

**City of Cambridge
Climate Protection Action Committee**

**Minutes
January 12, 2017**

Attendees: Lauren Miller (chair), Johanna Jobin (vice chair); Lyn Huckabee (secretary), Betsy Boyle, Tom Chase, Keith Giamportone, Brian Goldberg, Ted Live, John Ullman, Sarah Mandlebaum, Chris Nielson, Keren Schlomy, Quinton Zondervan; *staff:* Brownyn Cooke, John Bolduc, Seth Federspiel

Approval of Minutes - November 2016 minutes approved. All in favor.

Election

Sarah Mandlebaum nominated as secretary. All in favor.

Should have a note taker and a back-up for the day of CPAC.

City updates

Bronwyn: greenhouse gas inventory. Almost done. Forecast, part of inventory, is almost done. Trying to figure out how to pursue climate action plan without bringing on new consultant that will have to get up to speed on everything. Working on plan to integrate all the data.

Keren: when is paperwork due for Georgetown Prize?

Seth: Measurement period ended 12/31. Initial report due by end of February. Georgetown will use that and all other information to decide on finalists. Finalists will be invited to submit comprehensive report in spring. Final winner declared early fall after summer review. At least ten finalists.

Quentin: Is Inittowinit campaign over?

Seth: This campaign may be over, but energy efficiency work will continue. Have made a lot of meaningful actions, but measurement not clear on quantitative outcomes.

John: cosponsoring climate change/urban forest workshop Jan 24-25 with US Forest Service and regional metro Mayors Task Force, hosted at MIT. Time to sign up still.

Net Zero Action Plan update

Lauren: Working group meeting last week. Reviewed draft progress report. Plan is to issue progress report on an annual basis, and CPAC will endorse with cover letter. Can flag issues as needed. Seth will give high level view of 2016, what's been done.

Seth: Table shows summary of each action taken in 2016, and progress through end of calendar year. FY17 report will be presented in summer.

Five action categories. Four were activated in FY16.

Action 1: Efficiency in existing buildings. Start multifamily pilot with Eversource and MIT. Have been in in-depth conversation with Eversource; pilot design mostly done, hope to kick off later in winter.

Action 2: Steps for new construction: incentives and standards. Market-based incentive program, originally thinking fee-bate, but no consensus so Harvard and MIT researched. Hasn't gotten off the ground yet.

Working group: CPAC reps from Harvard and MIT can try to push things along. Might want to address in letter and start pushing along.

Seth will reach out to Harvard and MIT to get ball rolling. He'll write out initial scope and send out. Will copy Harvard and MIT CPAC reps.

Brian Goldberg from MIT: offered help in getting ball rolling.

Lyn: at what point is it appropriate to put up red flag about future questions? Within state policy and Mass Save, anticipating big challenges relating to ISA that will probably happen by the time multifamily pilot is ready. At what point do you want to flag the fact that there should be an expectation that we can't project much past pilot. Anticipate that the structure of efficiency in-home delivery is going to change fundamentally, after ISA goes away. So given this information, at what point do we make a shift in the plan?

Lauren: we should flag it in the letter that this is coming, and that we'll need to adjust the plan.

Quinton: add a column for potential challenges where we don't yet know what the outcome will be? Unknown challenges. Make explicit the changes, even if we don't know the final outcomes.

Seth: reporting back, not talking about the future necessarily.

Quinton: do we want to have a separate meeting on future steps?

John: letter should note issues as red flags to track and address.

Lauren: Yes, flag in the letter.

Lyn: Will be discussed at Energy Efficiency Advisory Council. There'll be about 8 months to indicate interest in development going forward. Will address off the shelf lighting.

Seth: 2.2.2 is about density bonuses. Supposed to be part of Envision Cambridge city-wide planning process. Envision process: this stage not yet reached, will be in latter half of calendar year. Would be in favor of letting Envision take it through the process.

Working group: Agree, but need to monitor to make sure it doesn't fall behind too much.

Tom: phrasing for net zero emissions or for high performance?

Seth: it addresses net zero emissions.

Seth: 2.3. Involves the state. Goal is to change green building ordinance to require higher building energy performance. But as ours gets more specific, it infringes more on state bldg. energy code. Good news is that state code updated as of last August, so our goal will allow any new permitting to require. Challenge will be to keep up with Net Zero Action Plan calls for. Doubt that state will keep up the same pace. Need to figure out if we need a performance based standard that won't conflict with state code; could be based on emissions performance of building.

Working group: Yellow. On track, but need to flag for the future that there will be conflict in future and figure out how to avoid. Note that not many buildings will fall into the size gap between stretch code and green building standard. If we want to keep making progress we'll have to deal with this issue. May want to consider amending to requiring LEED Gold.

John: might be useful to have a conversation about energy model review.

Seth: 2.4. Two components: municipal buildings. 2.4.1 new buildings with gut renovations. City has committed within plan to have net zero by 2020. New Construction should target net zero or be net zero ready. CPD has been talking to CPW to define what net zero ready is, and limited use offsets, to understand how it applies to their projects.

Working group: flagged to push city along. Will put in the letter that there be a policy for municipal buildings to hit net zero.

Seth: net zero is always referring to emissions. Working on definition of net zero ready. NZ ready achieves maximum savings, and designed to accommodate 100% of energy demand by on or off-site sources.

Seth: 2.4.2 is renovations, not gut rehab. Green. Municipal facility improvement plan underway. Evaluated 42 buildings, have tiered action plan for renovation. Will track progress and results. Will expand to include all buildings, include schools.

Working group: Action has been met.

Seth. 2.5: removal of barriers to increased insulation. Issue raised in task force: sometimes best way to increase insulation is to add exterior insulation, but issue with some lots and setbacks. Proposal was to reduce distance. Need to study how prevalent this problem is, and then evaluate how to take policy action to address problem. Policy exists for exemption if purpose is to increase efficiency. But need to know if further policy changes needed.

Working group: Need to move forward with study.

Seth: 3.1 Low carbon energy supply. Have consultant conducting study. Will be done later this year. Green.

3.2 Solar Ready. Green Building Zoning requirement. Trying to make sure we've done homework to inform change. Did study in FY16, and will now figure out how best to pursue that policy. Hoping state would act on 9th edition building code sooner, so will have go ahead and decide if we want to move forward. But study is complete.

3.3 MOU MOU's drafted, on track to adopt this FY.

5.1 Capacity building: communications strategy. $\frac{3}{4}$ way through process to develop communications strategy. Just brought on communications manager.

5.2 Capacity to manage Net Zero report. CPAC overseeing, Seth managing.

5.3. Net Zero Labs. Recommended taken up by lab community, incorporated into compact for sustainable future, which as established working group to address this. Behind schedule in addressing feasibility of developing standard.

Quinton: since we're approaching universities on market mechanisms, and talked in NZTF that they would work on carbon fund, should mention it in the report even though it's not starting FY16.

Lauren: Next step will be to draft letter that incorporates working group and comments made in tonight's meeting. Seth will finalize progress report, and working group will draft for approval in future meeting.

BEUDO Reports

ICF is consultant for administration of energy use disclosure ordinance. Provide help desk service for building owners and managers to prepare reports. Also doing some analysis and

stakeholder discussions around issue of how to put data into context. 2016 2nd year of reporting; reporting retroactively to 2015 data. In 2015, started with no-residential 25K SF and residential 50+ units; in 2016 increased. Now covering everything that needs to be covered. Report includes Sept data set, though 50 or more have come in since – got up to about 91% compliance rate.

Data covers 62.7M SF. For 2016, data similar in terms of space breakdown of property types. 569 reports total. Average size building 75K SF. Median source energy use intensity: 158.6 (kBTU/ft²), all energy used to supply building. Median site EUI: 82.5 kBTU/ft².

John: Will be producing a report on the data. Welcome input from the Committee.

Brian: offered input on water usage.

Member Reports

Quinton: applying for neighborhood solar grant.

Notes by Betsy Boyle