Climate Equity LA (CELA) Stakeholder Engagement & Education Virtual Workshop Series Part 1: Equitable Building Decarbonization

FINAL Process Report To Climate Emergency Mobilization Office (September 15, 2022)

Liberty Hill FOUNDATION

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Introduction

This report is the first of a three-part report summarizing the process and model for the stakeholder engagement co-organized by the Climate Emergency Mobilization Office (CEMO), the Liberty Hill Foundation and community-based organizations (CBOs) as part of the inaugural Climate Equity LA (CELA) Public Workshop Series in Spring 2022. This report will be followed by subsequent summaries of Parts 2 and 3 of the CELA Workshop Series which respectively covered "Community-Driven Climate Resilience" (April 2022) and "Justice40 Initiative & Climate Equity Metrics" (May 2022). A separate report prepared by CEMO for review by the Climate Emergency Mobilization Commission (CEMC) will address the recommendations and findings of the summary data presented in this report.

Advancing A Collaborative Model For Equitable Climate Policy

The goal of the CEMO working collaboratively with the Liberty Hill Foundation, was to create deep and meaningful engagement with LA's diverse communities, particularly grassroots, frontline communities, to hear their concerns and recommendations. These perspectives will be integrated into the overall CEMO Blueprint for innovative engagement, and the findings of the CELA Workshop Series and targeted focus groups will be presented to the CEMC, who will in turn, advise the City Council on equitable climate policy recommendations. This document describes the engagement model which was co-designed and implemented with community-based organizations (CBOs) around the topic of building decarbonization.

The Liberty Hill Foundation has a long history of supporting community-driven education, environmental justice, and social equity in Los Angeles, as well as significant experience in conducting community outreach to engage CBOs serving low-income, frontline, and communities of color across the City. Liberty Hill's involvement in the co-development of the Los Angeles County Sustainability Plan during 2018-2019 exemplifies the kind of deep engagement the CEMO seeks to innovate.

Equitable Building Decarbonization Policy

The theme of Building Decarbonization was highlighted as a top priority by the nonprofit and frontline CBOs who were interviewed in the Summer of 2021 for their input on the CEMO's curriculum and stakeholder engagement for its inaugural year of programming. These organizations included the members of the Leap LA Coalition who organized and advocated for the establishment of the CEMO and CEMC beginning in 2017. The Leap LA Coalition includes Communities for a Better Environment (CBE), Esperanza Community Housing, Pacoima Beautiful, Physicians for Social Responsibility-LA (PSR-LA), Strategic Concepts in Organizing and Policy Education (SCOPE), and Sacred Places Institute (SPI). The initial interest in building decarbonization stemmed from ongoing policy discussions in the City of Los Angeles during 2021 and these organizations' concerns about the potential for building decarbonization to exacerbate the existing housing and homelessness crises and lead to displacement and gentrification.

The City of Los Angeles has been working actively to develop policies and programs to reduce carbon emissions from our residential and commercial building stock since it accounts for the largest sectoral share (46%) of GHG emissions. Unprecedented policy motions have been introduced by City Council members, thrusting the issue into the public debate. In December 2021, a motion calling for inclusive stakeholder engagement based on justice principles

was introduced by Councilmembers Koretz, Krekorian, Raman and Martinez (CF 21-1463) and in February 2022, a motion (CF 22-0151) introduced by Councilmembers Raman, O'Farrell, Martinez, Harris-Dawson, Koretz, and Blumenfield specified a policy goal for zero-carbon emissions in new building construction by 2030. Another motion (CF 22-0532) which proposed decarbonizing all municipal buildings, was introduced by Councilmembers O'Farrell and Krekorian in May 2022.

Based on the feedback from the community-based organizations in the Leap LA Coalition and other City leaders, theCEMO decided to structure its Part 1 Series with three separate workshops devoted to understanding the basics of building decarbonization, the implications for low-income tenants and affordable housing developers, and the potential for green jobs and workforce development. The goals of the Part 1 series on "Equitable Building Decarbonization" were to:

1. Explain the relationship between building decarbonization, climate equity, and health;
2. Establish an understanding of how cities manage the issue;
3. Share community expertise on critical issues of housing affordability, tenant protection, workforce development and job creation/transition;
4. Hear from the participants how building decarbonization would "touch" their lives; and
5. Identify policies and programs that could optimize benefits and minimize negative impacts.

Community-Based Engagement Approach

Community-based engagement encourages and enables groups serving and organizing disadvantaged and frontline communities to fully inform and involve their members and neighborhood residents in timely and often complex policy discussions and decisions. This requires sufficient time and access to information, so that community members can truly contribute their voices to the discussions. The CEMO and Liberty Hill sought to create an innovative stakeholder engagement model that would honor and support this approach. Implementation of this model was done through community assemblies that brought together community stakeholders, public officials, and technical experts in discussion with each other around key climate issue areas across the City of Los Angeles. These assemblies make up the 3 part CELA workshop series, with the purpose of centering these assemblies as a community space to identify community priorities, concerns, and pathways towards equitable climate adaptation. This is the first cycle of applying this model and we are all learning as we go. This summary report contributes to the learning and improvement of our process for future cycles of deep community engagement.

A key principle in community-based engagement is reciprocity. To that end, it is necessary to provide modest compensation to nonprofit and grassroots organizations to enable sufficient staffing capacity to participate in a range of activities and to recognize the work and expertise of these organizations. This is a best practice that cities are beginning to integrate into their budgets and we hope to provide a model for other City programs to do the same. Activities covered by these stipends typically include planning meetings, review of policy and research documents, development of popular education materials, outreach/recruitment of community residents and other stakeholders to participate, and facilitation of educational workshops/meetings. These components are fundamental to authentic and meaningful community engagement, and require dedicated staff time from the CBOs who are anchoring the co-design process.

Liberty Hill on behalf of the CEMO and the City of LA, entered into Memos of Understanding (MOUs) with three CBO Anchor organizations (LAANE, PSR-LA, and SAJE) for the Building Decarbonization Series to help the CEMO reach out and engage with targeted grassroots communities. (Similar MOUs were executed for the Community-Driven Climate Resilience and

Justice40 sessions with other CBOs). The CBO Anchors participated in the Curriculum Design meetings, prepared and delivered presentations at the public workshops, promoted the Series to their constituents, and provided staff/volunteers to facilitate break out group discussions. The CBO Anchors also provided outreach and facilitation support for the CELA Series Parts 2 (Community-Driven Climate Resilience) and 3 (Justice40). Additionally, the CBOs participated in debriefing and planning meetings to assist CEMO and Liberty Hill in preparation for Year 2 activities. Liberty Hill entered into subcontracts of $20,000 with each CBO Anchor for these activities.

CEMO also invested in five, targeted focus group discussions organized by Strategic Actions for a Just Economy (SAJE) and the North Hollywood Home Alliance (NHHA) to educate and solicit feedback directly from low-income tenants about equitable building decarbonization (see page 36 for further information).

Curriculum Engagement Design Team On Building Decarbonization

As part of the CEMO's innovative stakeholder engagement blueprint, a Curriculum Engagement Design Team was co-created by CEMO and Liberty Hill in collaboration with CBO partners. The Curriculum Engagement Design Team was convened with representatives from the CBOs, academia, Los Angeles City and County departments, and organizations who have built expertise in advancing equitable building decarbonization. The Design Team's task was to develop a curriculum for virtual Community Assemblies to explore key equitable climate policies and solicit input from grassroots communities, nonprofit groups, and neighborhood council leaders, along with members of the public. Members of the Building Decarbonization Design Team included:

- Agustin Cabrera, Strategic Concepts in Organizing & Policy Education (SCOPE)
- Alex Jasset, Physicians for Social Responsibility-LA (PSR-LA) and Leap LA Coalition representative
- Araceli Amezquita, Chelsea Kirk, Cynthia Strathmann, & Kaitlyn Quackenbush, Strategic Actions for a Just Economy (SAJE)
- Blanca de la Cruz, California Housing Partnership (CHP)
- Craig Tranby, Los Angeles Department of Water and Power (LADWP)
- Eric Fournier, Felicia Federico, and Stephanie Pincetl, UCLA Center for Sustainable Communities and UCLA Institute of the Environment and Sustainability (IoES)
- Kameron Hurt, Los Angeles Alliance for a New Economy (LAANE)
- Karen Penera, City of Los Angeles Department of Building & Safety (LADBS)
- Kristen Torres Pawling, LA County Chief Sustainability Office
- Laura Gracia, Communities for a Better Environment (CBE)
- Marisol Romero, Los Angeles Housing Department (LAHD)
- Megan Ross, City of Los Angeles, Mayor's Office of Sustainability
- Michele Hasson, Natural Resources Defense Council (NRDC)

The Design Team was led and staffed by Marta Segura, Director of CEMO, and Rebekah Guerra Day, CEMO's Engagement and Logistics Coordinator, supported by Emma French, a Fellow with UCLA's Sustainable LA Grand Challenge Program and Ph.D. student in the Department of Urban Planning. Michele Prichard and Andres Gonzalez of Liberty Hill, and UCLA Luskin Environmental Justice Fellow Casey Leedom, also provided key administrative, planning, program development, and facilitation support.

In preparation for the Design Team meetings, Liberty Hill and CEMO staff conducted one-on-one interviews with most of the Design Team members to identify key

issues, priorities, challenges, and equity considerations that the CEMO curriculum should address. Additionally, Liberty Hill staff conducted background research through interviews with parallel city and municipal staff focused on building decarbonization through deep community engagement models, including the City of Berkeley and City of Denver, as well as through a review of relevant grey literature on building decarbonization in LA, including recent reports by Arup, SAJE, and LAANE and Inclusive Economics. Design Team members were also asked to comment on their perspectives about the goals and format of the virtual Community Assemblies.

Design Team Meeting #1 was conducted on November 8, 2021 and included brief presentations by staff on the CEMO purpose and vision, the goals of the Community Assemblies, and a synthesis of key topics from the one-on-one interviews with Design Team members. Participants then engaged in Breakout Group discussions to delve further into the key equity priorities and challenges, reconvening in a plenary discussion to summarize and plan next steps. Key issues that surfaced included: 1) Low-Income Tenant Impacts; 2) Affordable Housing Developer Impacts; 3) Job Impacts; 4) Financing Options; 5) Public Utility Impacts; 6) Lessons from Other Cities; and 7) GHG Reduction Impacts. Participants generally agreed that Building Decarbonization is a complex policy issue and that the curriculum should provide a basic understanding for a non-technical audience, feature the critical issues of impacts on low-income tenants, nonprofit housing developers, and include the potential for green jobs that could benefit disadvantaged community residents.

Design Team Meeting #2 was held on January 11, 2022 to review the draft curriculum proposal that CEMO and Liberty Hill staff developed for the 3-part series on Building Decarbonization. Staff proposed the following approach, with expert and community-based presenters helping to lead each session to create a baseline of information for discussion in Breakout Groups during each session:

- Workshop 1: Affordable Housing and Tenants
- Workshop 2: Financing Equitable Green Buildings
- Workshop 3: Green Workforce & A Just Transition

Staff also proposed that one approach may be for the public to vote on different policy recommendations that were contained in three recent reports on Building Decarbonization by Arup, SAJE, and LAANE and Inclusive Economics. It was suggested that a subset of these recommendations could be discussed, evaluated, and "straw polled" by participants across three criteria: equity implications, programmatic viability, and overall impact. After much discussion, the Design Team concluded that it was more useful to present a general overview and background information on Building Decarbonization, laying the groundwork for participants to engage in a discussion to identify their perceptions of potential benefits, harms and solutions. A small subcommittee of the Design Team agreed to continue working with staff to hammer out the final agenda, speakers, and format for the Building Decarbonization series.

A Listening/Strategy Session with Leap LA Coalition members was held on December 9, 2021, in between Design Meetings #1 and #2, to focus on the plan for engaging grassroots communities, specifically low-income residents, low-wage workers, indigenous and frontline communities. This deep grassroots engagement was the Leap LA Coalition's original vision for the CEMO's role within the City. This session explored the needs of the CEMO to balance different constituencies, including "grasstops" policy and technical experts (e.g. Council offices, Neighborhood Councils, Agency personnel and CBO staff) as well as "grassroots" constituencies with local knowledge and expertise (e.g. tenants, low-wage workers, and EJ community members) in order to effectively raise and address equity issues in climate and energy policy. The idea of targeted Focus Groups was proposed as a way to increase direct grassroots involvement, especially in the COVID environment where large-scale, in-person meetings were still risky and prohibited, at least

during our planning phase. This meeting yielded three recommendations:

1. To encourage the CEMO to work with CBO partner, SAJE to conduct one or more Focus Groups with low-income tenants in the City of LA to solicit their concerns and input related to Building Decarbonization.
2. To structure three CEMO public Zoom workshops that would address key policy issues to reach a diverse audience of City staff, neighborhood council leaders and nonprofits, while remaining accessible to grassroots participants; and
3. To focus workshop participants on discussing and assessing general opportunities and concerns about Building Decarbonization, rather than structuring discussion around technical and complex policy recommendations that would be difficult to evaluate and prioritize without more in-depth presentations and discussions.

Focus Group Strategy for Low-Income Tenant Engagement

SAJE agreed to develop a Focus Group proposal for CEMO and to reach out to other low-income tenants' rights organizations to gauge their interest in participating or sponsoring additional Focus Groups. For the virtual public workshops, the Leap LA Coalition representatives agreed that it would be most valuable to provide an introductory session, followed by two sessions on housing impacts and jobs/green workforce impacts. Leap LA also shared that they had recently engaged the private consulting firm of Pueblo Planning to develop popular education materials on Building Decarbonization strategies and policy options geared for grassroots outreach and involvement. The CEMO welcomed this development and expressed interest in including Pueblo Plannings' findings in C'EMO's documentation and report to the CEMC.

As a result of the Design Team planning process and the Leap LA Coalition's recommendations, the CEMO moved forward to plan a Building Decarbonization series of public Zoom workshops on Thursday evenings from 6 p.m. to 8 p.m. as follows:

- March 10, 2022: "Why Decarbonize Buildings and Homes in Los Angeles?"
- March 17, 2022: "Energy/Housing Justice and Building Decarbonization"
- March 24, 2022: "A Just Green Workforce and Building Decarbonization"

A "Citywide Launch: Climate Equity LA Series and Blueprint for Climate Equity" introductory session was recommended by the CEMO Director to introduce the CEMO Blueprint and approach, as well as showcase the broad support for the CEMO across the City in advance of the Building Decarbonization series. It took place on March 3, 2022.

Outreach & Promotion For Climate Equity LA Series Of Public Zoom Workshops

The CEMO took the lead in developing promotional materials, including a social media toolkit, with the assistance of the Public Affairs Office, Board of Public Works. These materials were broadly distributed and shared through the following outlets, social media, and additional communication strategies:

City and County Outreach: Relevant City entities—including the Board and Department of Public Works, LADWP, and the Departments of City Planning, Housing, Building and Safety, Civil + Human Rights and Equity, and Emergency Management were all contacted to attend and share the invitational materials. In addition, the Mayor's Office of Sustainability and several Council offices also assisted in publicizing the CELA series to their constituencies. The LA County Chief Sustainability Office also promoted the CELA series to their extensive list.

Neighborhood Council Outreach: As a coordinating office for the City of LA's 99 Neighborhood Councils, the Department of Neighborhood Empowerment

(DONE) shared the materials to encourage broad participation across the City. The Neighborhood Council Sustainability Alliance (NCSA), which includes leaders from the Neighborhood Councils with special interest in environmental, climate, and sustainability issues, distributed promotional materials widely to their core leaders.

CBO Partners: As a provision of their MOUs, the CBOs who served as leads on the Building Decarbonization series conducted outreach activities—including email blasts, social media, website posting, newsletter announcements, and telephone outreach—to encourage their members and other grassroots residents and allied organizations to participate in the CELA series.

Liberty Hill: Liberty Hill compiled outreach lists consisting of all environmental justice grantees and environmental/social justice organizations who had participated in the development of the LA County Sustainability Plan during 2018-2019. In addition, Liberty Hill compiled lists of other grantee organizations working in youth, housing, immigrant, education and civil rights arenas. Liberty Hill also added unaffiliated individual supporters with environmental interests to the outreach lists. Promotion was conducted starting 4 weeks before the Launch meeting, and then weekly throughout the entire series.

Citywide Launch: Climate Equity LA (CELA) Series (March 3, 2022)

On March 3, 2022, 134 participants and production staff joined the "Launch" meeting of CEMO in a public Zoom event held from 6 p.m. to 8 p.m . Titled "A Vision for Climate Equity LA and CEMO Blueprint," the goal was to announce the CEMO's purpose, policy process (the Climate Equity Governance Blueprint), and upcoming activities, and to engage an array of City and community leaders in the theme of climate equity. Participants were identified based on organizational or community affiliation, depicted in Figure 1, showing the definitions and codes used to classify these groups.

FIGURE 1. Participation Legend for CELA Series

Code	Definition
ACADEMIC	College and university faculty, students, etc.
BUSINESS	Business and Commercial interests
CBO	Community Based Organizations with a base-building focus
CBO ANCHOR	Community Based Organizations (x6) that participated in the design and outreach of the CELA Series
CITY	City of LA Staff and relevant agencies
GOV	All other government representatives outside of the City of Los Angeles
NC	Neighborhood Councils
NPO	Non-Profit Organizations
NPO ALLIES	Non-Profit Organizations supporting the design process of the CELA Series
PRIVATE	For-profit organizations including, but not limited to, consulting groups, for-profit research firms, lobbying groups etc.
TEAM	CEMO, Liberty Hill Staff, Interpreters
UNAFF	Individuals without clear affiliation/independent

Attendees represented a diverse group with CBO anchors (environmental justice organizations holding MOUs with Liberty Hill/CEMO for stakeholder engagement) and other community-based groups together representing the largest contingent. City of LA Departments and Offices also made a strong showing, including staff from the Department of Building and Safety, the Department of City Planning, the Office of Petroleum and Natural Gas Administration and Safety, the Mayor's Office, and City Council, along with representatives of LA County's Chief Sustainability Office and the South Coast Air Quality Management District. A variety of nonprofit organizations attended, including the Audubon Society, the Climate Center, East LA Community Corporation, EnviroVoters, Food & Water Watch, GRID Alternatives, MOVE LA, the Sierra Club and the U.S. Green Building Council. Also in attendance were students, faculty and researchers from UCLA and USC, Neighborhood Council leaders, and business representatives, including from LA BizFed, Bloom Energy, BuroHappold Engineering, Cedars Sinai, and Southern California Gas.

Workshop Speakers & Panel Participants

After a brief welcome and overview of the CEMO, Director Marta Segura introduced the speakers who offered greetings, perspectives, and excitement about the launch of the CEMO and its potential to bring together diverse communities of Los Angeles to advance equity in climate policy. Speakers included:

- Councilmember Mitch O'Farrell, Council District 13
- Councilmember Paul Koretz, Council District 5

- Councilmember Paul Krekorian, Council District 2
- Lauren Faber O'Connor, Mayor Garcetti's Office of Sustainability, City of LA
- Capri Maddox, Executive Director, City of LA Civil + Human Rights and Equity Department
- Maro Kakoussian, Climate Justice Organizing Manager, PSR-LA & Leap LA Coalition
- Imelda Padilla, Commissioner for CEMC
- Jackie Badejo, Commissioner for CEMC
- Tianna Shaw-Wakeman, Youth Commissioner for CEMC
- Gary Gero, Chief Sustainability Officer, LA County

For the second half of the program, a panel discussion moderated by CEMO Director Marta Segura examined two broad questions from a variety of CBO, policy expert and community organizing perspectives. Panelists included:

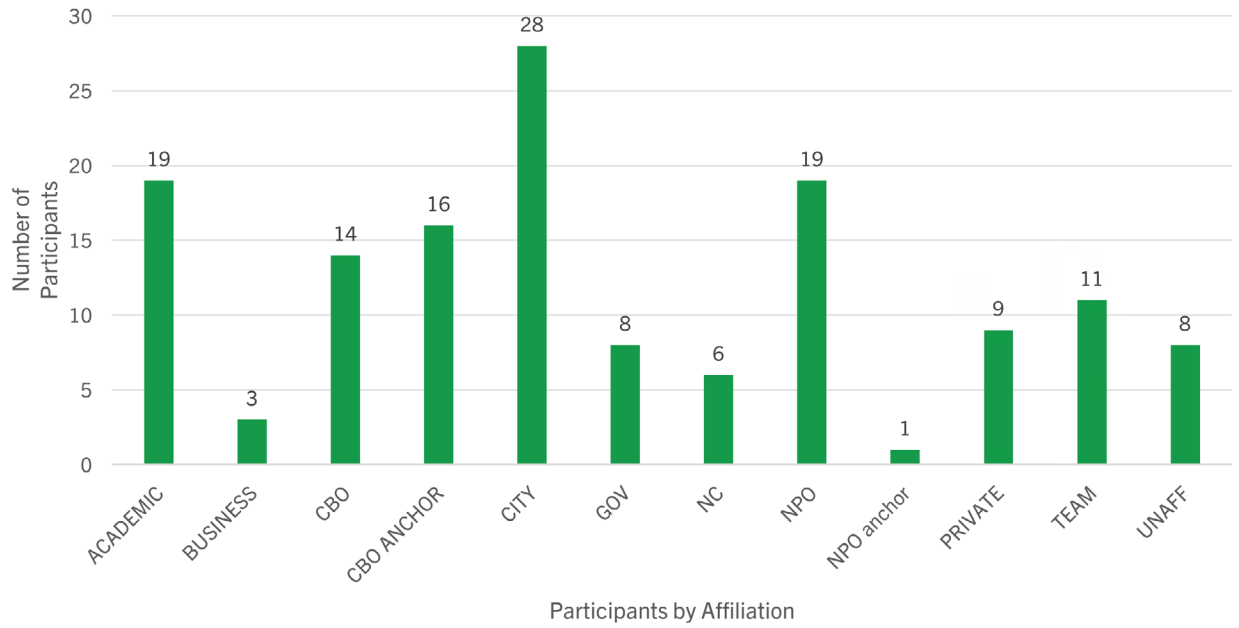
- Agustin Cabrera, Research & Policy Director, SCOPE
- Laura Gracia, Climate Adaptation Resiliency Enhancement (CARE) Coordinator, CBE
- Kameron Hurt, Community Organizer, RePower LA, LAANE
- Chelsea Kirk, Assistant Director of Building Equity and Transit, SAJE
- Megan Ross, Climate Advisor, Mayor Garcetti's Office of Sustainability
- Cynthia Strathmann, Executive Director, SAJE

Panel Discussion Question #1: What Does Equitable Climate Policy Look Like To Our Communities?

Key points made by the Panelists in response to this question were:

- DEEP COMMUNITY ENGAGEMENT: The need to

FIGURE 2. Participation in the Climate Equity LA Series Launch Event (March 3, 2022)



draw upon and center the lived experience and expertise of community members in designing equitable climate policy. This must go beyond an invitation to participate, and must provide background education, capacity building and meaningful engagement of community residents.

- AVOIDING HARM: The need to avoid "unintentional negative consequences" and harmful impacts on those who suffer the most from climate change and who are now rent-burdened and threatened by displacement.
- INCLUSION: The need to incorporate many voices and perspectives—environmental justice, labor, and tenants—through active, democratic engagement. The CEMO process recognizes this need for inclusion and is "changing the rules of the game" by centering community residents.
- HEALTH EQUITY & GOOD JOBS: The need to focus on the potential for creating healthier, more equitable communities, including good jobs and housing stability for working class families as we undertake building decarbonization to meet our climate goals.
- ACCOUNTABILITY TO COMMUNITY: The need to assure equitable and ambitious outcomes through an inclusive process that is co-crafted by community experts. This will help make policy accountable to the people who are intended to benefit and be served. CEMO will help to institutionalize the voice of the community in policy design.

Panel Discussion Question #2: Are Climate Equity And Justice Necessary To Bring About Climate Solutions For All, And Why?

Key takeaways from the panelists included:

- CLIMATE JUSTICE IS HOUSING JUSTICE: Climate inequities (air pollution, heat, disasters) are directly linked to housing inequities (location, poor quality housing, lack of air conditioning, lack of resources to afford a new home after a disaster). Building decarbonization will cost money and the expense cannot fall on those least able to afford it.
- CLIMATE JUSTICE IS RACIAL JUSTICE: We cannot ignore the role of historic and systemic racism that has led to disinvestment, displacement, and unemployment. The California Justice40 initiative by Assemblymember Bryan (AB 2419) is an exciting opportunity to redirect climate investments to the most vulnerable communities.
- CLIMATE JUSTICE IS ECONOMIC JUSTICE: Equitable climate policy must include not only tenants, EJ communities, and Black and Brown residents, but also workers and unions. Climate policies must be developed in consultation with labor unions, trades, and workers. Community labor groups and unions can provide research and policy input to create positive outcomes.
- COMMUNITY KNOWLEDGE OFFERS AUTHENTIC SOLUTIONS: There is much technical and experiential knowledge and expertise in local communities and many community residents and groups have been problem-solving for decades with creative solutions.
- CLIMATE SOLUTIONS REQUIRE COMMUNITY TRUST: Developing equitable climate policy can only happen as fast as trust is built, and the City must acknowledge historic harm and racial disparity in order to produce clean air, good jobs, and safe housing.
- SET GOALS, TRACK PROGRESS WITH COMMUNITY: In order to operationalize climate equity, community residents and CBOs must be engaged in setting goals, tracking funding, and monitoring progress so that decision makers can be held accountable. Community and CBO partnerships with all levels of government will be necessary to ensure the resident voice is included in policy goals and design.

After the panel there was a Q&A session with the CEMO Director and the panelists. Some highlights included:

- The CEMO is in its first year of programming and is working closely with community-based partners to determine the content, format, and location of future workshops and other activities.
- The small business sector is welcome to join CEMO programs, but also will be engaged by the City's Department of Building and Safety on building decarbonization policies and implementation.
- The Climate Emergency Mobilization Commission (CEMC) includes representation from neighborhoods in Los Angeles (e.g. Wilmington, Pacoima, Watts) with high social and environmental vulnerability since 7 of the Commissioners represent communities in the top 10% of the State's CalEnviroScreen ranking.
- CEMO will help to ensure cross-cutting communication on City climate policies and lift communities' voices and recommendations stemming from the CEMO workshops. For example, the City is waiting to proceed on some aspects of building decarbonization to incorporate feedback from CEMO's CELA Series, especially from tenants' rights organizations.
- CEMO is aware that many CBOs are suffering from stakeholder "engagement fatigue" and is committed to developing ways to build capacity so there can be sustained involvement and collaboration.
- The CEMO Innovative Governance Blueprint and Equitable Climate Action Roadmap will be valuable tools that the CEMC will use to inform City Council, City agencies and the Mayor.

Part 1: Introduction to Equitable Building Decarbonization Public Workshop Series

The Building Decarbonization Public Zoom Workshop series engaged a total of 204 unique individuals representing a wide array of nonprofit, community-based, private, government and academic organizations. In the graph below, the participation by category and by workshop is displayed across the three workshops conducted on March 10, 17, and 24.

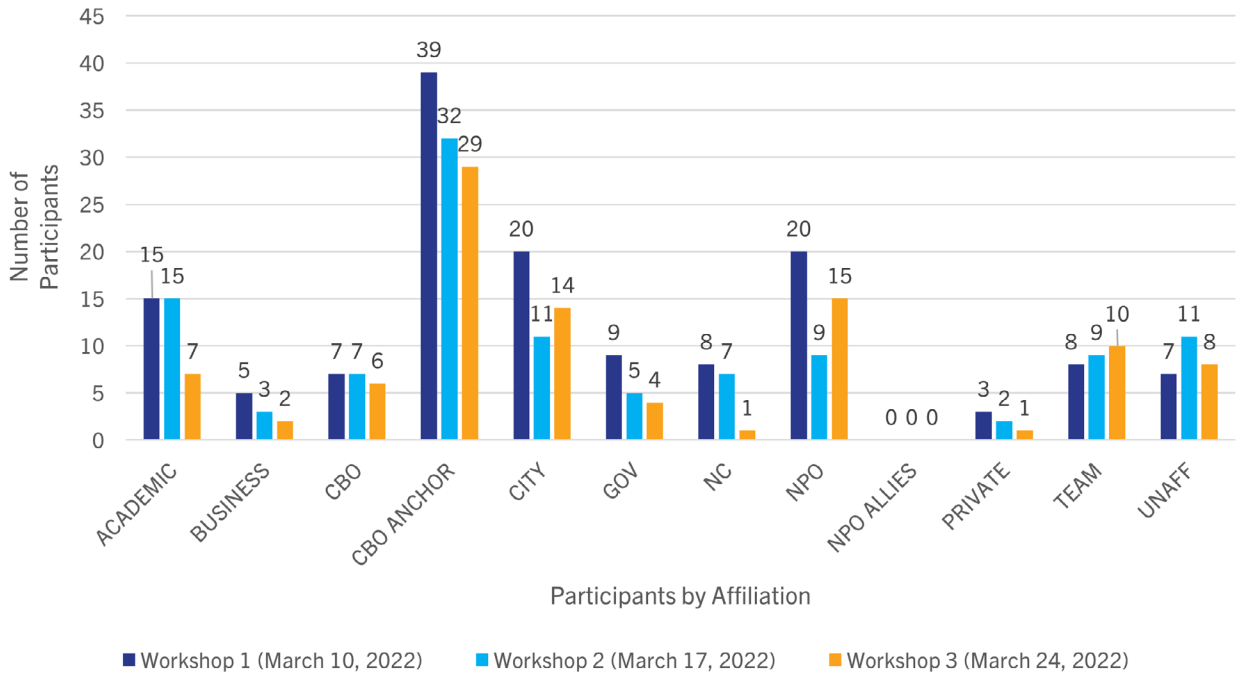
Preparatory Sessions

With the support from the Curriculum Design Team's earlier discussions, preparation for Part 1 on Building Decarbonization involved identifying speakers and panelists and coordinating the flow of the panels, breakout sessions and engagement strategies in a virtual setting with CEMO and Liberty Hill staff as the lead coordinators. We also held preparatory sessions with the speakers that enabled them to assure that key themes and information were covered and that all presentations would be complementary. The prep sessions also helped to identify key questions for the Breakout Group Discussions. Panelists created their own PowerPoint presentations and submitted them to the CEMO and Liberty Hill in advance for review and translation. CEMO staff ensured that it followed the branding and graphics for the City and CEMO.

Workshop #1: Why Decarbonize Buildings And Homes In LA? (March 10, 2022)

On March 10, 2022, Workshop #1 took place from 6 p.m. to 8 p.m. on a public Zoom. The first workshop provided an introductory overview to the issue of building decarbonization and highlighted key benefits and challenges. In addition to the key objectives for

FIGURE 3. Overall Participation in the CELA Part 1: Building Decarbonization



the overall Part 1 series, this workshop also aimed to: 1) convey how feedback from the CEMO workshops will interact with other City processes, and 2) identify top policy questions, concerns, and ideas from the participants.

The workshop featured opening remarks by the CEMO Director who shared the Office's vision, purpose, and innovative governance model to co-create equitable climate policy with frontline, community groups. The Director shared the "Blueprint" process for developing community-led policy recommendations to be considered by the Climate Emergency Mobilization Commission (CEMC) and developed into an Equitable Climate Action Roadmap to share with the LA City Council (and Mayor). The composition of the CEMC was shared, as well as the community organizing that led to the establishment of the CEMO.

The following speakers participated in Workshop 1 roundtables and panels:

- Alex Jasset, Nuclear Threats & Energy Justice Program Manager, PSR-LA
- Megan Ross, Climate Advisor, Mayor Garcetti's Office of Sustainability
- Kristen Torres Pawling, Sustainability Program Directory, LA County Sustainability Office

Presentation Summary

The first presentations were led by Alex Jasset, Energy Justice Program Manager for PSR-LA and Leap LA Coalition representative, as well as Chelsea Kirk, Assistant Director of Building Equity & Transit, for SAJE. Each speaker shared powerpoint slides and conveyed key points related to the potential benefits and unintended negative impacts of building decarbonization:

- Los Angeles is in a climate emergency with increasingly frequent and intense wildfires, extreme heat, drought and rising sea levels.
- Buildings represented 46% of GHG emissions in 2019, more than any other sector.
- The goal of building decarbonization is to mitigate GHGs by increasing energy efficiency; eliminating natural gas use through electrification; and transitioning to carbon-free renewable energy.
- Concerns include environmental justice risks, such as sacrificing local air or water quality through poor policy design; housing risks to tenants who could face increased rent, displacement, landlord harassment and greater corporate ownership ; and labor risks for displaced fossil fuel workers without just transition pathways.
- An energy justice framework must address historic and current injustices and avoid unintended consequences. It is a framework that also promotes a vision for clean, affordable and accessible energy for all, and one that includes leadership from frontline communities. It is crucial to embed EJ principles in this framework, and build broad coalitions in order to win.
- Opportunities include improving housing quality through retrofits; protecting health through improved indoor air; reducing energy costs; providing new energy ownership possibilities; new job potential including targeted hiring policies; and serving as a model for other cities.

A second presentation was delivered by **Megan Ross, Climate Advisor, Mayor's Office of Sustainability**, who emphasized that building decarbonization is one of our City's most powerful climate actions with the potential to further LA's Green New Deal principles and help the City reach carbon neutrality by 2050. Ross shared the benefits of decarbonization and key targets for 100% net zero carbon new buildings by 2030 and for existing buildings by 2050 with interim targets for different building types. LADWP's LA100 Plan asserts that we have the technology to achieve a 100% carbon-free grid by 2035 and that different strategies are needed based on building type, size, vintage, etc. Community leaders need to work with technical experts and City staff to develop standards and strategies to meet climate

and community needs. Ross described how different departments are outreaching to different stakeholders: CEMO reaching frontline communities and justice-focused organizations; Department of Building and Safety reaching architects, engineers, property owners and real estate industry; and LA Housing Department connecting with multifamily housing providers, landlords, tenants and affordable developers. Also, while technical data show that only 3% of the largest buildings consume 30% of energy, small buildings and single family homes still need to reduce their natural gas usage to meet our climate goals.

A Q&A session took place after these presentations to answer a few questions from the participants, including how to increase protections for low-income tenants, ensure good jobs, leverage state and local financing incentives, and how to phase-in and sequence a "suite" of policies and programs for decarbonizing different building types. Questions helped to highlight information about the City's existing incentive programs for building owners and renters, including exchange programs for refrigerators, weatherization, a direct install program (HEIP) for free lighting upgrades in single family homes, and the new Comprehensive Affordable Multifamily Retrofits (CAMR) program, which provides free assessments and subsidized retrofits, electrification and panel upgrades for low income-qualified properties. The ongoing need to make programs as accessible as possible for low-income residents was emphasized, as was the need for community representatives to be involved in program design and implementation.

A third presentation featured remarks by **Kristen Torres Pawling of the Chief Sustainability Office of LA County** and **Megan Ross of the Mayor's Office of Sustainability**, highlighting some key policy examples and guiding thoughts for the LA region to consider. These included:

- All levels of government must work together and within the State's framework, requiring City/County collaboration.
- Both the City of LA's Green New Deal and LA County's Sustainability Plan contain goals to eliminate fossil fuels, including advancing strategies on building decarbonization.
- Local jurisdictions can institute "reach" codes for new building construction that exceed minimum State standards, including natural gas bans, all-electric mandates and electric-preferred codes. Recent technical studies have found that construction costs of all-electric (compared to mixed fuel) buildings are typically less expensive across all building types, and typically provide utility bill savings, often right away.
- Existing buildings are governed by Building Performance Standards (BPS) to achieve better energy efficiency through benchmarking and retrofits. The City of LA is part of a national BPS Coalition of local and state governments dedicated to inclusive design and implementation in alignment with Justice40 principles.
- Both Denver and New York are working to implement BPS standards for large buildings (25,000 + sq. ft.) by 2030, while only Denver addresses smaller buildings. Both cities have adopted a phased approach to setting targets for different building types.
- A recent Arup study of retrofit costs found that energy efficiency and building electrification reduced energy bills for single family and low-rise multi-family buildings, with existing cooling features. For low-rise multi-family buildings, energy bills could go up or down depending on demand for new cooling.

In the Q&A Session, participants questioned why natural gas as an energy source needed to be phased out and what the implications would be for remaining customers. Panelists responded that natural gas is a carbon-centric fuel and that we need to transition away from it. Decommissioning natural gas systems has job and utility implications. We need to rapidly shift towards carbon-free sources. In Los Angeles, where the Department of Public Health serves both the City and

County, there are health concerns related to the impact of burning natural gas on both indoor and outdoor air quality, providing another reason to phase-out gas. New construction of all-electric buildings is more efficient, since it must only be installed as one system, not two.

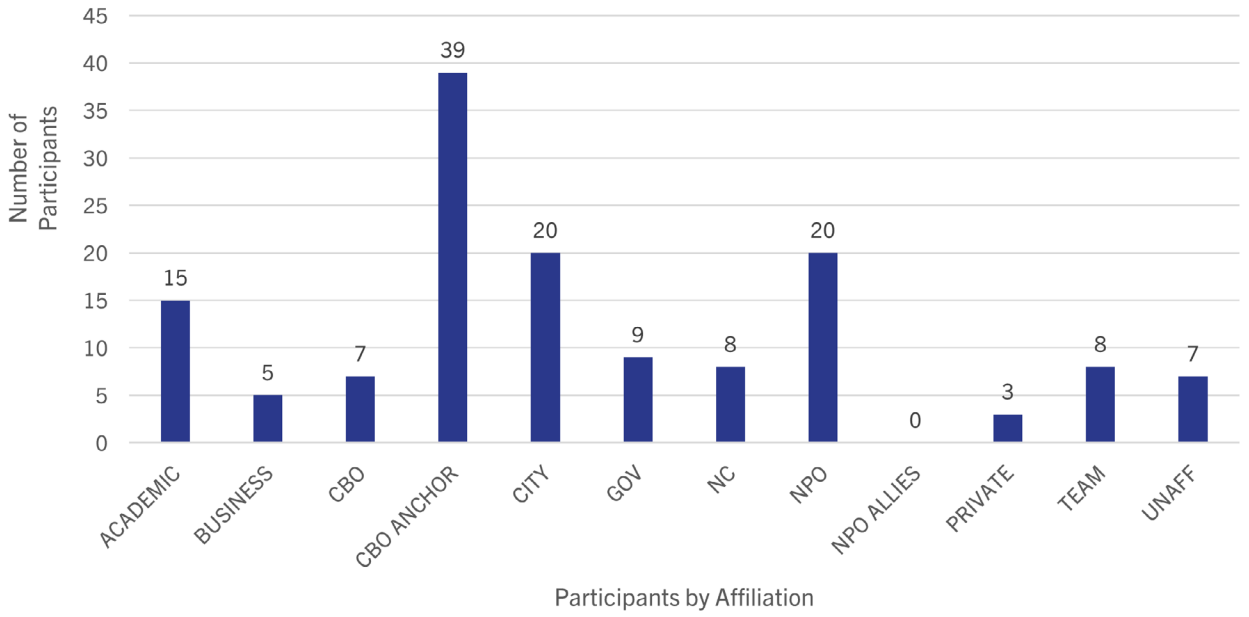
The technical aspects of the Zoom workshop were supported by Liberty Hill and CEMO staff, while the professional agency, Interpreters Unlimited, provided Spanish language interpretation for any participant who chose to listen and engage through the Spanish language channel on the Zoom platform. Preparation for the Launch session, including speaker confirmation, coordination and agenda development, was managed by CEMO and Liberty Hill staff. The Zoom session was video-recorded and posted to the Liberty Hill Foundation website shortly after the event. When the CEMO's inaugural website is developed (Fall 2022), the videos will be posted to it as well. All registrants for the public Zooms received a follow-up email thanking them for their participation and providing a link to the recording, as well as links to the speakers' PowerPoints and other resource materials.

Participation in Workshop #1

Workshop #1 on Building Decarbonization attracted 142 total participants, with 27 having an active role in the workshop, including speakers, panelists, support staff and Breakout Group facilitators and notetakers, who were CBO Anchor staff and/or community members. Several UCLA graduate and undergraduate students from the Institute of the Environment and Sustainability (IoES) and the UCLA Luskin School of Public Affairs also participated and helped lead Breakout Groups.

Participants represented a diverse group with strong participation from CBO anchors (environmental justice organizations holding MOUs with Liberty Hill/CEMO for stakeholder engagement), including LAANE, SCOPE, SAJE, PSR-LA, Pacoima Beautiful,

FIGURE 4. Participation in the CELA Part 1 Workshop 1: Why Decarbonize Buildings and Homes in Los Angeles? (March 10, 2022)



and CBE. Other community-based groups, such as Black Women for Wellness and Esperanza Community Housing were represented by staff and CBO members. A variety of non-profit organizations—including the American Institute of Architects (AIA), Beverly-Vermont Community Land Trust, Civic Impact Group, Climate Center, EnviroVoters, Friends of Griffith Park, MoveLA, Holman United Methodist Church, People for Parks, Slate-Z, Stand.Earth, U.S. Green Building Council, and the Valley Justice Collective also attended. One indigenous organization, the Society of Native Nations, also attended.

City of LA Departments and Offices, including LADBS, Planning, LADWP, Office of Petroleum and Natural Gas, the Mayor's Office, several City Council Office representatives and CEMC Commissioners joined, as did representatives from the U.S. Congress, LA County's Chief Sustainability Office, LA County Department of Public Works, LA County Board of Supervisors Offices, and the South Coast Air Quality Management District. Neighborhood Council leaders and business representatives (Building Industry Association, LA BizFed, Bloom Energy, BuroHappold Engineering, Cedars Sinai and Southern California Gas Co) participated, as did students, faculty and researchers affiliated with UCLA, USC, Occidental College, Santa Monica College and CSU-Long Beach.

Breakout Group Process and Takeaways from Workshop #1

To allow for more in-depth participant engagement, the meeting broke into 11 Breakout Groups (BOGs) during the last part of the public Zoom workshop. Each BOG was led by a trained facilitator to help lead discussion and stay on time, while a trained notetaker participated in every BOG to record comments and ideas. Ten of the BOGs were conducted in English, and 1 BOG was conducted in Spanish. On average, each BOG included 8 to 12 participants.

The BOG facilitator opened with a quick round of introductions and then re-stated the 3 main questions that had been announced in the plenary session. Facilitators also quickly reviewed "community agreements" to maximize participation by all and ensure open communication. Up to three BOG facilitators were asked ahead of time to be prepared to relay a "report back" to share key highlights from their BOG discussion with the plenary group.

BOG discussion notes were inductively coded to identify key themes. Below is a summary of the takeaways from Building Decarb Workshop 1 BOGs:

Question #1: In your view, what are some of the benefits of building decarbonization (clean energy buildings)?

- By far, the public health benefits of building decarbonization—reducing indoor air pollution and asthma triggers, creating more thermal comfort in buildings, and reducing emission-generating energy supplies in EJ Communities (e.g. burning fossil fuels), were most frequently cited by meeting participants as a perceived benefit of building decarbonization.
- Reduced energy costs and reduced GHG emissions

> "Community-based solar projects could be beneficial in this situation again so communities and neighborhoods can benefit. Other challenges [are] money and incentivizing property owners to make this transition. We have a very large renter community in LA, and renters are not benefiting from all of these things. How [do] we incentivize landlords? What about homes that are owned by lower-income families? It's easy to say decarbonize, but where does the money come from?"
>
> -Workshop Participant

were also cited frequently as an important perceived benefit of building decarbonization.
- Improving social equity and energy resilience were mentioned as additional potential benefits, although less frequently than public health, energy costs, and emissions reductions.
- Surprisingly, the potential job benefits resulting from building decarbonization were cited by only a handful of participants.

Question #2: What are some challenges related to building decarbonization (transitioning to clean energy buildings)?

- The most commonly-mentioned perceived challenges were increased tenant costs leading to displacement and the logistics of financing and implementation.
- Another perceived challenge was increased costs for landlords, potentially placing a burden on small, "mom and pop" landlords and/or nonprofit developers, while also creating the potential for costs to be passed through to low-income tenants.
- Other perceived challenges that were mentioned included energy resilience, worsening social inequity, the need for public education, public health and political will.

Question #3: What are some things that could be done to make building decarbonization more equitable for you and your community?

- By far, the most frequently mentioned strategy for ensuring equitable building decarbonization was to have "equitable implementation and financing" in recognition of the massive amount of capital resources needed to decarbonize existing, low-income rental building stock.
- The need for ongoing and meaningful community engagement was also mentioned frequently.
- Expanding education and ensuring grid resilience were referred to as important to ensuring that building decarbonization is pursued equitably.
- Some participants also cited the need for cross-sector collaboration, production of more affordable housing, and expansion of workers' rights.

> "We've heard from renters in LA who are very concerned about climate change. The problem is, often times when multi-family buildings change owners, new owners will come and tenants will bring up what the problems are, some of these landlords have been using harassment techniques to get people to leave so they don't have to address these issues. How [do] we make sure that tenants are not left behind and that building owners don't take it out on tenants when they need to make changes?"
>
> -Workshop Participant

FIGURE 5. Qualitative coding of benefits discussed in breakout groups

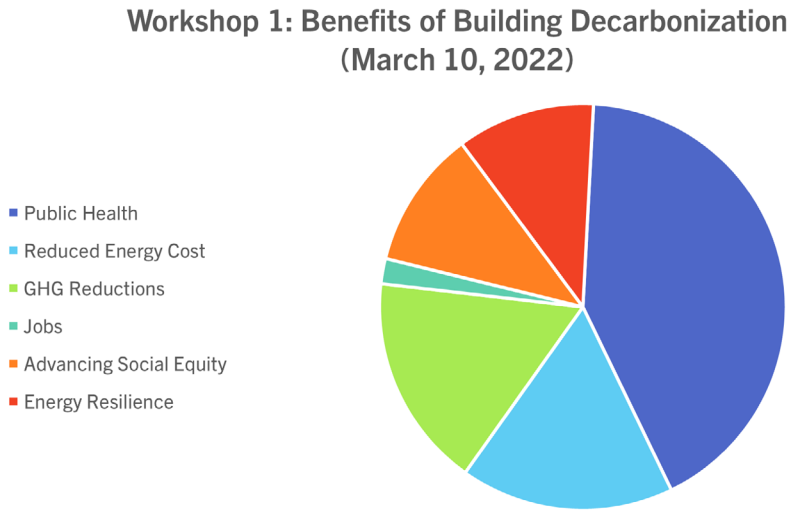


FIGURE 6. Qualitative coding of challenges discussed in breakout groups

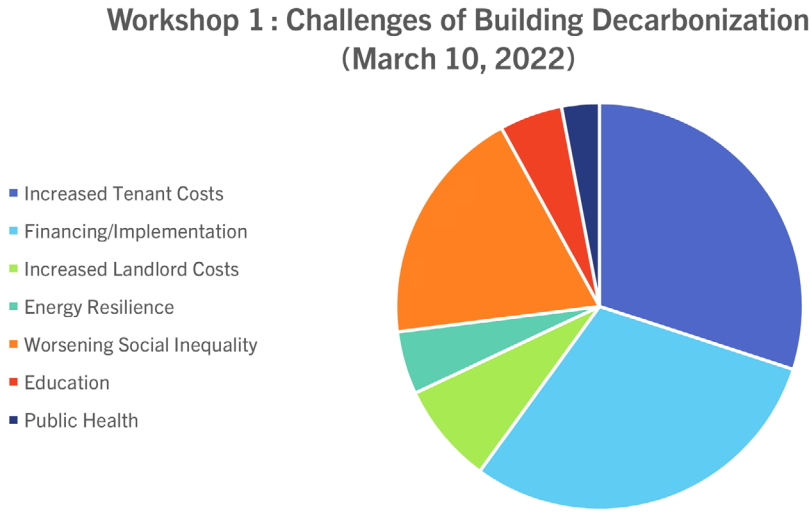
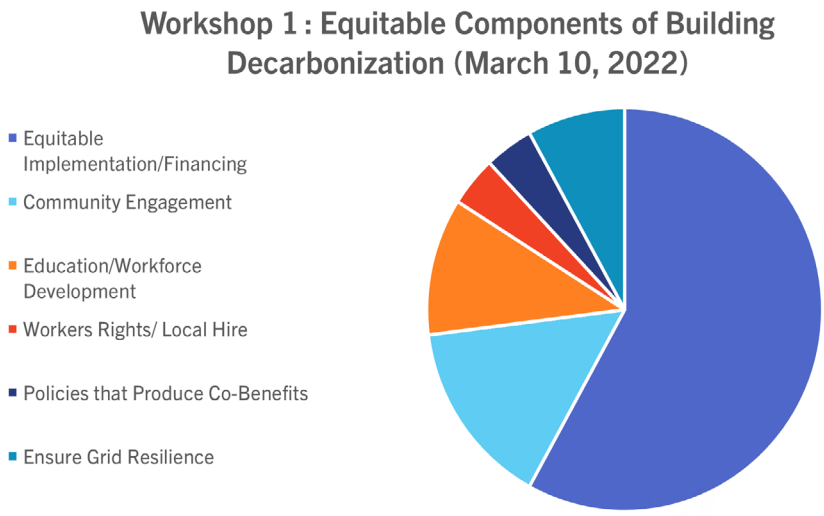


FIGURE 7. Qualitative coding of equitable priorities for building decarb policies discussed in breakout groups



Workshop #2: Creating Energy/ Housing Justice With Building Decarbonization (March 17, 2022)

On March 17, 2022, Workshop #2 took place from 6 p.m. to 8 p.m. on a public Zoom. Titled "Creating Energy/Housing Justice with Building Decarbonization," the workshop had similar goals as previous sessions, including reiterating how the CEMO workshop feedback would be conveyed to the Commission and City Council, sharing community expertise, hearing from the participants about their key concerns on building decarbonization, and identifying how to maximize benefits and minimize potential harms, focusing in particular on low-income tenants.

The following speakers participated in Workshop 2 roundtables and panels:

- Kameron Hurt, Community Organizer, RePower LA, LAANE
- Chelsea Kirk, Assistant Director of Building Equity and Transit, SAJE
- Blanca de la Cruz, Sustainable Housing Program Director, California Housing Partnership
- Heather Rosenberg, Associate Principal, Arup

Presentation Summary: The workshop was launched with a presentation by Director Marta Segura who provided an overview of her office, reviewing the same information as in previous sessions. As a new office within the City, the Director wanted to provide this important context for new participants and to help reinforce it for continuing participants. The workshop consisted of two sets of presentations, Q&A sessions and Breakout Group discussions with a short "report back" from a few of the groups. Spanish language interpretation was provided throughout by Interpreters Unlimited, while Zoom technology and coordination support was provided by Liberty Hill and CEMO staff.

The first presentation focused specifically on energy costs and the potential benefits and burdens that could be posed by building decarbonization. Presenters included **Kameron Hurt, Community Organizer for the RePower LA Coalition and LAANE, and Heather Rosenberg, Associate Principal, Arup**, a consulting firm dedicated to a sustainable built environment. Each speaker shared PowerPoint slides. Below are some of the key points made during the presentations:

- Energy burden has drastically impacted Angelenos. In a recent survey of over 3,200 South LA residents, over 47% cited difficulty paying rent or utility bills as their primary concern, with 45% of respondents stating that they or someone in their household was un- or under-employed.
- There is strong correlation and causation between historic credit redlining in South LA and today's current pollution burden (as measured by CalEnviroScreen) and COVID-19 illnesses and death due to the lack of investment and access to resources. Delinquent LADWP utility accounts also show strong correlation with these areas of historic disinvestment and discrimination.
- The RePower LA Coalition is working to prevent utility shut-offs and alleviate financial strain for working and low-income families, many of whom are African American and Latinx. They also want to provide long-term resiliency while opening up new career paths to high-wage, union jobs. Specific strategies include erasing utility debt accumulated before or during the pandemic for low-income qualified customers by expanding access to the City's Utility Debt Forgiveness program through increased outreach, and the creation of a bill-stabilization program.
- There are many equity implications in electrifying buildings, such as who pays for initial costs, who pays for operational costs and grid upgrades, how labor is transitioned, and the evolving needs of vulnerable populations (e.g. the elderly, those who are income-constrained, those with medical conditions, those without in unit AC or transportation, etc.), especially during outages. Energy needs to be reliable, accessible and

affordable.

- COVID-19 has exacerbated the housing crisis, with many low-income tenants facing a rent emergency and struggling to pay energy bills. There is strong support for decarbonization to improve housing for low-income tenants, but fears of increased costs and displacement are significant.
- The benefits of building electrification include improved indoor air quality to reduce health threats, increased energy efficiency that reduces utility bills, and increased safety and potential cooling through the use of heat pumps.
- Tenants face potentially negative consequences such as increased rent burden, increased utility costs, and displacement. However, without building electrification, they will miss the benefits cited above, and may be saddled with the task of maintaining "stranded" assets (e.g. remaining gas infrastructure).
- Specific challenges for affordable housing stock include the need for electrical panel and wiring upgrades, appliance upgrades/replacements, and added maintenance and remediation, all requiring financial investment. Affordable housing developers also face complex ownership and regulatory structures.
- Arup's recent (2021) study showed annual utility savings from building electrification across a range of building vintages and sizes for both owners and tenants, ranging from 10% to over 30%. These operational savings, however, were not typically enough to offset up-front costs. Upgrades also need to be coordinated with other building repairs, including deferred maintenance, to assure affordable housing is safe and habitable.
- In order to protect and preserve affordable housing as we electrify, a comprehensive approach is needed with key policies and programs, such as incentives and support for multifamily buildings, outreach to tenants and building owners early in the program design, technical support to owners and contractors, and financial incentives to protect low-income households and grow the market of affordable housing.
- We need to change the frame of discussion on building decarbonization to reinforce that electrification and affordable housing preservation are parallel goals. We need public investment in programs that will bring the benefits of decarbonization to low-income communities by combining rental protections with direct financial support to prevent first-costs from being passed along to tenants. Protecting and expanding affordable housing is a fundamental element of community and climate resilience.

After the presentations, a short Q&A session was held to address key definitions and questions. Some takeaways from this session included:

- "Decarbonization" refers to removing all fossil fuels from energy production and consumption systems. "Electrification" refers to the conversion of energy consumption systems (at the building and unit level) to electricity and away from polluting sources such as natural gas. Energy efficiency is fundamental to reducing energy demand, and must be integrated and done together (through weatherization and other retrofits) as we electrify to ensure reliability of the grid as electricity demand increases.
- "First costs" typically refer to building retrofits (electrical updates and equipment replacements). It is more cost-effective to phase in over time, since much equipment needs replacing naturally at some point anyway (e.g. stoves). "Operational costs" refer to the monthly cost of consuming energy for ongoing heating, cooling and appliance use.
- A "bottom-up market transformation" refers to subsidizing decarbonization costs for those most in need in low-income, Black and Brown communities, and prioritizing residences over businesses. Programs need to penetrate sectors and communities where there has not been the uptake of existing rebate programs. The cost of decarbonization will come down as more demand is generated by those living in nonprofit and other

affordable housing.
- Building decarbonization is necessary not just because it is the right thing to do, but because it is the only way that we can reach our goals of equitable climate resilience.

A second set of presentations was then held on "Housing Costs/Benefits: Green and Healthy Affordable Housing and Tenants/Ratepayers" with **Chelsea Kirk, Assistant Director of Building Equity & Transit at SAJE and Blanca de la Cruz, Sustainable Housing Program Director of the California Housing Partnership.**
Key points from Chelsea Kirk's presentation on the potential impacts of building decarbonization on low-income tenants included:

- As the 2021 SAJE report on building decarbonization highlights, Los Angeles is in a deep housing crisis that has been exacerbated by COVID-19. Low-income tenants face insufficient wages/income, rising rents, increasing corporate ownership of rental housing, and high rates of harassment, eviction, and displacement.
- Decarbonization retrofit costs can surpass $20,000 per unit for electrical upgrades, building improvements, and labor.
- Current laws could cause tenants to foot the bill. The City's Rent Stabilization Ordinance (RSO) allows costs to be passed through to tenants in buildings constructed before October 1978, while California's AB 1482 allows tenants to be evicted for a substantial remodel in buildings that are at least 15 years old. Tenants in buildings constructed in the last 15 years have no protections from rent increases or evictions. The City's RSO has helped protect many tenants from rent increases and evictions, but landlords can recover up to 100% of their retrofit/rehab costs by passing on costs to tenants over phase-in periods of 60 to 180 months with charges ranging from 10% of monthly rent to an additional $75 per month. Furthermore, the RSO allows rents to be reset when a unit becomes vacant, creating a financial incentive to harass and displace long-term tenants.
- Without targeted subsidies, decarbonization could drive an expansion in corporate-owned rental housing—already 67% of the market—as smaller landlords cannot afford to make retrofit investments. Corporate landlords have higher rates of eviction, slum conditions, and rent gouging.
- Important benefits of building decarbonization for low-income tenants include health benefits from the elimination of polluting natural gas which aggravates asthma, improved housing quality through retrofits to remediate problems like mold, infestations and poor insulation, and lower energy bills for renters, 21% of whom are energy burdened (spending 6% on energy bills), with another 11% severely energy burdened (spending 10%).

Key points from Blanca de la Cruz's presentation on the potential impacts of building decarbonization on affordable housing developers and their residents included:

- Affordable housing, both nonprofit and for profit, operates through a complex web of federal, state, and local subsidies, and private grants and loans. This financing makes it complicated to pay for upgrades due to the obligation to provide for 55-year deed restrictions on tenants' income, rents and utility allowance, along with tailored services to special populations (e.g. homeless, domestic violence victims, emancipated youth, etc.)
- If built with capital subsidies, the maximum rent that can be charged must adhere to strict limits (30% of the area's median income (AMI) according to household size). Most programs set the income limits at 60% of AMI.
- Buildings with financial subsidies must allow for a monthly utility allowance. For a 3-person household in LA County in 2021 renting a one-bedroom apartment, these allowances mean that a maximum rent of $1,232 can be charged, with a utility subsidy of $98, for a total monthly maximum of $1,330.

Some approaches have been identified that can help to address the constraints faced by affordable housing providers:

- Public Housing Authorities often have utility allowances larger than actual utility bills, but are unable to use these savings towards energy efficiency or electrical upgrades. This needs to be changed.
- There is a strong need to avoid unintended consequences that would harm affordable housing programs. This means adopting different timelines for decarbonizing new construction, versus existing buildings that face many constraints. Furthermore, interim exemptions are needed for certain properties (e.g. historic buildings) to avoid increased costs for tenants.
- Other barriers that must be addressed include: paying for upfront costs; the need for revised Utility Allowances to enable using new efficient technology (e.g. heat pumps, battery storage); clean energy programs need to lower operating costs and tenant utility bills; and the need for technical assistance.
- Two new exciting programs to assist in decarbonizing multifamily affordable housing have been launched in 2022: the BUILD program, a state program funded by CA Energy Commission, to assist in new construction of all-electric affordable housing; and the Comprehensive Affordable Multifamily Retrofits (CAMR) program, funded by LADWP to incentivize existing affordable housing providers to retrofit and upgrade their properties for electrification, efficiency and solar photo-voltaic.

In the Q&A session that followed these presentations, discussion focused on the following three questions/ points:

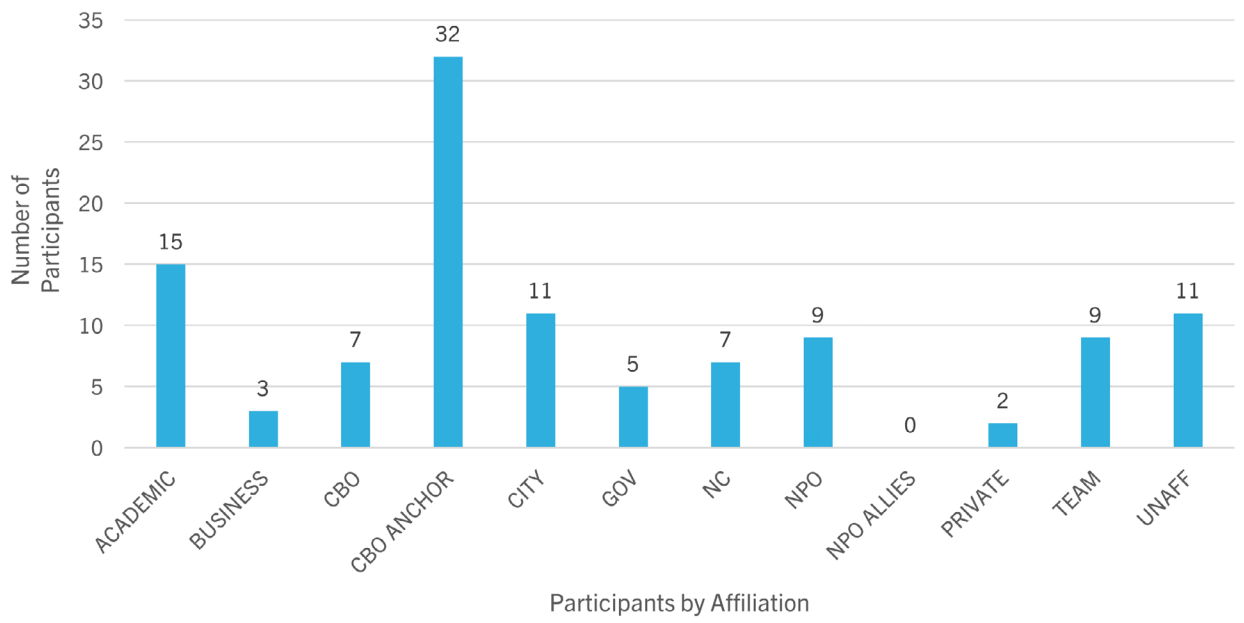
- **Can Los Angeles' electrical grid support the full transition from natural gas to 100% electricity?** Megan Ross, the Mayor's Climate Advisor, responded that LA is a resilient city and is planning for full electrification through the LA100 Plan and LADWP's Strategic Long Term Resource Plan (SLTRP). Solar rooftop may be part of any building's decarbonization plan, but it is only one component.
- **How can we avoid passing along these increased costs to low-income tenants?** It was noted that tenants living in subsidized buildings—even if they are retrofitted for greater energy savings—can never pay more than 30% of their income on rent, even though it is adjusted annually based on the AMI. However, for low-income tenants living in rent-controlled units, they will be subject to existing laws that could allow for pass-through. Rent increases must be approved by the LA Housing Department and it is vital that they be involved in the building decarbonization discussion now.
- **What are other concerns low-income tenants have expressed about building decarbonization?** While the key issue is increased rent cost and displacement, many have voiced worries about other impacts, such as switching to electric stoves, and their landlord-tenant relationship. SAJE has organized small-scaled focus groups of tenants to hear their feedback about the potential negative impacts they want to address. The focus groups are an important way to get feedback directly from those who will be most impacted by climate and energy policy, and Executive Director Marta Segura underscored that more focus groups will be organized in the future for grassroots-level feedback.

Participation in Workshop #2

This workshop attracted 112 total participants, including speakers, support staff, and facilitators/ notetakers from the CBO Anchor groups (LAANE, SAJE, PSR-LA, CBE) and UCLA students. The participant categories can be seen below, with CBO Anchor groups again accounting for the largest turnout, followed by individuals affiliated with universities (UCLA, Occidental College) and City staff and CEMC Commissioners.

NPOs from earlier sessions joined again (e.g.

FIGURE 8. Participation in the CELA Part 1 Workshop 2: Energy/Housing Justice & Building Decarbonization (March 17, 2022)



EnviroVoters, Sierra Club, Slate-Z, Greenlining) and the business community was represented by Southern California Gas Company and Valley Industry & Commerce Association. A representative from the California Public Utilities Commission also participated.

Breakout Group Process and Takeaways from Workshop #2

A total of 11 Breakout Group discussions, including one Spanish language group, were held to provide participants with an opportunity to reflect on the presentations and offer their own insights and recommendations. BOGs generally included between 8-12 people and were supported with a trained facilitator and notetaker from either the CBO Anchor organizations, or UCLA student participants. After introductions, the BOGs discussed three key questions which previously had been used to structure discussion in Workshop #1. These open-ended questions resulted in substantive discussion in Workshop #1 and were used as prompts again. BOG sessions lasted approximately 15-20 minutes.

Question #1: In your view, what are some of the benefits of building decarbonization (clean energy buildings)?

Much like in Workshop #1, participants mentioned public health most frequently as a perceived benefit of building decarbonization. The next most frequently mentioned perceived benefits were increased social equity and reduced energy costs. Other perceived benefits that were mentioned included high-road jobs, reducing GHG emissions, and increasing energy resilience.

Question #2: What are some challenges related to building decarbonization (transitioning to clean energy buildings)?

Increased tenant costs were cited most frequently as a perceived challenge for building decarbonization. Worsening social inequity due to building

decarbonization was mentioned by some participants as a concern. Others cited financing, increased costs to landlords, lack of education, and insufficient political will as important challenges.

Question #3: What are some things that could be done to make building decarbonization more equitable for you and your community?

Many participants cited financing as an important strategic approach for implementing building decarbonization equitably, including the need for subsidies and strict limits on pass-through costs to low-income tenants. Participants also raised the need for more public education around the need and potential for building decarbonization, as well as the potential for new green jobs with pathways for disadvantaged workers. Community engagement was also cited frequently as a necessary strategy for ensuring that building decarbonization policies will protect the most vulnerable and realize benefits for underserved communities.

> "Although this is a challenge [...] this could be addressed if the subsidies were the first things talked about to the tenants. It should be geared towards the tenants getting rebates for anything they have to pay for. If it's immediately addressed at the tenant level, that will be super key to the success."
>
> -Workshop Participant

FIGURE 9. Qualitative coding of benefits discussed in breakout groups

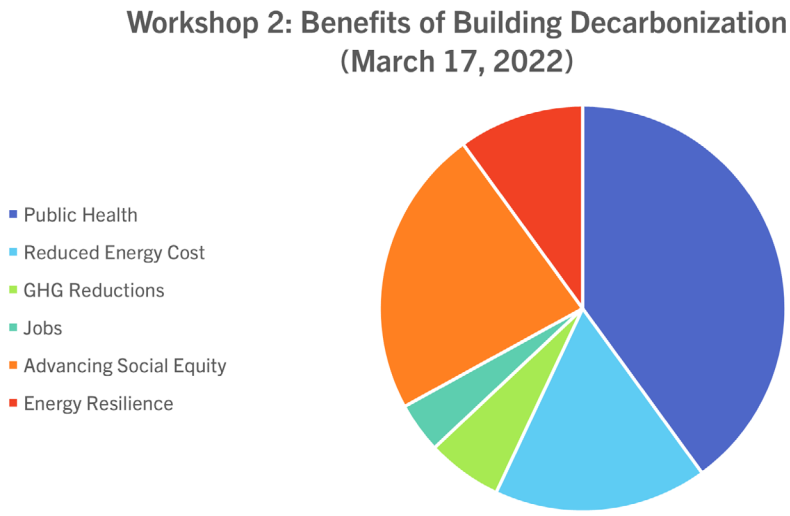


FIGURE 10. Qualitative coding of challenges discussed in breakout groups

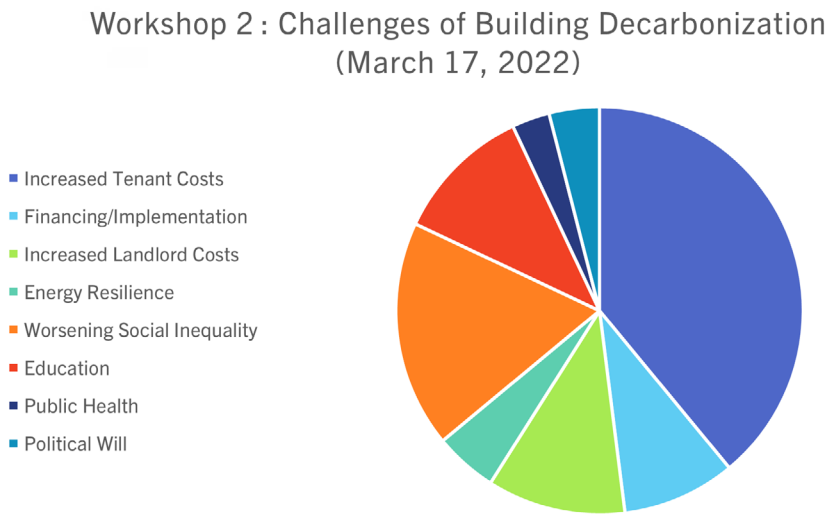
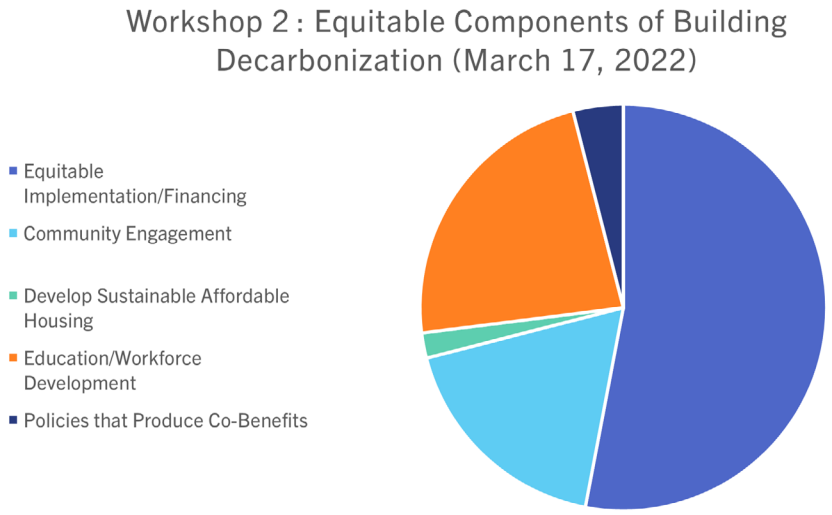


FIGURE 11. Qualitative coding of equitable priorities for building decarb policies discussed in breakout groups



Workshop #3: Building Decarbonization & Economic Justice: Green Workforce And A Just Transition (March 24, 2022)

On March 24, 2022, Workshop #3 took place from 6 p.m. to 8 p.m. as the third and final session in the Part 1 series exploring the theme of Building Decarbonization. Titled "Building Decarbonization & Economic Justice: Green Workforce and a Just Transition," this workshop sought to identify and provide background information on the opportunities for new "green" jobs and different approaches to workforce development. The workshop also aimed to provide participants with an opportunity to discuss how they might be impacted by both the positive and potentially challenging aspects of job creation/transition in building decarbonization, and to solicit their feedback.

The following speakers participated in Workshop 3 roundtables and panels:

- Robert Zardeneta, Executive Fellow, Mayor's Office of Sustainability
- Betony Jones, Founder and Principal, Inclusive Economics
- Roxana Tynan, Executive Director, LAANE
- Avni Jamdar, Bay Area Regional Director, Emerald Cities Collaborative

Presentation Summary: The workshop consisted of two panel presentations that were conducted in an "interview" format. Q&A sessions were held after each panel, then followed by Breakout Group discussions. The evening concluded with a short "report back" from a few of the BOG groups. Spanish language interpretation was provided throughout by Interpreters Unlimited, while Zoom technology and coordination support was provided by Liberty Hill and CEMO staff.

The first panel was moderated by **Robert Zardeneta, Executive Fellow, Mayor's Office of Sustainability**, who interviewed **Betony Jones, author of a June 2021 report by Inclusive Economics in partnership with LAANE**, Los Angeles Building Decarbonization: Community Concerns, Employment Impacts, and Opportunities.

Question: *What do we know about how building decarb will impact jobs (quantity and quality)?*

Answer: Our study found that an ambitious building decarbonization program in Los Angeles would provide jobs across a broad range of sectors (e.g. plumbing, lighting/wiring/insulation, engineering and management) in addition to HVAC and general construction (the largest sectors). These job categories could help to absorb some of the workers who might experience job loss as a result of electrification. The study found that building electrification could support an average of 10,000 full-time positions per year for 30 years, but that 85% of these jobs are in traditionally low-wage sectors. Policy actions will be needed to ensure high-road job quality and quality of work.

Question: *What were some of the key takeaways of this research, especially labor unions and impacted communities?*

Answer: The more public money that is spent, the greater the leverage over social equity and jobs outcomes. As cities grapple with how to implement building decarbonization, public funds should be spent to subsidize affordable housing to bring down costs for tenants, rather than spent on large commercial buildings. How we spend money matters. Another takeaway was that we need to be **very intentional from the beginning** about how to improve building stock to avoid displacement, and pay attention to both medium and long-term impacts to avoid unintended consequences.

Question: *What were some of the strategies highlighted in the report for how to avoid these unintended consequences?*

Answer: We identified a number of concerns and

attempted to lay out some **policy options** for how to mitigate the negative consequences. For example, if only upper income households can electrify and leave behind low-income customers who are dependent on natural gas, they could face higher prices. In this case, **utility rate design or bill support** could be a way to protect low-income customers. Similarly, the high upfront cost of retrofits could mean that low-income areas are stranded with energy inefficient buildings unless there is conscious effort to consolidate funding to retrofit their buildings first. **Publicly funded programs should be tied to restrictions on rent increase, evictions and property sales** for a period of time.

Question: *What do we know about the quality of jobs, and what don't we know?*

Answer: There are real concerns and opposition from gas utilities and their workers, especially some of the Building Trades workers who lay pipe and maintain existing gas infrastructure, creating a significant political hurdle to overcome. But there are ways for Cities to make up for the job loss, **while improving the quality of jobs, through investments.** We now see this in Los Angeles, San Diego and through the Department of Energy. For example, moving the heating/cooling load without any combustion through underground pipes requires the same skill set as current pipefitters.

Our research found that an incentive program for decarbonizing affordable housing could provide **4600-7400 full time union construction jobs** per year, over 10 years, achieving multiple goals of improved health, reducing energy costs and protecting tenants from displacement. Similarly, an investment of $80M over 5 years could fully decarbonize and upgrade all of LA's public schools, creating **400-500 Full-Time Equivalent (FTE) union construction jobs** every year. This would improve the quality and safety of school HVAC systems and redirect energy spending to learning. Measure RR allocates $3 billion to retrofits and upgrades now, providing a way to center equity, create good quality jobs and show that we can address the climate crisis that is multi-benefit.

Question: *What are strategies for ensuring balance of workers and project supply/demand?*

Answer: We must **calibrate the training of workers** with actual spending and investment plans, preparing them for real jobs that already exist. We must avoid the problems that arose during the American Recovery and Reinvestment Act years, where we trained people for jobs that did not manifest through YouthBuild and other well-intentioned programs. Now, we have r**egistered apprenticeship models** that are demand-driven as work and jobs are created through the spending of money in local communities. The City of LA has many excellent pre-apprenticeship programs where the job pipeline is established and leads to high-road, family sustaining careers. It will be important to have the **buy-in and support from labor unions** for these programs as we enter into building decarbonization.

Question: *Anything else to share about your report that we have not covered?*

Answer: A key observation is that our research process was different than traditional approaches in that the **research questions were informed by advocates** and responded to the core values of the impacted community. It has been especially well received in San Diego where they are working to advance an equitable climate initiative in both the City and County. What you are doing in **Los Angeles is a model for the whole country**—both through the CEMO and the organizations working in partnership.

The second panel presentation was moderated by **Roxana Tynan, Executive Director of LAANE**, an organization dedicated to advancing good jobs, thriving communities and a healthy environment through labor-community coalitions and grassroots organizing. The featured panelist was **Avni Jamdar, the Bay Area Regional Director for the Emerald Cities Collaborative,** a national nonprofit organization working for a "high

road" approach that realizes a sustainable environment, while creating sustainable, just and inclusive economic opportunities for all.

Question: *Explain the Emerald Cities Collaborative (ECC) and its big vision of connecting people to quality, union jobs, especially those who are most in need?*

Answer: As an organization of labor, business and community-based organizations, we work to create high-road economies--democratic, equitable, sustainable and regionally-focused—throughout the U.S. "High road" means living wages and benefits for all workers, especially the most disadvantaged, and creating business opportunities for small and minority and women-owned contractors. With the current momentum on building decarbonization for both new and existing construction, ECC wants to:

- Ensure that **low-income and communities of color are prioritized** and not left to bear the burden of building electrification. We know that climate impacts are borne by disadvantaged areas and that an electric future will ease that burden, especially with better air quality. But if equity is not at the forefront, it will exacerbate inequities.
- Engage workers and communities **early in the process of planning** in order to benefit from jobs and economic opportunities. We must embed labor standards in policies, as well as training opportunities, all of which take labor, government and community working together.
- **Specific training programs for HVAC** (heating, ventilation, air conditioning) must be geared for unemployed and underemployed people, many of whom are immigrants. We also need to increase the capacity of women-owned businesses and contractors of color, since there are so few now. **Diversity requirements** need to be built into pre-apprenticeship and apprenticeship programs.

Question: *What do you think are the key elements of any training or pre-apprenticeship program to make them work the best and get the people who want the jobs into them?*

Answer: This is less about inventing new programs but connecting the dots and weaving current efforts into a pipeline. The key is understanding how to tie supply and demand for building decarbonization jobs. In San Francisco, a Climate Equity Hub has been established, a one-stop shop for residents and consumers, contractors and workers. This helps to break down silos that exist at all levels of government.

Training must be designed broadly, so trainees can work in the multi-faceted construction sector but must also specifically train workers to learn electrical upgrades.

Question: *Could you say more about how to ensure that we are also working on the contractor side, and getting more women and people of color involved? What have you seen that really works?*

Answer: Our **Contractor Training Academy** serves minority and women-owned businesses to prepare them for procurement of public contracts. There are so many challenges to grow a business while doing the job itself. Our E-Contractor Academy is an 8-week bootcamp that walks people through many components: the back office, change orders, access to finance, bonding and insurance requirements. These are real barriers for all contractors, and we provide mentorship and coaching for 18 years after the initial graduation.

Question: *The training program at LADWP was one that SCOPE, LAANE and other partners from RePower LA were working to recruit and place individuals from our communities. As a pre-apprenticeship program that pays a wage, the commitment is that if you graduate (which most do) you will get a permanent job. Many have gone onto the LADWP or to City employment. Do you feel we are changing the conversation in the Workforce world about the need for paid pre-apprenticeships that lead to permanent jobs? What else do we need to do to expand this?*

Answer: Training disadvantaged workers in a vacuum and leaving their fate to the job market doesn't work. The "high road" model works great, but the **apprenticeship programs are not big enough**. Paying for training through graduation does lead to career paths, and the Building Trades have great model programs. Yet a challenge is to open up these programs for people who do not have union connections, specifically, people of color in low-income communities.

Question: *What are the best opportunities for expanding high road training programs?*

Our **best opportunity right now is in building decarb**: installing heat pumps, building EV charging stations, implementing green technologies. The biggest challenge is on the contractor side where they are trying to pay fair wages and grow their business. In the residential sector, this is a procurement challenge for small businesses who want to do building decarb work. They are ready to bring their worker crew, but how do they meet the high road? We need to consider financing assistance for cash flow or for upfront expenses. This will ease the difficulty of doing business.

Question: *What are the biggest challenges? We want building decarbonization and know it will create jobs, and we have some strategies for a high road approach. But what is standing in the way?*

Answer: A key challenge is engaging honestly with frontline communities. We need to engage meaningfully and let communities know that jobs are coming. Labor, workforce development organizations and government all work in silos, when we need collaborative conversations. Training must be done in conversation with employers, and we need clear timetables as to when jobs will become available.

Question: *Tell us how the Climate Equity Hub is funded in San Francisco?*

Answer: This is the result of an 18-month effort with PODER (a grassroots renters rights organization) to involve 250 stakeholders, prioritizing immigrants and renters. The seven recommendations that will go into the Climate Action Plan include: no evictions, no pass-through costs, the need for financial and educational resources, and the need to invest in workforce development training and equity pilots. The labor-community coalition that advocated with the Supervisors advocated for a 1% climate equity budget, and was awarded $1.3 million to fund the Climate Hub, a physical facility with resources for low-income consumers to become educated on building decarb, and understand their rights. On the supply side, the Hub will build a bench of contractors who will be able to push the equity lens.

Question: *How do we reach out to fossil fuel workers who will steadily be phased out? How do we ensure taking care of them and prioritizing their situation? Are there enough jobs in the green sector (e.g. heat pumps and piping) and what about pensions?*

Answer: In San Francisco, we gained the support of plumbers and pipefitters for the gas ban through the proposal to implement gray water recycling as part of building decarbonization. We delayed the start of the program by 6 months to get this in place so that we wouldn't incur job losses. We figured this all out through conversation that realized many creative options.

The session then opened for Q&A with all four panelists. Key questions and responses included:

Question: *How can we incentivize private sector or corporate investment in job creation through building decarb?*

- From a workforce development perspective, the **private sector has a stake in a qualified workforce.** Joint Labor-Management programs require both workers/employers to be invested. Employers need not just public subsidies to be incentivized but

must be willing to make investments themselves to realize returns. For example, in West Virginia, a solar company supported unionization of its workforce because they saw the value of the union in handling benefits and HR needs, so that the company needed only one Human Relations personnel. This employer pays union wages, and attests that the quality of **workmanship is "night and day" when compared to non-union.** (Betony Jones)

- Another way to think about high road is to have **project labor agreements** in place. This is always the case in public sector contracts, but best practice could be for PLAs or CBAs to be built into all projects, including private development. (Avni Jamdar)

Question: *How are we going to address non-union workers, and how would they qualify for these union green jobs?*

- The pre-apprentice training programs have few requirements (only a driver's license; no GED). This approach allows people to enter a full-time program, with paid, on-the-job training that leads to a job. The biggest challenge is when there is insufficient work, the union does not want to expand and have people sit on the bench. **There are many pathways**, and LAANE and SCOPE knock on doors to sign people up for this LADWP pre-apprenticeship program, which needs further expansion. Some of these programs are promoted at high school level too. (Roxana Tynan and Marta Segura)

Question: *Is it useful to think about job impacts related to supply chain from the raw materials and products used for retrofits (insulation)? How do we also think about supply chain?*

- For example, the Lithium Valley in Southern California is central to developing the battery supply chain and related jobs. Products have foreign cost competition. The Blue Green Alliance has developed a database that lists U.S. energy efficiency products for match making for manufacturers, so as you make investments, you can **source equipment domestically**. If we can provide good jobs across industries, this will enable ambitious climate action and public investment. (Betony Jones)
- We must learn from past mistakes (i.e. ARRA funding) and **not create training programs with no jobs to match**. We must identify the projects, the number of anticipated jobs, and then negotiate PLAs or CBAs that rely on community-based training programs that will funnel residents into these jobs. **Connecting industry to schools and educators** is also key and breaking down silos between STEM and traditional education. Auto shop classes should be considered STEM, since we need mechanical training to enter these high growth pathways. (Robert Zardeneta)

Participation in Workshop #3

Workshop #3 attracted a total of approximately 99 participants, including speakers, moderators, support staff and facilitators/notetakers.

The program had representation from most of the CBO Anchors (SAJE, LAANE, PSR-LA, SCOPE and LAANE) for a total of around 29 participants and many Nonprofit organizations (NPOs) who had attended earlier sessions. However, some new NPOs attended including Accelerate Resilience LA (ARLA), Alliance for Community Transit (ACT-LA), Heal the Bay, LACI, People for Parks, Students Deserve and Urban Renewable,for a total of 15 participants. The Society of Native Nations also sent a representative, as did the Neighborhood Council Sustainability Alliance. Government representation included several from City agencies and departments, including LADWP, City Planning, Building and Safety, and the Mayor's Office of Sustainability. The California Public Utilities Commission also attended. Valley Industry and Commerce Association (VICA) and Bloom Energy were business participants.

Breakout Group Process and Takeaways

Participants then sorted into 11 different Breakout Groups for small group discussion, with 1 Spanish language group. Facilitators and notetakers from CBO Anchors and UCLA led and recorded discussion around three questions over a 15-20 minute period. Highlights included:

> "If there are processes in place, folks who come from impacted communities can have access to these new jobs. From a worker's rights standpoint, it is an opportunity to bring work to the table together. It is an opportunity for collaboration."
>
> -Workshop Participant

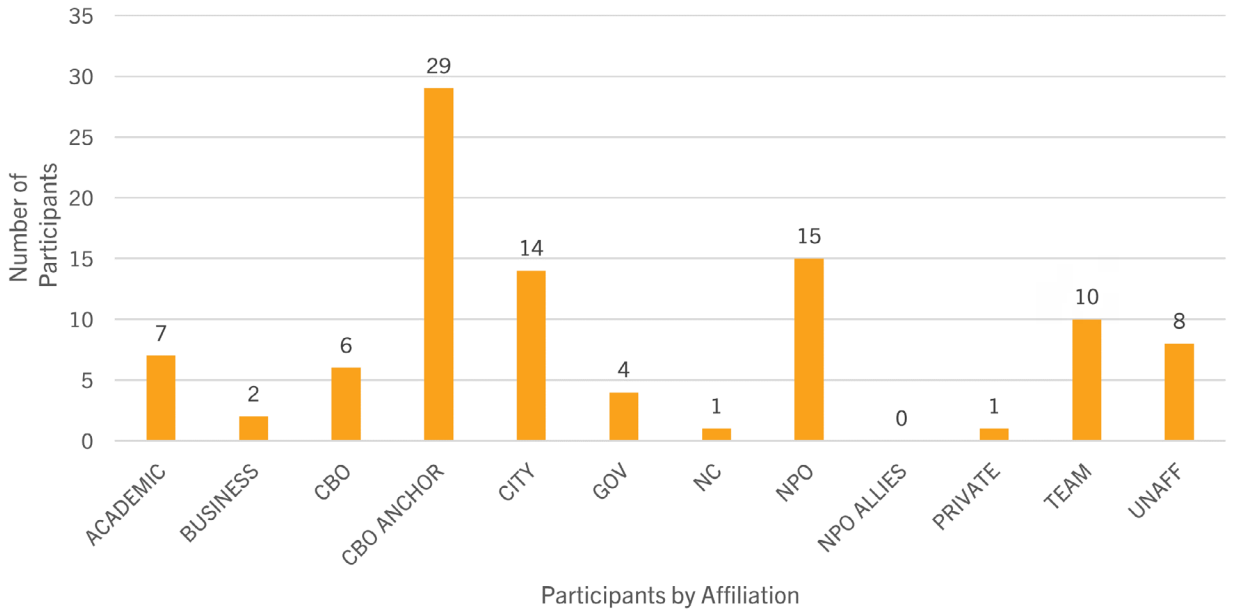
Question #1: What are some of the benefits of building decarbonization related to economic justice and worker rights?

A large number of participants mentioned new job creation as a perceived benefit of building decarbonization. This response was not surprising given the focus of the panel discussions on the number, types and potential quality of jobs that would result from large-scale building decarb programs. A significant number listed public health as a primary benefit, with a smaller number mentioning emissions reductions.

Question #2: What are some of the challenges of building decarbonization related to economic justice and worker rights?

Many participants mentioned avoiding worsening social inequity as a substantial challenge related to building decarbonization. As in previous workshops, participants also cited the practical difficulties and

FIGURE 12. Participation in the CELA Part 1 Workshop 3: Building Decarbonization & Economic Justice: Green Workforce and A Just Transition (March 24, 2022)



barriers related to securing adequate financing to facilitate implementation of programs and policies, and the associated concern of the costs potentially being passed down to tenants.

Question #3: What are some ways to make sure building decarbonization is equitable for you and your community?

This question drew a more varied response from the breakout groups. Equitable financing and implementation was mentioned most frequently, but significant mention was made of creating equitable workforce development programs, accessible local hire programs, worker protections, and the need for cross-sector collaboration. All of these approaches can contribute to comprehensive building decarb programs that advance equity for communities and workers most in need.

> " We need to find early stages for training people on hiring opportunities, more emphasis on local community colleges like LA Trade Tech, nonprofits that do this type of training, and the work fairs come out then the local community is prepared."
>
> -Workshop Participant

FIGURE 13. Qualitative coding of benefits discussed in breakout room groups

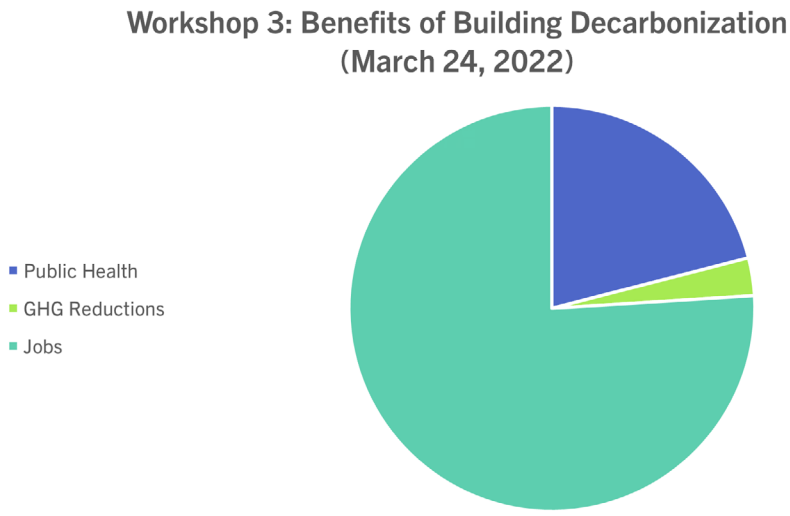


FIGURE 14. Qualitative coding of challenges discussed in breakout room groups

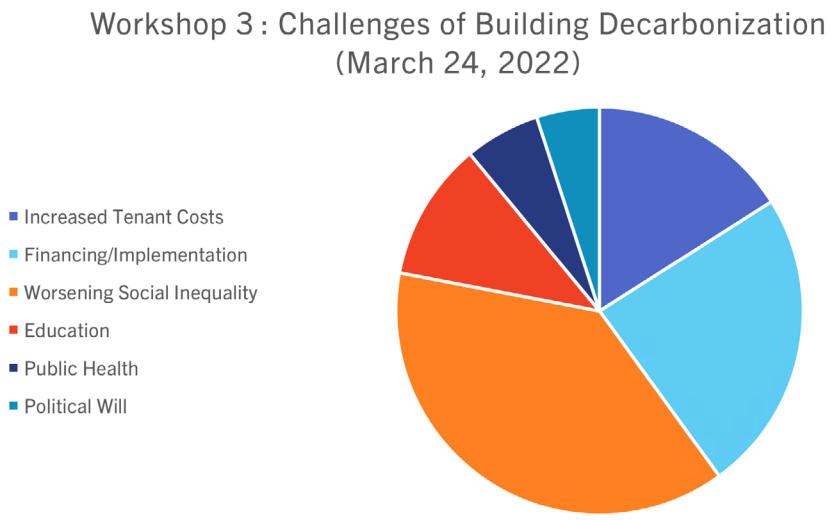
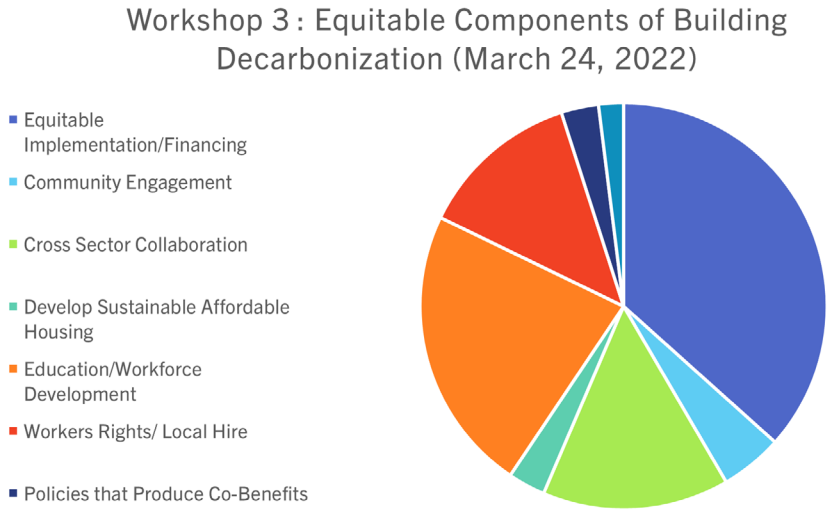


FIGURE 15. Qualitative coding of equitable priorities for building decarb policies discussed in breakout room groups



Low-Income Tenant Focus Groups

In order to extend the reach of the CEMO public education and community engagement process into grassroots and frontline communities, Liberty Hill and CEMO contracted with SAJE and the North Hollywood Home Alliance (NHHA) to conduct targeted focus groups with low-income tenants living in the City of Los Angeles. A PowerPoint curriculum, discussion questions, demographic surveys and polling questions were developed by SAJE for use in four focus groups. The same materials were used by NHHA for an additional focus group. The purpose of these focus groups was to learn about low-income tenants' attitudes and concerns around the potential impacts of building decarbonization, as well as their ideas about policy approaches that could protect and benefit them. Both SAJE and NHHA were compensated for staff time and participant stipends.

Strategic Actions For A Just Economy (SAJE) Focus Group Results

Focus Group Overview: A diverse group of 44 low-income tenants from South LA, Westlake, Boyle Heights and Lincoln Heights participated in focus group discussions. Participants received a $50 gift card for their participation in the 2-hour session. The focus groups were conducted in Spanish with interpretation into English, including two notetakers in each language. Four sessions, ranging from 9 to 14 people each, were held in late February and early March 2022. Residents spanned age groups (from 21 to 70 years old), length of tenancy (from 9 months to 42 years), and household size (from 1 to 9 members). Over 80% of participants had children under 18 years living in their household.

Notably, the average household income was $20,000, with 32% reporting rental debt and 61% having unpaid energy bills. Sixty-five percent of participants reported habitability problems in their apartments, and over 52% do not have air-conditioning in their homes, with more than half citing the inability to afford an AC unit as the reason. Nearly 75% of the participants said they experienced extreme heat, and over 30% had experienced wildfire smoke inhalation. 53% use public transit as their main mode of transportation.

SAJE staff members prepared a 30-minute PowerPoint presentation to describe the relationship between fossil fuels, climate change and building decarbonization to set the stage for discussion. Polling questions were posed throughout the presentation to deepen understanding and encourage interaction. The last 90-minutes of the meeting focused on three key questions which all participants were asked to discuss:

Question #1: What do you think about having energy efficiency retrofits, air conditioning, solar panels and electric appliances added to your homes?

The most common responses were concern over the cost of decarbonization, with many saying they cannot afford a rent increase and asking who would pay. The concern included the cost of 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 use for the electric stove. Many believed it would increase their energy bills, based on their current experience of electricity being more expensive than natural gas. Three did not want electric stoves because they don't like to cook on them. One questioned whether the electrical grid could handle decarbonization. Almost half said that decarbonization is good in general because it will decrease pollution and be good for the planet. Six mentioned that improved health is a good benefit. One said it is better for children's safety because electricity is safer than gas, although another thought it more harmful because

of the risk of electrocution. Two raised concerns over power outages.

Question #2: What are some of the challenges to decarbonizing our building stock?

- The age of the housing stock. Many participants live in very old buildings and said it would be very difficult to renovate the buildings. Some may need to be demolished, which brings up concerns about relocation and displacement.
- Power outages. Many are worried that increased electricity uses 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 cannot afford any more expenses.
- Landlord cooperation. Some 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.

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

- The City should pay for decarbonization with taxes so that tenants don't struggle and owners don't intimidate tenants
- There should be help with any relocation associated with decarbonization
- There should be more City energy efficiency programs that give households efficient appliances, or solar panels
- Fix up old buildings that are on the verge of collapse
- Do not raise rents
- Do decarbonization in "steps", such as appliance by appliance, starting with stoves, then moving onto water heaters, and so on
- Have protections against utility prices going up

> " Everything sounds nice, but to be honest, we don't know the economic impact it would take on us. The president said to slow down the climate crisis, but for us, the poor people, to buy the electric stove, imagine the bill. It will be so expensive. "
>
> -Rolando (SAJE Report)

- Protections for tenants so they are not harmed
- Programs to help property owners so tenants are not hurt
- Appliance exchanges where tenants give the City old appliances in exchange for new ones
- Make power companies and owners responsible for this transition
- Tax credits
- Establish direct communication between tenants and landlords around this

The full-length SAJE report, totaling 96 pages of presentation materials, poll results, demographic survey results, and participant discussion highlights is available at this link. The Executive Summary concisely conveys the conclusion of the four focus groups on these questions:

> "Overwhelmingly, participants said that their top concern about decarbonization is the cost. Overall, participants said that they were concerned about 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."
>
> (SAJE Report, April 22, page 2).

North Hollywood Home Alliance (NHHA) Focus Group

Focus Group Overview: NoHo Home Alliance conducted a focus group on Monday, April 11, 2022, on the campus of Central Lutheran Church in Van Nuys. Fourteen focus group members were recruited from regular participants in community services such as a weekly food bank at the location. All were low-income tenants living in Van Nuys. The meeting was conducted in Spanish as all were native Spanish speakers and utilized the bi-lingual curriculum developed by SAJE.

Participants were a diverse group with an average age of 38, an average household size of 5-6 people, and average tenancy of between 8-9 years in their current rental homes. Fewer than half reported employment outside the home, and 13 of the 14 reported annual incomes of less than 20% of the AMI for the area, classifying them as "extremely low income." All reported having air-conditioning in their units, high electricity bills, and more than half were also carrying utility debt. Only one reported owing back rent, and a large share (n=11) reported owning a vehicle, with only three depending on public transit. Participants were provided grocery gift cards for their involvement in the two-hour session.

Overview of Responses: The NoHo Home Alliance report succinctly recaps the participants' attitudes about the impacts of climate change and building decarbonization. All 14 participants:

- Recognized some benefits to decarbonization, especially improvements to housing units and fighting climate change, leading to better health for the renters in the units and for Angelenos overall.
- Expressed great concerns over the financial burden and housing burden decarbonization could cause renters.
- 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. All recognized that decarbonization could create solid jobs for Angelenos, and that it was important for renters that workers be well trained and have safe working conditions.

Mitigating the Unintended Negative Effects of Building Decarbonization

Participants identified several challenges with building decarbonization for lower-income areas of the city, including:

- 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.

Possible Equity Mitigations: 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.

The NoHo Home Alliance report, available at this link, provides an excellent summary of the participants' overall views on climate change, building decarbonization and impacts on low-income communities, especially renters.

"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."

(from the North Hollywood Home Alliance Report of April 11, 2022).

Appendix

Item 1: SCOPE Public Comment Letter

Subject: Draft Process Report on Climate Equity LA (CELA) Community Engagement and Education Virtual Workshop Series (Dated September 2, 2022)

SCOPE

September 2, 2022

Subject: Draft Process Report on Climate Equity LA (CELA) Community Engagement and Education Virtual Workshop Series

Attn: Marta Segura, CEMO Director and Chief Heat Officer
Michele Prichard, Andres Gonzalez, Liberty Hill Foundation

Dear Marta, Michele, and Andres,

SCOPE would like to begin by expressing our appreciation for the bold leadership of the Climate Emergency Mobilization Office and Liberty Hill Foundation in the development and implementation of the 2022 Climate Equity LA Series. The vision of the Climate Equity LA Series is aligned with our efforts to uplift racial and climate equity. The purpose of SCOPE's participation in this series was to explore the need for equitable climate policies that address health, jobs, affordable housing, and the climate crisis. The Climate Crisis is a threat and public health emergency, and the well-being of millions has been harmed. Particularly those living in frontline communities, who must be at the center of policy development that will mitigate emissions and create climate resiliency measures. Our hope was to further our collective effort to prevent further harm and co-create resilient thriving communities. SCOPE mobilized Black and Brown grassroots members to participate in all three workshops. We also participated in the climate adaptation and resilience design team, and facilitated conversations throughout the series. We appreciate the opportunity to share our thoughts and provide feedback on the design and implementation of the first part of the series on Building Decarbonization. Our feedback on the report is compiled in themes that are important to SCOPE staff and membership:

Community Engagement Approach

Our vision for a just transition to the regenerative and equitable economy is for community members across Los Angeles, particularly those representing frontline communities, to be at the center of designing climate and economic policies. It is important to acknowledge that without their participation, CEMO's commitment to a community-led engagement process could not be possible. Many of these families juggle multiple jobs and are faced with a wide range of burdens and impacts, yet many of them committed to participate in the series to uplift their concerns. We appreciate the opportunity to bring SCOPE members and other frontline communities together to share their lived experiences, concerns, and priorities.

We also want to recognize that community engagement requires time and resources. If we are truly committed we must invest in the practices and modalities that facilitate genuine engagement. We are committed to not replicating extractive practices, and are committed to growing our capacity to create regenerative solutions in partnership with frontline communities. Which is why moving forward we need to prioritize community participation in the agenda and the development of the curriculum. It is important to create a space that uplifts community expertise and balances participation. Ultimately, this

is about power in the decision-making process, or at the very least influence over the solutions. We believe that CELA can play a key role in balancing the power dynamics in the City's decision-making process. Additionally, we hope to transition to in-person workshops in the future. The original intention was to provide an opportunity for in-person community engagement in key communities.

Outreach and Promotion for CELA

Outreach was extremely important due to the modality of the series. Due to COVID, a focused outreach effort was important to ensure community representation/engagement in a virtual space. As mentioned before, community engagement takes time and resources, and outreach is a critical element in the engagement process. We appreciate the intent and resources to support our outreach efforts.

Additionally, we want to underscore our appreciation for the creation of the social media toolkit, and would have welcomed an opportunity to co-design culturally-relevant outreach materials to prepare CBO staff to have meaningful conversations about Building Decarbonization and the intention of the CELA in equitable policy making. The office should adopt a popular education model to engage community members on the impacts of climate change from an environmental and economic justice perspective. These materials have to be culturally relevant, linguistically diverse, and accessible. We would also like to see materials that underscore community priorities that were defined in the building decarbonization workshops and future policies that will result from this process.

Workshop Process and Implementation

Although interpretation was provided, we learned that genuine community engagement requires a deeper commitment to language justice. The office needs to ensure that we provide high-quality consistent interpretation and translation of material. We recommended involving community members and CBO staff in the review and facilitation of translated materials. We also want to underscore that language-specific break out groups were key for participation. It is important to provide the community the opportunity to engage in their language of comfort.

SCOPE staff and members want to continue a joint collaboration with CEMO, Liberty Hill, and CBO partners to design and implement future engagement and education workshops that facilitate the participation of the most impacted communities in a transformative and meaningful way. We hope that these suggestions will be helpful and welcome future conversations of how to actualize the vision of the Climate Equity Series LA.

Sincerely,
Gloria Medina,
Executive Director
Agustin Cabrera,
Policy Director
Strategic Concepts in Organizing and Policy Education

Appendix 1: Line edits to the process report

a. The term “community assemblies” is not mentioned until page 5 of the report, unless we have missed an earlier mention. It might be helpful to mention the term earlier on page 3 in the Community-Based Engagement Approach section. I am not sure if there is clarity between the term “community assemblies” and the “workshop series”. This might be confusing to the reader, and it does not establish the grounding idea that the engagement was meant to be a community space.

b. On page 16 can we use another term for “ground rules”, unless this is really the term we used, I do not remember. If possible, using a less directive term would be better, like agreements, guidelines