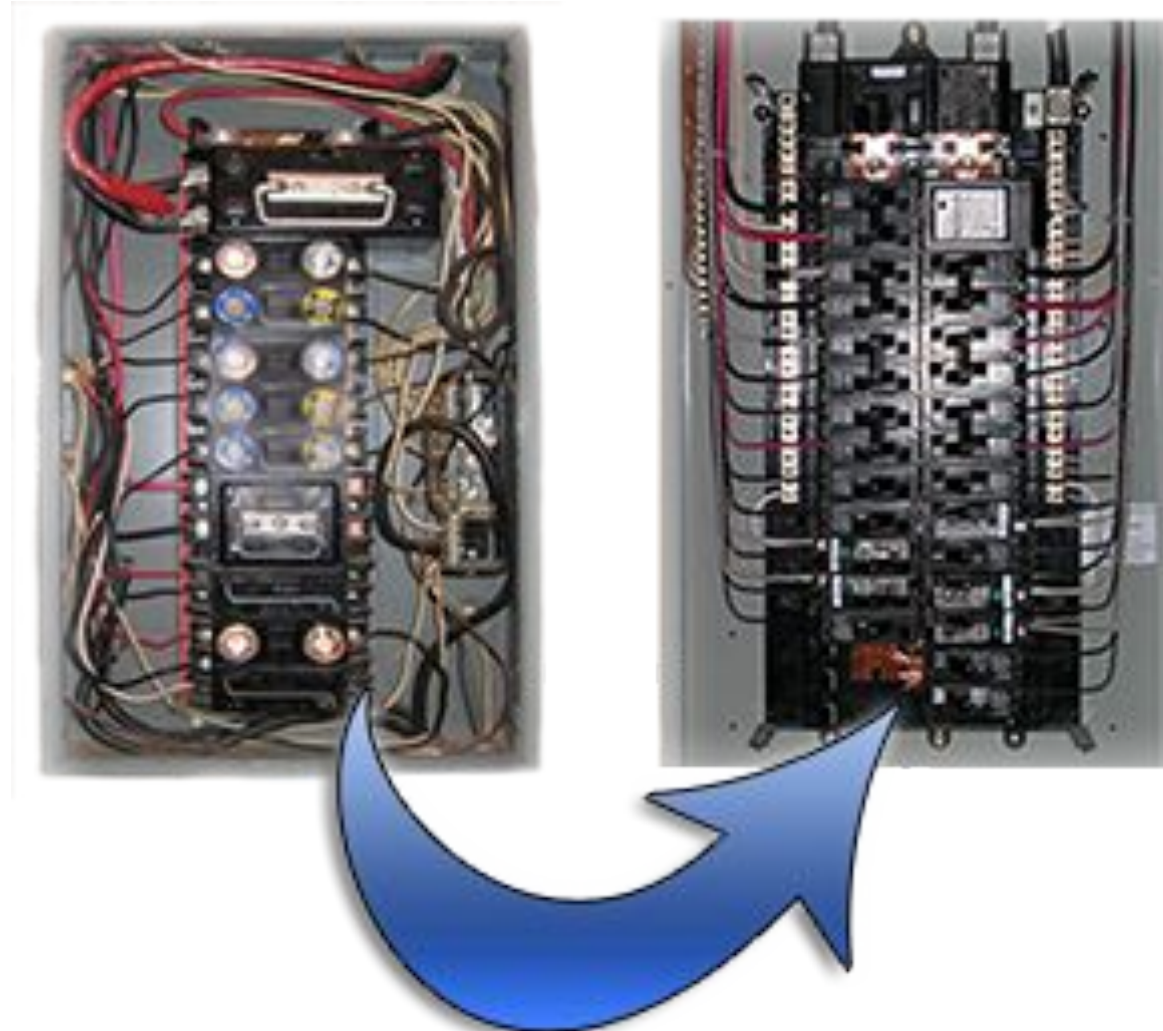
New electric dryer// Secadora eléctrica nueva: \$1,400



Gas Disconnection// Desconexión del gas: \$500



Upgrade electrical panel // Actualizar el cuadro eléctrico : \$3,000



\$14,200 - \$28,200



STRATEGIC ACTIONS FOR A JUST ECONOMY

Pass Through Costs

Under existing laws, your landlord can make **you** pay for the costs of decarbonization

Según la legislación vigente, el propietario puede hacerle pagar los costes de descarbonización



STRATEGIC ACTIONS FOR A JUST ECONOMY

But aren't rent-stabilized tenants protected from rent increases?// ¿Pero los inquilinos estabilizados no están protegidos contra las subidas de alquiler?

- There are special exceptions for building upgrades that allow landlords to recover renovation costs.// Existen excepciones especiales para las mejoras de los edificios que permiten a los propietarios recuperar los costes de renovación.

Harassment // Acoso



Disruptive construction //

Construcción disruptiva



Poll

Poll 4 / Encuesta 4

How many of you have had construction done on your apartment unit by your landlord?// ¿Cuántos de ustedes han hecho obras en su vivienda por parte del propietario? ¿De qué tipo?

- I have had construction done on my apartment// **He hecho obras en mi apartamento**
- I haven't had construction done on my apartment// **No he hecho obras en mi apartamento**

Poll

Poll 5 / Encuesta 5

How disruptive was the construction on you and your family's life on a scale of 1-5, 5 meaning really disruptive, such as if you were relocated?// **Encuesta: ¿En qué medida la construcción ha afectado a su vida y a la de su familia, en una escala de 1 a 5, siendo 5 lo que significa que ha sido realmente perjudicial, como por ejemplo, si le han reubicado?**

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ Haven't had construction// **No ha habido construcción**

Poll 6 / Encuesta 6

What is your greatest concern about decarbonization?
// ¿Cuál es su mayor preocupación sobre la descarbonización?

- Cost (rent increase) // Coste (aumento del alquiler)
- Construction // Construcción
- Harassment // Acoso
- Eviction // Desalojo



PROS



1. Improved Health // **Mejora de la salud**

Natural gas appliances create unhealthy air quality

// Los aparatos de gas natural crean una calidad de aire insalubre



Health effects of natural gas appliances // Efectos sobre la salud de los aparatos de gas natural

- Respiratory problems // Problemas respiratorios
- asthma, bronchitis, emphysema // asma, bronquitis, enfisema
- Shortened life span // Acortamiento de la vida



Gas leaks / Fugas de gas

- Explosions // Explosiones
 - A gas explosion occurs when there is a **gas leak** in the presence of a spark or flame. // Una explosión de gas se produce cuando hay una fuga de gas en presencia de una chispa o una llama.
- Carbon monoxide poisoning // Intoxicación por monóxido de carbono
 - Gas appliances // Aparatos de gas

2. Improved housing quality //

Mejora de la calidad de la vivienda



- Renters suffer disproportionately from housing quality issues that contribute to health problems and disease // Los inquilinos sufren de forma desproporcionada los problemas de calidad de la vivienda que contribuyen a los problemas de salud y las enfermedades
- Mold, pest infestations and uncomfortable temperatures that cause and exacerbate diseases like asthma // Moho, infestaciones de plagas y temperaturas incómodas que causan y agravan enfermedades como el asma

3. Lower energy bills// Reducir las facturas de energía



4. Climate Resilient Homes// **Hogares resistentes al clima**



Poll 7 / Encuesta #7

What do you see as the greatest benefit of decarbonization? // ¿Cuál cree que es el mayor beneficio de la descarbonización?

- Improving the health of tenants // Mejorar la salud de los inquilinos
- Improving quality of housing (addressing habitability issues) // Mejorar la calidad de la vivienda (abordar los problemas de habitabilidad)
- Lower energy bills / Reducción de la factura energética
- Making housing climate resilient // Hacer que las viviendas sean resistentes al clima
- Fighting climate change // Lucha contra el cambio climático

Effect of decarbonization on jobs// Efecto de la descarbonización en los empleos



Decarbonization creates the opportunity for better jobs// La descarbonización crea la oportunidad de mejores empleos

- fair wages// salarios justos
- increased benefits// aumento de las prestaciones
- better working conditions// mejores condiciones de trabajo
- bridge to retirement// puente para la jubilación
- customized job placement// colocación laboral personalizada



Poll 8 / Encuesta 8

What concerns do you have about the workers who will do the work of decarbonization? // ¿Qué preocupaciones tiene sobre los trabajadores que harán el trabajo de descarbonización?

- Well-trained // Bien formados
- clean up afterwards // limpieza posterior
- good supervision // buena supervisión
- polite to tenants // que sean educados con los inquilinos
- work during reasonable hours // que trabajen en un horario razonable

Poll 9 / Encuesta 9

Do you know anyone who is involved in the construction or energy industries, such as people who install electric appliances, AC systems, roofs, Electric Vehicle Chargers? //

¿Conoce a alguien que se dedique al sector de la construcción o de la energía, como personas que instalan aparatos eléctricos, sistemas de aire acondicionado, tejados o cargadores de vehículos eléctricos?

- Yes / Sí
- No / No

Poll 10 / Encuesta 10

For people who do this work, what do you think are their primary concerns? // Para las personas que realizan este trabajo, ¿cuáles cree que son sus principales preocupaciones?

- good pay/benefits // Un buen sueldo/beneficios
- Retirement plan // Plan de jubilación
- full-time and dependable work // un trabajo a tiempo completo y fiable
- proper training // una formación adecuada
- safe working conditions // condiciones de trabajo seguras

Part 4

Discussion// Discusión

What do you think about having Energy Efficiency Retrofits, AC's and Solar Panels and electric appliances added (decarbonization) to your home? (2 mins each)

¿Qué opinan de la incorporación de mejoras en la eficiencia energética, de los sistemas de aire acondicionado y de los paneles solares, así como de los electrodomésticos (descarbonización) en su hogar? (2 minutos cada uno)

What are some of the challenges to decarbonizing our housing stock? (2 mins)//

¿Cuáles son algunos de los retos para descarbonizar nuestros hogares?
(1 minuto cada uno)

What solutions should the policy include to make sure you are supported and not harmed by the retrofits that come with decarbonization? (2 mins)//
¿Qué soluciones debería incluir la ciudad para asegurarse que inquilinos se sientan apoyados y no perjudicados por la descarbonización?



CLIMATE EMERGENCY MOBILIZATION OFFICE



Equitable Building Decarbonization

Focus Group Report

Low Income Tenant Perspectives

Los Angeles, California

April 2022

Commissioned and Co-Designed by:
City of Los Angeles, Climate Emergency Mobilization Office

Prepared by: NoHo Home Alliance (NHHA)
Executive Director, Rev. Dr. Stephanie Jaeger



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- II. Key Findings
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Focus Group Process

NoHo Home Alliance conducted a “Focus Group on Climate Equity Policy in Los Angeles” on Monday, April 11, 2022, 12:30-2:30 pm, on the campus of Central Lutheran Church in Van Nuys. We recruited focus group members from the regular participants in community services such as a weekly food bank at the location. The focus group included 14 people plus the leader and a Spanish language interpreter. All participants were native Spanish speakers. All participants were asked to fill out the attached focus group survey. We used paper copies, rather than online surveys, because not all participants had access to computers or smartphones. Also, as the survey was in English, with the help of the interpreter we were able to guide participants through the survey to get the most accurate responses. For the presentation, poll questions, and discussion questions we utilized the bi-lingual curriculum provided by SAJE and as presented. During the discussion, one participant had to step away from the session to address a family emergency. Over the course of the two-hour session, some repetition of ideas/opinions occurred and a consensus was built around a positive view of decarbonization but strong concerns about the transfer of costs and increased electricity costs. This consensus led to less variety and more repetition in discussion question responses. At the close of the session, we provided participants with grocery store gift cards as incentives. At the close of the session, the focus group leader and translator reviewed and updated notes. This report was prepared by the focus group leader, Rev. Stephanie Jaeger.

Key Findings

Demographics: The 14 participants in our focus group represented a total of 75 persons (average household size: 5.6). All 14 participants were native Spanish speakers; 2 self-identified as born and raised in LA; 12 self-identified as born and raised elsewhere. All participants are renting housing in Van Nuys, CA. The average age of participants was 38 years and 10 months.

Employment and Economic Data: 6 of the 14 participants reported they were employed outside of the home, with positions that included: gardener, housekeeper, caregiver for an autistic child, self-employed others. 7 reported they were homemakers; 1 did not respond. 13 of the 14 participants reported annual incomes <20% of the AMI for the area and are classified as “extremely low income.” 1 of the 14 participants reported an annual income of 30% AMI. 7 participants, all self-identifying as homemakers (i.e., not working outside the home), chose not to report income. All 14 participants reported having high utility bills with LADWP: \$261/month for electricity, and \$86.54 for gas. 1 of 14 participants reported owing back rent; 8 of 14 participants reported carrying utility debt. Notably, a large majority of participants reported having a vehicle (11), whereas only 3 people indicated they utilized public transportation.

Housing and Rental Data: Participants reported they were in stable housing with an average length in units of 8 years and 10 months. The average rent paid by all participants is \$1,338. 2 participants pay less than \$1000 rent; half pay between \$1001-1500; 5 pay between \$1501-\$2000. They generally reported having all right relationships with their landlord, with 4 responding their relationship as friendly, and 1 responding the relationship was hostile. 3 of 14

respondents reported that their landlord had tried to evict or harass them, while 11 indicated they had not been bothered by their landlord. The quality of participants' housing varied with the majority indicating the property was "poor" (5) or "moderate" (4); only 5 participants indicated the quality of their housing was "good" or "very good." 10 participants reported the nature of poor conditions in their units. Most reported broken appliances (7), pests (6), broken windows/weatherization issues (5), mold (2), plumbing (2), and hazardous materials (1). 3 participants reported no poor conditions. All participants had AC in their unit. Only 1 participant indicated they believed the poor conditions in the unit caused negative health effects on them; 12 indicated no negative effect; 1 did not respond. All 14 participants reported that their landlords had never undertaken construction on their units except for minor repairs before mandatory inspections (See Poll 4).

Climate Change–In General: All of the participants had heard of climate change and indicated that they have experienced the effects of climate change such as flooding, excessive heat, and wildfire smoke inhalation. All participants accepted that human behaviors contribute significantly to climate change. But all 14 participants expressed great surprise in learning that buildings and not vehicles were the primary producers of greenhouse gases in LA (See Poll 3 results). All 14 participants believed the City of Los Angeles should do more to address climate change in LA.

Decarbonization Plan: All 14 participants recognized some benefits to decarbonization, especially that it would bring improvements to housing units and fight climate change, and that these two improvements would lead to better health for the renters in the units and for Angelenos overall. All 14 participants, consistent with the extremely-low and very-low economic status of their households, expressed great concerns over the financial burden and housing burden decarbonization could cause renters. All 14 participants indicated serious concern that landlords could use the decarbonization improvements as grounds for evicting tenants, either because of construction or because they wouldn't be able to pay the increased rents. Some participants expressed concerns that even without the threat of eviction, passing the cost of the decarbonization on to the tenants would be difficult for renters to bear. All participants also expressed great concerns about the cost of utilities following decarbonization. Although the curriculum indicates that utility costs would go down following decarbonization, the 14 participants were very skeptical and disputed that based on their experience with very high electric bills. 4 of the 14 participants indicated that although they recognize the potential environmental and health benefits to decarbonization, they personally preferred utilizing gas stoves for cooking and thus were reluctant to support a decarbonization plan without some allowance for gas stoves.

Decarbonization and Labor: All 14 participants recognized that the decarbonization plan could create solid jobs for Angelenos, although none of the participants knew anyone working in the energy sector currently. All participants indicated that it was important for them as renters that any workers carrying out the decarbonization improvements needed to be well trained. In addition, all 14 participants indicated that in terms of worker protections, it was paramount that all workers on decarbonization should have safe working conditions.

Mitigating the Negative effects of the Decarbonization Plan with Good Public Policy: In discussions, the focus group participants identified several challenges with the decarbonization plan that they would like to see LA City address in order to mitigate the negative effect of decarbonization on their households and communities and to gain broader support for the cities decarbonization plan, especially in lower-income areas of the city. Challenges this focus group identified include:

- The need for more detailed information on the pros and cons of decarbonization shared more broadly in communities across the city. (i.e., more community-based focus groups)
- The need for more complete information about how the costs of decarbonization may impact residents in rent-controlled housing.
- The need for more comprehensive education around the benefits of decarbonization for personal health.
- The need to limit any financial burdens on renters from decarbonization –no rental increases, no evictions.
- The need for more information about electrical appliances, how they work, their efficiency, and the real cost of electricity to the renter vis a vis the cost of gas, which is perceived as cheaper.
- The need to limit/prohibit increases in electricity costs, and if possible, an actual decrease in utility costs following decarbonization.
- Addressing the often culturally based preference for stove-top cooking with gas.

The focus group brainstormed the following suggestions to policymakers as first steps to mitigate any potential harm to renters and workers from the implementation of LA's decarbonization plan:

- Bring down the cost of electricity, especially for low-income renters, possibly through subventions or grants.
- Expand rent control to more units to compensate for the danger of increased rents.
- Have the City/State or other public entity pay some or all of the cost of the appliances so that the cost is not passed on to the renter.
- To take the wide range of different types of landlords in LA into account (from private landlords with only a few units to large, corporate landlords), set up a tiered subvention that provides more funding to smaller, private landlords, and less funding to large, wealthier landlords.
- Establish a cost-sharing plan to fund the decarbonization, split between the landlord and public funding.
- Ensure that companies carrying out decarbonization efforts have strong safety requirements and safety protocols for workers.
- Require the businesses carrying out the decarbonization to hire Los Angeles residents.
- Require that companies carrying out decarbonization provide adequate training for workers to ensure high-quality work and that the workers develop a high level of skill that will benefit them in the future.

Conclusion: This focus group of 14 participants understood the seriousness of the climate change problem that Los Angeles faces, and engaged actively and thoughtfully in reflecting and problem-solving on how decarbonization could be carried out effectively and equitably in Los Angeles, especially in low-income communities. While there was strong concern among participants about the costs of decarbonization being directly or indirectly passed on to renters, and much skepticism that the cost of electricity can be controlled or reduced, the participants supported the concept of decarbonization. The participants appeared willing to support the implementation of decarbonization if the negative impacts of decarbonization could be mitigated with sound public policy.

Educational Materials Used: “Building Decarbonization Focus Group // Descarbonización de edificios, Grupo de discusión.” SAJE: Strategic Actions for a Just Economy, Spring 2022

Demographic Information about Participants (Building Decarbonization Survey)

- 14 participants/households representing a total of 75 persons.
- Avg. age of participant: 38 years and 10 months
- Zip codes of participants:
 - 91401 (MHI: \$46,420): 8
 - 91402 (MHI: \$40,186): 2
 - 91405 (MHI: \$38,847): 3
 - 91411 (MHI: \$44,570): 1
- Electricity provider of all participants: LADWP
- All 14 participants are renters
- All participants are native Spanish speakers; 1 indicated a willingness to participate in an English focus group.
- Length of time at current address:
 - 0-5 yrs: 5
 - 6-10 yrs: 5
 - 11+ yrs: 3
 - No Response (NR): 1
 - Average length: 8 yrs. and 10 mos.
- Originally from LA:
 - Yes: 2
 - No: 11
 - NR: 1
- Relationship with Landlord:
 - Friendly: 4
 - Okay: 8
 - Hostile: 1
 - NR: 1
- Monthly rent:
 - \$500-\$1000: 2
 - \$1001-1500: 7
 - \$1501-2000: 5
 - Average monthly rent: \$1,338
- 1 of 14 Participants reported having rental debt.
- The average cost of electricity per month: \$261.38
- The average cost of gas per month: \$86.54
- 8 of 14 participants reported having unpaid energy or gas bills.
- The average number of people per household: 5.6
- The average number of children under 18 in household: 3.07

- In response to questions about annual household income, 6 did not respond. Of the 8 who responded, all were below AMI. 7 fell at less than 20% of AMI or Extremely low income. 1 was at 30% AMI or very low income.
NB: There are several possible reasons why household income was not reported by 6 participants. All 6 indicated that they were homemakers, not earning themselves, and may not be familiar with the household income earned by others in the household.
- Occupations reported:
 - o Gardener: 1
 - o Caregiver for the autistic child: 1
 - o On Disability: 1
 - o Self-employed: 1
 - o Housekeeper: 2
 - o Homemaker: 7
 - o NR: 1
- All participants reported they have not moved (0) in the past 5 years.
- Participants assessed the current quality of the building they live in:
 - o Very poor: 0
 - o Poor: 5
 - o Moderate: 4
 - o Good: 3
 - o Very Good: 2
- Transportation: 11 participants indicated they travel by car; 1 by public transit; and 2 by both car and public transit.
- Landlord harassment: 3 of 11 participants reported their landlord had tried to evict or harass them.
- Disrepair: Participants reported the following conditions in their rented homes:
 - o Pests—rodents, cockroaches, bedbugs: 6
 - o Mold: 2
 - o Plumbing issues: 2
 - o Broken appliances: 7
 - o Broken windows: 5
 - o Hazardous materials: 1
 - o None: 3
 - o NR: 1
- Only 1 of 14 participants reported that they suspect housing conditions have caused negative effects on their health.
- AC: All participants reported having an AC unit in their home.

Poll Results

Poll 1: Do you experience any of the negative effects of climate change?

- Extreme Heat: 10
- Wildfire smoke inhalation at home or work: 1
- Flooding: 14
- Rising sea levels: 0
- None: 0

Poll 2: Do you think the City should do more to address health and physical hazards from climate change in LA?

- The City is doing a good job: 0
- The City needs to do more: 14
- The City needs to focus less on climate change and more on other issues: 0

Poll 3: What do you think is the largest source of greenhouse gases in Los Angeles?

- Transportation: 10
- Industrial: 3
- Waste: 1
- Buildings: 0

Poll 4: How many of you have had construction done on your apartment unit by your landlord?

- I have had construction: 0
- I haven't had construction: 14 (*NB: Some respondents said no construction other than a few minor improvements in time for inspection.*)

Poll 5: How disruptive was the construction on you and your family?

N/A

Poll 6: What is your greatest concern about decarbonization?

- Cost (rent increases)
- Construction
- Harassment
- Eviction (14)

All 14 respondents stated they were concerned about all of these issues and would choose to answer "all." The greatest concern was an eviction, followed by rent increases.

Poll 7: What do you see as the greatest benefit of decarbonization?

- Improving the health of tenants: 0
- Improving the quality of housing: 7
- Lower energy bills: 0
- Making housing climate-resilient: 0
- Fighting climate change: 7

NB: All participants disputed the argument that decarbonization would LOWER energy bills.

Poll 8: What concerns do you have about the workers who will do the work of decarbonization?

- Well-trained: 14
- Clean up afterward: 0
- Good supervisors: 0
- Polite to tenants: 0
- Work during reasonable hours: 0

NB: All participants indicated they were concerned about all of these issues and would choose “all” if that were an option.

Poll 9: Do you know anyone who is involved in the construction or energy industries?

- Yes: 0
- No: 14

Poll 10: For people who do this work, what do you think are their primary concerns?

- Good pay/benefits: 0
- Retirement plan: 0
- Full-time and dependable work: 0
- Proper training: 0
- Safe working conditions: 14

NB: All participants indicated they thought workers would be concerned about all these issues with safe working conditions being most important.

Discussion Results

Discussion Question 1: What do you think about having Energy Efficient Retrofits, ACs and Solar Panels and electric appliances added (decarbonization) to your home?

- Generally speaking, decarbonization of the home is a good thing, beneficial for health. Don't need AC.
- Major concern: afraid that utilities will be more expensive because electricity is more expensive than gas.
- Skeptical: electricity is more expensive than gas.
- Would be beneficial for health.
- Support the changes, but worried about electricity costs.
- The change is good, but electricity costs are high, afraid the cost of decarbonization will be passed on.
- Electrification is too expensive (2 people)
- Believe it would be good for your health.
- Believe the change would be good, but afraid the cost would be passed on.
- Gas is better for cooking—would prefer to stay with gas.
- Electricity is so expensive, prefer to cook with gas. (2 people)

Discussion Question 2: What are some of the challenges to decarbonizing our housing stock?

- People need more information about both the pros and the cons before they can make a decision about whether or not to support it. Also need more specific information about costs. Should have more meetings.
- What would be the impact of decarbonization on people in rent-controlled apartments? Would the same level of passed-on costs/rent increases be allowed to be passed on?
- More information. Need to train more people, and educate more people about the benefits of decarbonization, especially the health benefits.
- Changing appliances/decarbonization would be a good chance—if utility prices and rent stayed the same.
- More information—especially about passing on the costs of the electrical appliances.
- More information about how the change will affect the cost of rent and utilities (3 people)
- Personal/cultural preference for cooking with gas (2 people)
- We need the change but can only do it if we have cheaper electricity. The current cost of electricity is too high. (2 people)

Discussion Question 3: What solutions should the policy include to make sure you are supported and not harmed by the retrofits that come with decarbonization?

- Develop a policy to bring down the cost of electricity (and create better schools!)
- Include provisions that improve safety conditions for the workers.
- Expand rent control to offset/limit the passing on of decarbonization costs.
- Identify city/state/public funding sources to pay the cost of appliances and renovations.
- OR: establish a cost-sharing plan whereby the cost of the decarbonization is shared by the landlord and the city/state/other public funding sources.
- AND: establish a tiered subvention plan that would pay small landlords (with only a few units, so-called “mom and pop landlords”) a higher rate of subvention than large, wealthier corporate landlords.
- Require all hired workers on the decarbonization plan to be residents of LA (and guaranteed LA/CA wages).
- Require companies doing the decarbonization work to have strong safety rules/protocols and adequate training/skills building for workers
- Include in policy some cap/ceiling on electricity costs.

Building Decarbonization Focus Group/ Descarbonización de edificios Grupo de discusión



STRATEGIC ACTIONS FOR A JUST ECONOMY

Part 1:



Purpose of Focus Group// Objetivo del grupo de discusión:

- The City's Climate Emergency Mobilization Office wants to hear from tenants about their concerns and incorporate those concerns into policy design.// La Oficina de Movilización de Emergencia Climática de la ciudad quiere conocer las preocupaciones de los inquilinos e incorporarlas al diseño de la política.
- **Objective:** Identify the concerns, challenges, and opportunities of building decarbonization from the perspective of tenants// **Objetivo:** Identificar las preocupaciones, retos y oportunidades de la descarbonización de los edificios desde la perspectiva de los inquilinos

Instructions // Instrucciones

- There will be **10 “poll” questions** that you will need to answer (see ex of poll)
 - There will be **3 discussion questions**, you need to answer all of them
 - Everyone has 2 minutes to speak, if you pass the 2 minute mark you will be cut off due to time constraints
 - If you want to answer a question, raise your hand (everyone practice)
 - If you do not raise your hand, and you have not answered, you will be called on
 - There won't be any time for you to ask questions, if you have a clarifying question please type it in the chat
- Habrá 10 preguntas de "encuesta" que tendrás que responder (ver ejemplo de encuesta)
 - Habrá 3 preguntas de debate, que deberá responder a todas ellas
 - Todo el mundo tiene 2 minutos para hablar, si pasas la marca de 2 minutos serás cortado debido a las limitaciones de tiempo
 - Si quieres responder a una pregunta, levanta la mano (todo el mundo practica)
 - Si no levantas la mano, y no has contestado, serás llamado
 - No habrá tiempo para que hagas preguntas, si tienes una pregunta aclaratoria por favor escríbela en el chat

COMMUNITY AGREEMENTS // ACUERDOS COMUNITARIOS

- ONE MIC: One person speaks at a time
 - Interpretation (speak slowly)
 - Respect
 - Assume best intentions
 - Safe and inclusive space for everyone: LGBTQ, Race, ethnicity, physical ability, language, etc.
 - Be present
- UN MICRÓFONO: Una persona habla a la vez
 - Interpretación (hable despacio)
 - Respeto
 - Asuma las mejor intenciones
 - Espacio seguro e inclusivo para todes: LGBTQ, raza, etnia, habilidad física, idioma, etc.
 - Esté presente

Agenda / Agenda

- Welcome (12:30pm to 12:45pm)
- Presentation (12:45 - 1:10pm)
- Discussion question 1 (20 minutes)
- Discussion question 2 (20 minutes)
- Discussion question 3 (20 minutes)

- Bienvenido (de 17:00 a 17:15)
- Presentación (de 17:15 a 17:40)
- Pregunta de debate 1 (30 minutos)
- Pregunta de debate 2 (30 minutos)
- Pregunta de debate 3 (30 minutos)

Glossary of Terms // Glosario de términos

Building Decarbonization// Descarbonización de edificios: to reduce the carbon emissions from buildings // Descarbonización de edificios: reducir las emisiones de carbono de los edificios

Energy Efficiency // Eficiencia energética: using less energy to get the same job done // utilizar menos energía para realizar el mismo trabajo

Electrification// Electrificación: the process of powering by electricity, so electrifying a home means making it all electric // el proceso de alimentar algo con electricidad, entonces electrificar una casa significa hacerla toda eléctrica

Greenhouse Gases // Gases de efecto invernadero: gases in Earth's atmosphere that trap heat and cause global warming // gases en la atmósfera terrestre que atrapan el calor y provocan el calentamiento global.

Climate Change// Cambio climático: changes in temperature and weather due to global warming // cambios en la temperatura y el clima debido al calentamiento global

Part 2: Climate change and decarbonization// Parte 2: Cambio climático y descarbonización





Los Angeles is in a climate emergency/

Los Ángeles está en emergencia climática

Each year there are more wildfires, record-breaking summer heat, drought, and rising sea levels // Cada año hay más incendios forestales, calor estival récord, sequía y aumento del nivel del mar

These hazards are becoming more frequent and severe because of global warming // Estos peligros son cada vez más frecuentes y graves debido al calentamiento global



What's causing climate change? // ¿Cuál es la causa del cambio climático?

The leading cause of climate change is greenhouse gases, which are gases and pollution that are emitted into the air by a many sources, such as vehicles, trucks, refineries, and buildings. // La principal causa del cambio climático son los gases de efecto invernadero, es decir, los gases y la contaminación que emiten al aire muchas fuentes, como vehículos, camiones, refinerías y edificios.

Carbon dioxide is the most common greenhouse gas // El dióxido de carbono es el gas de efecto invernadero más común

Poll 1// Encuesta 1

Do you experience any of the negative effects of climate change?// ¿Experimenta usted alguno de los efectos negativos del cambio climático?

- Extreme heat// Calor extremo
- Wildfire smoke inhalation at home or work// Inhalación de humo de incendios forestales en casa o en el trabajo
- Flooding// Inundaciones
- Rising sea levels// Subida del nivel del mar
- None// Ninguno



STRATEGIC ACTIONS FOR A JUST ECONOMY

Poll 2 / Encuesta 2

Do you think the City should do more to address health and physical hazards from climate change in LA?// ¿Cree que la ciudad debería hacer más para abordar los riesgos sanitarios y físicos del cambio climático en Los Ángeles?

- The City is doing a good job// La ciudad está haciendo un buen trabajo
- The City needs to do more// La ciudad necesita hacer más
- The City needs to focus less on climate change and more on other issues// La ciudad debe centrarse menos en el cambio climático y más en otras cuestiones



STRATEGIC ACTIONS FOR A JUST ECONOMY

Sources of greenhouse gases //

Fuentes de gases de efecto invernadero



STRATEGIC ACTIONS FOR A JUST ECONOMY

Transportation / Transporte

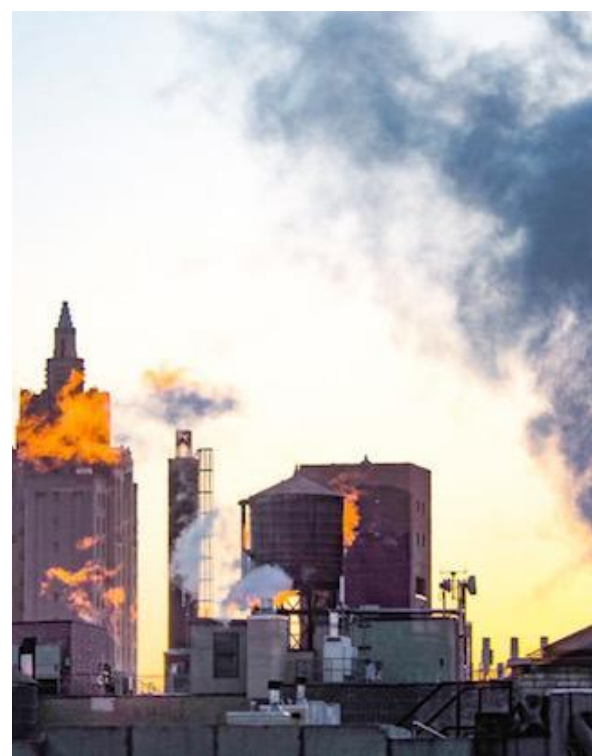


Industrial Uses // Usos industriales



Waste / Residuos





Buildings / Edificios

Poll 3 / Encuesta 3

What do you think is the largest source of greenhouse gases in Los Angeles? // ¿Cuál crees que es la mayor fuente de gases de efecto invernadero en Los Ángeles?

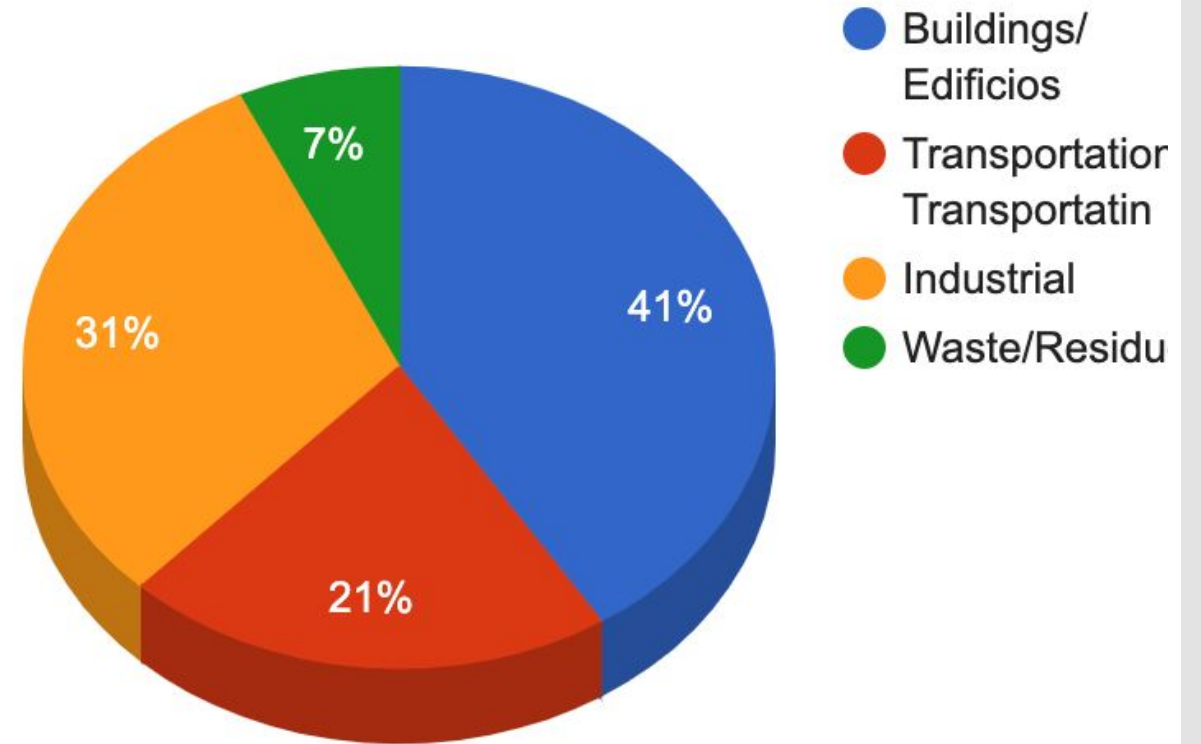
1. Transportation// Transporte
2. Industrial// Industrial
3. Waste// Desperdicio
4. Buildings// Edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

Answer:
Buildings //
Respuesta:
Edificios

Sources of Emissions in Los Angeles / Fuentes de emisión en Los Ángeles



Gas Stove/
Oven



Gas Fireplace



Furnace/Heater



Heated Pool/
Spa



Gas Dryer



Gas Water
Heater



Gas Barbecue/
Grill



Cooking with
a gas stove
and oven //
Cocinar con
estufa y horno
de gas



Heating the
home with
gas /
Calentar la
casa con
gas



Heating water // Calentar el agua



Gas Barbeque // Barbacoa de gas



Gas dryer //
Secadora de
gas



Building Decarbonization

Descarbonización de edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

Building Decarbonization: to reduce the carbon emissions from buildings

Descarbonización de edificios: reducir las emisiones de carbono de los edificios



STRATEGIC ACTIONS FOR A JUST ECONOMY

What does it mean for you and your home? // ¿Qué significa para usted y su hogar?

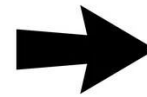
- Replace all gas appliances with electric appliances
 - Make improvements to your apartment that save energy
 - Install solar panels
- Sustituir todos los aparatos de gas por aparatos eléctricos
 - Realizar mejoras en su vivienda que ahorren energía
 - Instalar paneles solares Install solar panels

Electrification// Electrificación

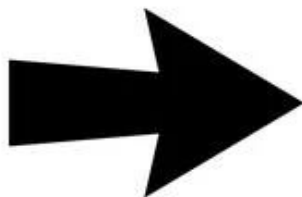


STRATEGIC ACTIONS FOR A JUST ECONOMY

Stove and Oven// Estufa y horno



Space Conditioner// Acondicionador de espacio



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Water Heater// Calentador de agua



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Electric Dryer// Secador eléctrico



SAJE

STRATEGIC ACTIONS FOR A JUST ECONOMY

Energy Efficiency// Eficiencia energética



STRATEGIC ACTIONS FOR A JUST ECONOMY

Upgrading lighting // Mejora de la iluminación



Replacing wall insulation //
Sustitución del aislamiento
de las paredes



Weatherproofing the home // Protección de la vivienda contra la intemperie



Decarbonization has pros and cons// La descarbonización tiene pros y contras

Pros

- Improved housing quality// Mejora de la calidad de la vivienda
- Lower energy bills// Reducción de la factura energética
- Climate resilient homes// Viviendas resistentes al clima
- AC, Smoke filtration// Aire acondicionado, filtración de humos
- Improved health outcomes// Mejora de los resultados sanitarios

Cons

- Cost// Costo
- Construction Disruption// Interrupción de la construcción
- Risk of displacement// Riesgo de desplazamiento



Cons

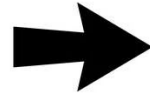
Cost// Costo

- **It's expensive // Es caro**

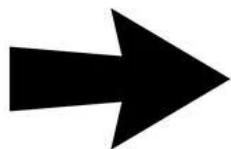


STRATEGIC ACTIONS FOR A JUST ECONOMY

New electric oven / Nuevo horno eléctrico :\$2,150



New heater// Calentador nuevo : \$6,600



New electric water heater // Nuevo calentador de agua eléctrico: \$2,550



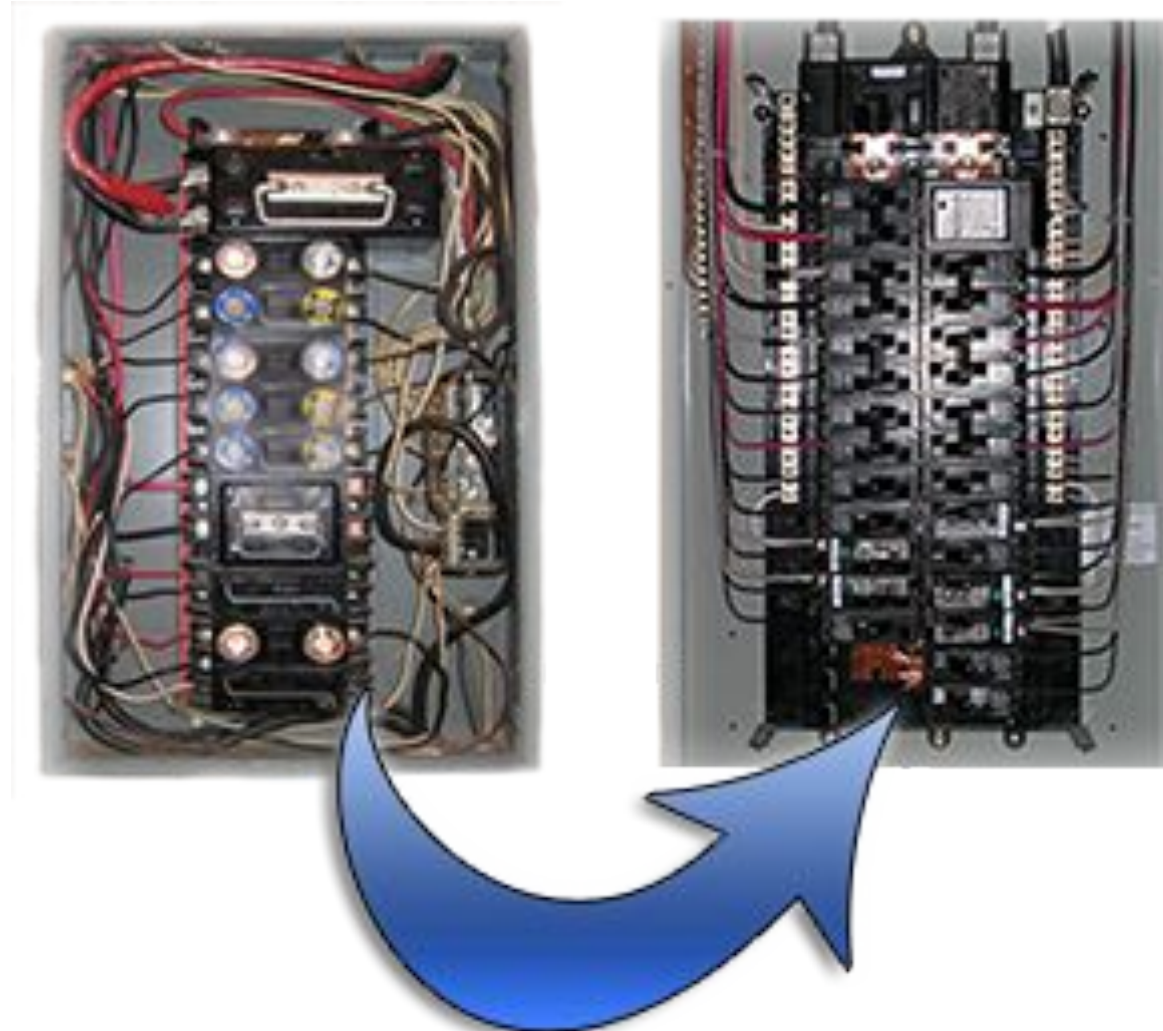
New electric dryer// Secadora eléctrica nueva: \$1,400



Gas Disconnection// Desconexión del gas: \$500



Upgrade electrical panel // Actualizar el cuadro eléctrico : \$3,000



\$14,200 - \$28,200



STRATEGIC ACTIONS FOR A JUST ECONOMY

Pass Through Costs

Under existing laws, your landlord can make **you** pay for the costs of decarbonization

Según la legislación vigente, el propietario puede hacerle pagar los costes de descarbonización



STRATEGIC ACTIONS FOR A JUST ECONOMY

But aren't rent-stabilized tenants protected from rent increases?// ¿Pero los inquilinos estabilizados no están protegidos contra las subidas de alquiler?

- There are special exceptions for building upgrades that allow landlords to recover renovation costs.// Existen excepciones especiales para las mejoras de los edificios que permiten a los propietarios recuperar los costes de renovación.

Harassment // Acoso



Disruptive construction //

Construcción disruptiva



Poll

Poll 4 / Encuesta 4

How many of you have had construction done on your apartment unit by your landlord?// ¿Cuántos de ustedes han hecho obras en su vivienda por parte del propietario? ¿De qué tipo?

- I have had construction done on my apartment// He hecho obras en mi apartamento
- I haven't had construction done on my apartment// No he hecho obras en mi apartamento

Poll

Poll 5 / Encuesta 5

How disruptive was the construction on you and your family's life on a scale of 1-5, 5 meaning really disruptive, such as if you were relocated?// **Encuesta: ¿En qué medida la construcción ha afectado a su vida y a la de su familia, en una escala de 1 a 5, siendo 5 lo que significa que ha sido realmente perjudicial, como por ejemplo, si le han reubicado?**

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ Haven't had construction// **No ha habido construcción**

Poll 6 / Encuesta 6

What is your greatest concern about decarbonization?
// ¿Cuál es su mayor preocupación sobre la descarbonización?

- Cost (rent increase) // Coste (aumento del alquiler)
- Construction // Construcción
- Harassment // Acoso
- Eviction // Desalojo



PROS



1. Improved Health // **Mejora de la salud**

Natural gas appliances create unhealthy air quality // Los aparatos de gas natural crean una calidad de aire insalubre



Health effects of natural gas appliances // Efectos sobre la salud de los aparatos de gas natural

- Respiratory problems // Problemas respiratorios
- asthma, bronchitis, emphysema // asma, bronquitis, enfisema
- Shortened life span // Acortamiento de la vida



Gas leaks / Fugas de gas

- Explosions // Explosiones
 - A gas explosion occurs when there is a **gas leak** in the presence of a spark or flame. // Una explosión de gas se produce cuando hay una fuga de gas en presencia de una chispa o una llama.
- Carbon monoxide poisoning // Intoxicación por monóxido de carbono
 - Gas appliances // Aparatos de gas

2. Improved housing quality //

Mejora de la calidad de la vivienda



- Renters suffer disproportionately from housing quality issues that contribute to health problems and disease // Los inquilinos sufren de forma desproporcionada los problemas de calidad de la vivienda que contribuyen a los problemas de salud y las enfermedades
- Mold, pest infestations and uncomfortable temperatures that cause and exacerbate diseases like asthma // Moho, infestaciones de plagas y temperaturas incómodas que causan y agravan enfermedades como el asma

3. Lower energy bills// Reducir las facturas de energía



4. Climate Resilient Homes// Hogares resistentes al clima



Poll 7 / Encuesta #7

What do you see as the greatest benefit of decarbonization? // ¿Cuál cree que es el mayor beneficio de la descarbonización?

- Improving the health of tenants // Mejorar la salud de los inquilinos
- Improving quality of housing (addressing habitability issues) // Mejorar la calidad de la vivienda (abordar los problemas de habitabilidad)
- Lower energy bills / Reducción de la factura energética
- Making housing climate resilient // Hacer que las viviendas sean resistentes al clima
- Fighting climate change // Lucha contra el cambio climático

Effect of decarbonization on jobs// Efecto de la descarbonización en los empleos



Decarbonization creates the opportunity for better jobs// La descarbonización crea la oportunidad de mejores empleos

- fair wages// salarios justos
- increased benefits// aumento de las prestaciones
- better working conditions// mejores condiciones de trabajo
- bridge to retirement// puente para la jubilación
- customized job placement// colocación laboral personalizada



Poll 8 / Encuesta 8

What concerns do you have about the workers who will do the work of decarbonization? // ¿Qué preocupaciones tiene sobre los trabajadores que harán el trabajo de descarbonización?

- Well-trained // Bien formados
- clean up afterwards // limpieza posterior
- good supervision // buena supervisión
- polite to tenants // que sean educados con los inquilinos
- work during reasonable hours // que trabajen en un horario razonable

Poll 9 / Encuesta 9

Do you know anyone who is involved in the construction or energy industries, such as people who install electric appliances, AC systems, roofs, Electric Vehicle Chargers? //

¿Conoce a alguien que se dedique al sector de la construcción o de la energía, como personas que instalan aparatos eléctricos, sistemas de aire acondicionado, tejados o cargadores de vehículos eléctricos?

- Yes / Sí
- No / No

Poll 10 / Encuesta 10

For people who do this work, what do you think are their primary concerns? // Para las personas que realizan este trabajo, ¿cuáles cree que son sus principales preocupaciones?

- good pay/benefits // Un buen sueldo/beneficios
- Retirement plan // Plan de jubilación
- full-time and dependable work // un trabajo a tiempo completo y fiable
- proper training // una formación adecuada
- safe working conditions // condiciones de trabajo seguras

Part 4

Discussion// Discusión

What do you think about having Energy Efficiency Retrofits, AC's and Solar Panels and electric appliances added (decarbonization) to your home? (2 mins each)

¿Qué opinan de la incorporación de mejoras en la eficiencia energética, de los sistemas de aire acondicionado y de los paneles solares, así como de los electrodomésticos (descarbonización) en su hogar? (2 minutos cada uno)

What are some of the challenges to decarbonizing our housing stock?
(2 mins)//

¿Cuáles son algunos de los retos para descarbonizar nuestros hogares?
(1 minuto cada uno)

What solutions should the policy include to make sure you are supported and not harmed by the retrofits that come with decarbonization? (2 mins)//
¿Qué soluciones debería incluir la ciudad para asegurarse que inquilinos se sientan apoyados y no perjudicados por la descarbonización?