

# Exploration of solutions: What policy and program tools do we have available to us locally?

San Francisco Climate Action Planning – Best Practices in Engagement for Equitable Policy Design



**Rich Chien**

Senior Environmental Specialist  
San Francisco Environment Department



**Avni Jamdar**

Regional Director  
Emerald Cities Collaborative



# Procedural Equity in climate planning: S.F. Anchor Partner Network

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Rich Chien  
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# Agenda

1. **Anchor Partner Network (APN): origins, process, impacts**
2. **Decarbonization and community engagement – S.F. perspectives**



# SAN FRANCISCO'S CLIMATE ACTION PLAN 2021

2019: Climate Emergency Resolution

2019: Focus 2030 (“technical report”)

2019-2021: CAP development

# CAP Lenses

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# Zero Cities (2017-2019)





## APN Recommendations in CAP

1. Develop and adopt tenant protection and anti-displacement policies for renters.
2. Offer targeted technical assistance for BIPOC and low-income owners and tenants including information about incentives, rebates, and financing options.
3. Partner with workforce development entities, labor unions, and apprenticeship programs to disseminate training, funding and job opportunities.
4. Partner with CBO's, energy providers, vendors, and others to create a Climate Equity Hub to connect building owners and other customers with education, high-road service contractors, city services, rebates and financing.





# Climate Equity Hub



Channel resources  
and support to  
individual  
homeowners and  
renters



Support the  
continued growth of  
the electrification  
industry and  
workforce



Improve/streamline  
the City's oversight of  
electrification  
processes

# Findings from Menlo Spark memo (1/2)

## SF approaches to pass-through's

1. Existing S.F. Capital Improvements Pass-Throughs Program
  - Large Buildings (6 units or more)
    - Annual rent increases limited to 10%
    - Capital improvements are 50% recoverable
    - Straight line amortization of 7 or 10 years, dependent on type
  - Small Buildings (5 units or less)
    - Annual rent increases limited to 5%
    - Capital improvement costs are 100% recoverable
    - 10-year amortization period for: heaters, appliances, water heaters
    - 20-year amortization period for electrical wiring
  - Base Rents remain the same for rent control purposes

# Findings from Menlo Spark memo (2/2)

- Existing legal environment appears to favor the City's ability to prevent an excess burden on renters from decarbonization and electrification
- Pass-through rules can be applied to properties that are receiving public funds through a contract with the City
- Downtime allowances, while needing to be addressed comprehensively, may not be a significant issue (e.g. simple replacements)
- Rules on pass-throughs are subject to the same rules that apply to rent control
- Existing capital improvement pass-through rules can accommodate the requirements of decarbonization and electrification

# Rich Chien

[richard.chien@sfgov.org](mailto:richard.chien@sfgov.org)

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