# CITY COUNCIL MEETING TUESDAY, April 5, 2016

**PRESENTATIONS** 



# **Community Choice Energy for Alameda County**

**Status Update** 

City of Hayward Tuesday, April 5, 2016



# What is Community Choice Energy?



CCE enables local governments to procure and/or develop power on behalf of their public facilities, residents and businesses. It has proven to increase renewable energy and lower greenhouse gases while providing competitive electricity rates.

## **How Community Choice Energy Works**



source



CCE

buying and building electricity supply

delivery



UTILITY

delivering energy, maintaining lines, billing customers customer



YOU

benefitting from affordable rates, local control, cleaner energy

# Potential CCE Advantages



- CCE is responsive to local environmental and economic goals
- Offers consumers a choice where none currently exists
- Revenue supported, <u>not</u> taxpayer subsidized
- Stable, often cheaper, electricity rates
- Allows for rapid switch to cleaner power supply and significant GHG reductions; achievement of local CAP goals
- Provides a funding source for energy efficiency and other energy programs like energy storage and EV charging stations

# **CCE** is Growing in California





### Exploring / in Process

Alameda County
Butte County

City of San Jose

Contra Costa County

**Humboldt County** 

Lake County

Los Angeles County

Mendocino County

Monterey County\*

Placer County

Riverside County

San Benito County\*

San Bernardino County

San Diego County

San Luis Obispo County\*\*

Santa Barbara County\*\*

Santa Clara County / Silicon Valley Clean

Energy

Santa Cruz County\*

Solano County

Ventura County\*\*

Yolo County

<sup>\*</sup>Monterey Bay Tri-County

<sup>\*\*</sup>Central Coast Tri-County

# Status in Bay Area Counties



# All Nine Counties Engaged ...

Operational: Marin, Sonoma Counties

City of San Francisco

Joined Marin: County of Napa

Cities of Richmond,

San Pablo, El Cerrito, Benicia

Launching Soon: San Mateo County

Under Development: Alameda, Santa Clara

Counties

Early Investigations: Contra Costa County

Next/Follow Up: Solano County



## The Context in Alameda



- In June 2014, the Board of Supervisors allocated \$1.32 million to assess CCE in Alameda. Up to \$3.25 million may be spent if the first phase looks positive.
- First phase includes establishing the Steering Committee, doing city and stakeholder outreach, and conducting the technical study.
- All eligible cities authorized load data collection
- MRW & Associates in Oakland was selected as the tech. study consultant and has started work.







# 3 CCE Programs in California... so far









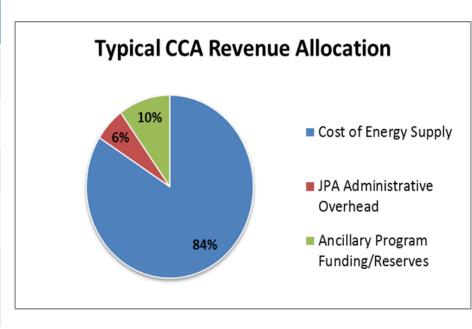
Launch Year	2015 Avg. Customer Rate Savings	Power Options (current)	
2010	2-5% below PG&E	56% Renewable	
		100% Renewable	
		100% Local Solar	
2014	6-14% below PG&E	36% Renewable 100% Renewable	
2015	3-4% below SCE	35% Renewable 100% Renewable	

# **CCE Financial Performance**



## MCE and SCP are fiscally sound

	MCE (FY15-16)	SCP (FY15-16)
Total Projected Revenue	\$145,933,000	\$165,495,000
Expenses	\$141,433,000	\$148,588,000
Cost of Energy	\$129,522,000	\$130,100,000
Cost of Administration	7%	4.5%
Projected Net Increase in Reserves	\$4,500,000	\$16,907,000



# **Basic Program Mechanics**



- 1. Form or join a Joint Powers Agency: Local governments participate by passing an ordinance and entering into a JPA Agreement. JPA structure protects city general funds.
- Utility (PG&E) continues to provide consolidated billing, customer service, grid and line maintenance.
- 3. PG&E programs for low income/CARE customers remain the same
- 4. CCE electric generation charges (including exit fee) appear as new line items on the customer bill; all other charges remain the same.
- 5. CPUC certifies CCE Plan; oversees utility/ CCE service agreement and other requirements.
- 6. Under State law, CCE is an "opt-out" program.



# Sample Energy Bill – MCE





### **ENERGY STATEMENT**

www.pge.com/MyEnergy

\_...

Account No: 1234567890-1

Statement Date: 10/01/2013

Due Date: 10/22/2013

82.85

82.85

\$0.00

\$39.32

\$42.81

\$27.20

\$109.33

\$109.33

### Service For:

MARY SMITH 1234 STREET AVENUE SAN RAFAEL, CA 94804

#### Questions about your bill?

24 hours per day, 7 days per week Phone: 1-866-743-0335 www.pge.com/MyEnergy

#### **Local Office Address**

**Important Messages** 

Your charges on this page are separated into delivery

other than PG&E. These two charges are for different

Electric power line safety PG&E cares about your s

antennas at least 10 feet away from overhead power away, call 9-1-1 and then PG&E at 1-800-743-5000.

750 LINDARO STREET, STE 160 SAN RAFAEL, CA 94901 Page 1

## **ENERGY STATEMENT**

www.pge.com/MyEnergy

# PG&E

### **Details of MCE Electric Generation Charges**

10/01/2013 – 11/01/2013 (31 billing days)

SERVICE FOR: 1234 STREET AVENUE

Service Agreement ID: 0123456789 ESP Customer Number: 0123456789

#### 10/01/2013 - 11/01/2013

Your Account Summary

Amount Due on Previous Statement

MCE Electric Generation Charges

Previous Unpaid Balance

Current Gas Charges

**Total Amount Due** 

Total Amount Due

Payments Received Since Last Statement

Current PG&E Electric Delivery Charges

Rate Schedule: RES-1

DEEP GREEN - TOTAL 508.000000 kWh @ \$0.0100 \$5.08 GENERATION - TOTAL 508.000000 kWh @ \$0.07400 \$37.59

Net charges \$42.67

Energy Surcharge

\$0.14

### Total MCE Electric Generation Charges

\$42.81

Account No: 1234567890-1

Statement Date: 10/01/2013

Due Date: 10/22/2013

#### Service Information

Total Usage 508.000000 kWh

For questions regarding charges on this page, please contact:

MCE

781 LINCOLN AVE STE 320 SAN RAFAEL CA 94901

1-888-632-3674

www.mceCleanEnergy.com

### **Additional Messages**

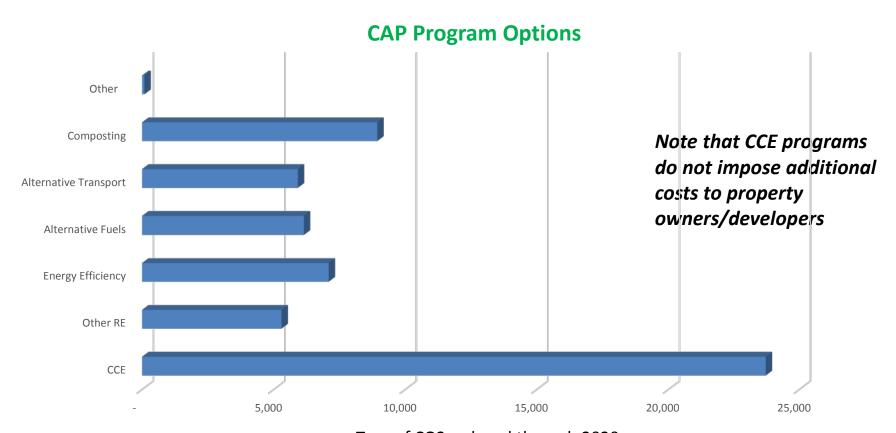
For questions regarding your charges on this page, please contact your Third Party Energy Service Provider.

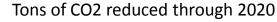
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## **CCE & Local Climate Action Plans**

Excerpt from City of San Mateo Climate Action Plan









## What are the Risks...

## And how are they mitigated?





Rate Competition/Market Fluctuation: Rates will vary with market conditions. Power market expertise and well crafted power RFPs are essential; Diversified supply portfolio and "value add" programs.



**Customer Opt-Out:** Competitive rates are a must; Articulate additional consumer and community benefits.



**Political:** Align CCA to local policy objectives; Appeal to both progressive and conservative minds by making the environmental AND business case.



Regulatory/Legislative: PUC decisions may adversely affect CCA; also example of AB 2145; Participate in the regulatory and legislative process.

# **Next Steps: Tech Study**



- Purpose is to determine MWH need, peak demand requirements, ability to be competitive with PG&E and procure enough renewables
- Alameda's tech study is unique for two reasons:
- Economic Development: Seeking to quantify more precisely the job creation benefits of local renewables development
- Energy Efficiency: Assessing the potential for energy efficiency programs as an integral part of the CCE program
- Draft of tech study expected to be completed by late-May.



# Tech Study Results from San Mateo



Key Considerations	Scenario 1	Scenario 2	Scenario 3
General Environmental Benefits	35% Renewable 35% GHG-Free	<b>50%</b> Renewable <b>63%</b> GHG-Free	100% Renewable 100% GHG-Free
Rate Competitiveness (on average, relative to PG&E rate projections)	<b>6%</b> <u>savings</u>	<b>4%</b> <u>savings</u>	<b>2%</b> <u>increase</u>
Projected Residential Customer Cost Impacts (On average, relative to PG&E rate projections. Average monthly usage for residential customers ≈ 450 kWh)	<b>\$5.40</b> monthly cost <u>savings</u>	<b>\$4.05</b> monthly cost <u>savings</u>	<b>\$1.80</b> monthly cost <u>increase</u>
Assumed Customer Participation	<b>85%</b> across all customer groups	<b>85%</b> across all customer groups	75% for residential and small commercial 50% for all other groups
Comparative GHG Emissions Impacts (approx. savings in metric tons of CO2 equivalent)	<b>211,000</b> MTCO2 of <u>additional</u> GHG emissions in Year 1	<b>75,000</b> MTCO2 of GHG emissions reduction in Year 1	204,000 MTCO2 of GHG emissions reduction in Year 1

# **CCE Steering Committee (SC)**



- Representatives from all cities included
- Outside stakeholders including environmental groups, labor, social justice and other organizations
- ➤ The SC meets every month to discuss CCE issues and advise Board of Supervisors (for example, the Committee advised on the scope of the technical study).
- Also a forum for discussion and education (including presentations on broader energy markets, CCE policy updates, etc.)



# **Project Timeline**



- ➤ Goal is to launch EBCE by April 2017
- > To meet this goal, we are working on parallel paths
- ➤ The County is starting the JPA process now and has reached out to all the city managers and attorneys. The tentative deadline to join the JPA is October 31, 2016
- As an initial step, County is briefing all the cities on progress to date and plans going forward.

# **Project Timeline**



# Phase 1a: Initial

- ✓ BOS funds allocated
- ✓ Load data request into PG&E
- Steering Committee (SC) formed
- Webpage and Stakeholder database developed

# Phase 1b: Tech Study

- ✓ Final scope reviewed by SC
- RFP issued and Study completed
- Targeted stakeholder mtgs; plan for Phase 2 community outreach
- Expand website
- Go/No-Go decision

# Phase 2: Program Dev't

- Enabling Ordinances (CCE/JPA)
- Expanded outreach
- Energy Svcs RFP/ Negotiations
- Implementation Plan to CPUC
- Utility Service Agrmt
- Bridge financing to revenue

# Phase 3: CCE Launch

- JPA Org. Devt (e.g. working cap, staffing)
- Data Mgmt and other Svc. Contracts
- Marketing campaign
- Call Center; opt-out notifications
- Conservation & Renewables programming

Mar 2016

Go/No-Go Decision Q1/2 2016

Initial JPA Formation

Q3/4 2016 Q2 2017 Program Launch

Imp Plan & Energy Svcs

# What We're Asking from the Cities



- Your city manager has already authorized collection of your city's load data for the technical study.
- Right now, we're only updating you and re-introducing the concept to city councils.
- ➤ If the study seems positive and if the BOS approves funding for Phase 2, we will do another round of presentations to the cities on the study's results. Most likely in early-summer.
- At that point, we will ask cities to decide whether or not they will join EBCE. A copy of the negotiated JPA agreement and CCE ordinance will be provided.
- The <u>tentative</u> deadline for cities to determine their participation is October 31.
- The County stands ready to assist the cities in whatever it needs to make this decision (community workshops, study sessions, preparation of staff reports, etc.). No expenditure of city general funds will be required



# Thank you!

For further information, please contact: Bruce Jensen Alameda County Planning Department (510) 670-5400 Bruce.Jensen@acgov.org









# FY 2017 Community Agency Funding

Recommendations Including Community Development Block Grant (CDBG); Social Services; and Arts & Music

# Department of Library & Community Services

Presented on behalf of the Community Services Commission

Sean Reinhart
Director of Library & Community Services

Dawn Jaeger Community Services Manager





Family Education
Program



Housing Rehabilitation Program



ECHO Housing





Abode Services



Community Child
Care Council



Downtown Streets Team



Hayward Day Labor Center



Eden Area YMCA





Rising Sun Energy Center



Hayward Area Recreation District



Int'l Institute of the East Bay



St. Rose Hospital



FACES for the Future





Building Opportunities for Self Sufficiency (ACCFB)



CALICO

Bridge of Faith (ACCFB)





Centro Legal de la Raza





*FESCO* 



Eden I&R



Family Violence Law Center



East Bay Agency for Children





Horizon Services



Magnolia Women (ACCFB)



Ruby's Place



Legal Assistance for Seniors



Salvation Army (ACCFB)

South Hayward Parish (ACCFB)





SAVE / COPS



Spectrum Community Services



United Smith (ACCFB)





Pacific Chamber Symphony



Hayward Arts
Council & Band and
Orchestra Festival



Hayward Municipal Band



Sun Gallery: Hayward Forum of the Arts



Youth Orchestra of Southern Alameda County



# Community Services Commission Application Review and Deliberations Process

- ✓ Online application submittals
- ✓ Application Review Committee (ARC) interviews
- ✓ Deliberations and consensus engagement
- ✓ Community Services Commission (CSC) initial review
- ✓ Deliberations and consensus engagement
- ✓ Public comment period (30 days)
- ✓ CSC final review
- ✓ Deliberations and consensus engagement
- CSC approval



# FY 2017 Summary Recommendations

CATEGORY	AMOUNT
Infrastructure and Economic Development Grants	253,500
General Fund - Social Services grants to community agencies	450,000
General Fund - Arts & Music grants to community agencies	81,955
Total Grants to Community Agencies	\$785,455
CDBG – City-operated services	492,360
CDBG – HUD required fair housing activities	51,000
Total City-Operated Services and HUD-Required Fair Housing	543,360
GRAND TOTAL FY 2016 Recommended Funding (All Sources)	\$1,328,815



# Community Development Block Grant (CDBG)

- ✓ Hayward is an "Entitlement" formula grantee
- ✓ Funding subject to HUD approval of City Council's CDBG allocations and Annual CDBG Action Plan
- ✓ Subject to HUD eligibility requirements, CDBG Compliance Policy Manual, City of Hayward Minimum Contracting Standards
- ✓ Citizen Participation: Community Services Commission, NOFA, etc.
- ✓ CDBG Funds subject to a 15% cap on Public Services



# CDBG – Infrastructure & Econ. Development

Agency	Program Description	Reco	FY17 ommendation
Community Child Care Council (4-Cs)	Childcare Provider Training	\$	27,625
Downtown Streets, Inc.	Hayward Downtown Streets Team	\$	90,000
Rising Sun Energy Center	Green Energy Training Services	\$	45,000
Eden Area YMCA	Eden Area YMCA	\$	15,000
Family Emergency Shelter Coalition (FESCO)	Shelter Services	\$	20,875
Hayward Area Recreation and Park District	ADA Restroom Memorial Park	\$	15,000
St. Rose Hospital Foundation	Emergency Department ADA Compliance Project	\$	40,000
	TOTAL	\$	253,500
	Estimated available	\$	253,500



# Social Services Grant Program (General Fund)

- ✓ General Fund grants to community agencies that serve lower income Hayward residents
- ✓ Subject to City of Hayward Minimum Contracting Standards
- ✓ Citizen Participation: Community Services Commission, NOFA, etc.
- ✓ FY 2017 estimated: \$450,000
- ✓ Funding subject to final approval of the FY 2017 General Fund budget by Council.



# **Social Services**

	Agency	Program Description	FY17 Recommendation
	Abode Services		\$ 30,000
		AC Impact	,
*		Alameda County Community Food Bank - line of credit	\$ 11,247
*	Bridge of Faith (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 5,688
	CALICO	Hayward Child Abuse Intervention	\$ 20,000
	Centro Legal de la Raza	Legal Services for Tenants, Refugee Children, Migrant Families	\$ 26,000
	Community Initiatives - Day Labor Center	Job Referral and Education	\$ 27,000
	EBAC: East Bay Agency for Children	Child Assault Prevention Program (CAP)	\$ 18,500
	Eden I&R, Inc.	2-1-1 Communication System	\$ 40,000
	Family Violence Law Center	Family Violence and Homelessness Prevention Project	\$ 40,000
	FESCO: Family Emergency Shelter Coalition	Les Marquis House - Shelter Services	\$ 40,000
	Horizon Services, Inc.	Lambda Project	\$ 30,000
	International Institute of the Bay Area	Legal Services for Immigrants	\$ 10,000
	Legal Assistance for Seniors	Legal Services & Education to Hayward Seniors	\$ 20,000
*	Magnolia's Women's Recovery (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,577
	Ruby's Place	Shelter Services	\$ 40,000
*	Salvation Army-Hayward (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,108
	SAVE/ COPS	SAVE/COPS	\$ 15,000
	South Hayward Parish	South Hayward Parish Food Pantry	\$ 15,000
*	South Hayward Parish (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 18,763
	Spectrum Community Services	Meal Program for Seniors	\$ 21,000
	St. Rose Hospital Foundation	FACES for the Future	\$ 17,500
*	United Smith (via ACCFB)	Alameda County Community Food Bank - line of credit	\$ 1,617
		TOTAL	\$ 450,000
*=	application is through a fiscal sponsor	Estimated Available	\$ 450,000

# Arts & Music Grant Program (General Fund)

- ✓ General Fund grants to support an array of arts and music programs
- ✓ Subject to City of Hayward Minimum Contracting Standards
- ✓ Citizen Participation: Community Services Commission, NOFA, etc.
- ✓ Grants can include up to 10% Administration fee for the Fiscal Sponsor
- ✓ Funding subject to final approval of the FY 2017 General Fund budget by Council.



### **Arts & Music**

Agency	Program Description	FY17 Recommendation
*Hayward Arts Council (via HAHS)	Art education and gallery operations	\$ 18,134
*Hayward Band & Orchestra Festival (via HAHS)	Student concerts	\$ 8,140
*Hayward Municipal Band (via HAHS)	Summer concerts	\$ 16,165
*Pacific Chamber Symphony (via HAHS)	Orchestral music school assemblies	\$ 5,693
*Sun Gallery (via HAHS)	Art education and workshops	\$ 30,195
*Youth Orchestra of Southern Alameda County (via HAHS)	Orchestra workshops and concerts	\$ 3,628
	TOTAL	\$ 81,955
* = application is through a fiscal sponsor	Estimated available	\$ 81,955



<sup>\*</sup>Total includes 10% administrative fees for the fiscal sponsor

## NEXT STEPS: Public Hearing April 19, 2016

- ✓ Council authorization of the FY 2017 CDBG Allocations, Citizen Participation Plan, and CDBG Annual Action Plan.
- ✓ Council establishment of preliminary funding decisions in the FY 2017 Social Services and Arts & Music categories.







## Harvest Park

31 West Jackson Street

# Location





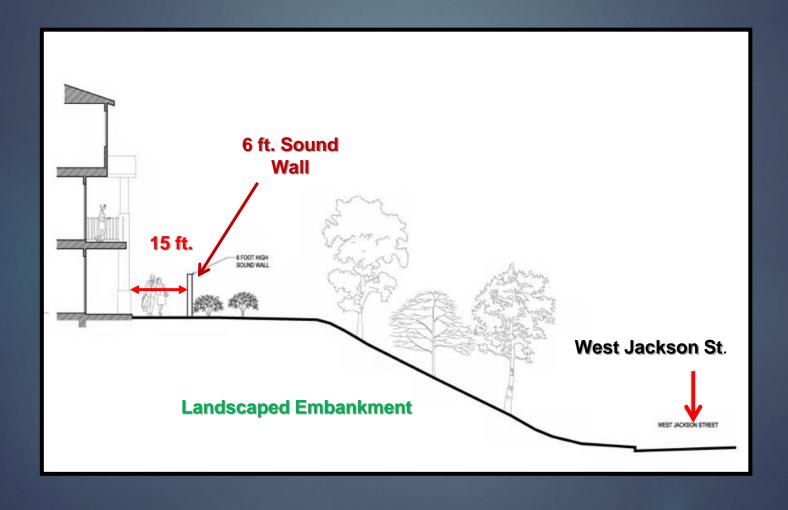
## Site Plan





## Cross Section-Variance





## Variance-15-foot Front Yard Setback





# Neighborhood Development



Diamond Crossing

Condominiums facing West Jackson Street



# Proposed Elevation





## Revised Condition No. 56



Each townhome shall have an individual domestic water meter. The Facilities Fee will be based on the water meter size required to meet the indoor water demand (excluding fire service demand) and outdoor demand of the residence as determined by the City. Currently, the Facilities Fee for a 5/8" meter is \$6,484, and for a ¾" meter is \$9,730. In addition to the Facilities Fee, each water connection will require an installation fee of \$3,500 for the actual field installation of the service line and the water meter if the work is performed by City personal, and a fee of \$200 for radio-read equipped water meters. If the actual field installation is performed by the developer as part of installing new water mains within the development, then the City charges for providing and installing the water meters will be \$310 per meter, instead of \$3,500, plus the \$200 radio-read fee.

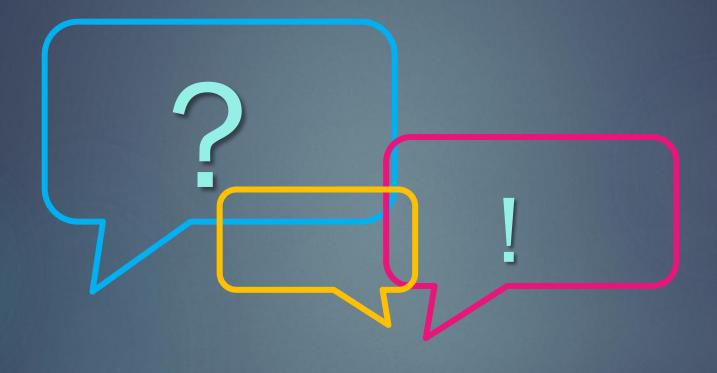
## Staff Recommendation



- Adopt the Resolution Finding the project categorically exempt from the California Environmental Quality Act
- Approve the Variance for a 15-foot Front Yard Setback and Vesting Tentative Tract Map 8240, subject to the Findings and recommended Conditions of Approval.
- Introduce the Ordinance approving the Zone Change to High Density Residential and designating an 11,326-square-foot vacated portion of West Jackson Street right-of -way as High Density Residential (RH).

# Questions & Discussion









## Harvest Park

31 West Jackson Street









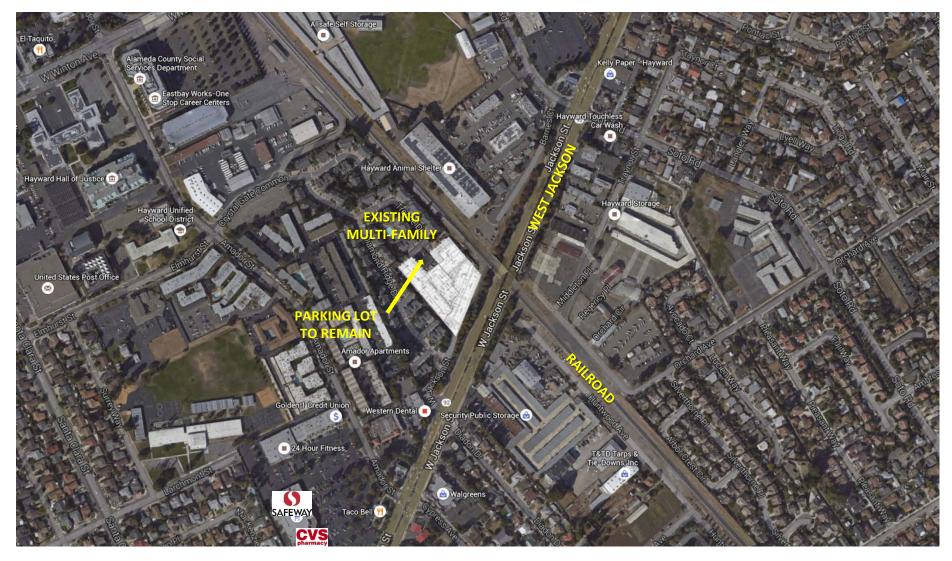


# HAYWARD, CA





### **PROJECT SITE**



- SITE 2.6 ACRES AFTER PURCHASE OF ROADWAY
- ADJACENT USES
  - o WEST JACKSON ST / HWY92
  - o RAILROAD
  - o MULTI-FAMILY (DIAMOND CROSSING 177 condos)
- GENERAL PLAN HDR (17.4 34.8 DU/AC)
- ZONING RH & PD (PD WAS LEFT OVER FROM PREVIOUS PROJECT)
- DENSITY 50 UNITS / 2.6 ACRES = 19.2 DU/AC (NEAR BOTTOM END)

### SITE PLAN



### **OPEN SPACE**



- LARGE BUFFER AND OPEN SPACE BETWEEN PROJECT AND WEST JACKSON (RE-LANDSCAPED WITH PROJECT)
- CENTRAL OPEN SPACE (BUILDINGS PINCH DOWN TO PROTECT AREA FROM RAILROAD NOISE)
- REAR OPEN SPACE MORE PRIVATE (SAFE SPACE FOR SMALL KIDS TO PLAY)
- WALKING PATH THROUGH / AROUND SITE
- FRONT ELEVATIONS AND PORCHES OPEN OPEN SPACE

### **SITE CONCERNS**



- GATED COMMUNITY
  - FOR SAFETY DUE TO THE PROXIMITY OF HWY 92 AND THE RAILROAD TRACK (A LOT OF NON HAYWARD RESIDENT TRAFFIC)
  - ADJACENT PROJECT IS GATED

### PRIVATE COMMON OPEN SPACE

- THIS SPACE IS ESSENTIALLY THE RESIDENTS' YARDS
- 4 PUBLIC PARKS WITHIN A MILE

### NO TOT LOT

- VERY SMALL NUMBER OF RESIDENTS WILL USE THIS (+/-5%)
- LARGE COST TO ALL HOMEOWNERS TO INSTALL / MAINTAIN / INSURE



### **NEW HOME RATING SYSTEM, VERSION 6.0**

### MULTIFAMILY CHECKLIST

The Green in one-profit Mated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build it Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points, Earn the following minimum points per category: Communy (2) Energy (26), Indoor Ar Quality/Health (6), Resources (6), and Water (8), and meet the prerequisites CALCreen Mandetory, 52.2, 161.1, 51, 01, 07.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual For more information please visit www.builditgreen.org/greenpointrated Ruild is Green is not a code approximant apercy.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build it Green. This is the public version of the Checklist and cannot be used for certification.

D9.2 Mitigation Strategies for Attached Garage

Total Points Targeted: 104

Certification Level: Silver

POINTS REQUIRED

#Minimum Points

Targeted Points

New Home Multifamily	Varion 6.0.2	. 2			6	6		
New Home Multilarnii	y Version 6.0.2							
Harvest Pa		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	4000
	Measures			Pos	sible P	oints		Notes
CALGreen	CALCOUR Des (MEQUIDED)	4		-		-	-	
A SITE	CALGreen Res (REQUIRED)	4		1	1	1	1	
No	A1. Construction Footprint	0				1		
	A2. Job Site Construction Waste Diversion							
Yes No	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover) A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0	-	-		2		
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1	_			1		
No	A3. Recycled Content Base Material	0				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1				
No	A5. Construction Environmental Quality Management Plan Including Flush-Out A6. Stormwater Control: Prescriptive Path	0	_		1			
No	A6.1 Permeable Paving Material	0		1			1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					-1	
No	A6.4 Smart Stormwater Street Design	0	1				3	
B. FOUNDATION	A7. Stormwater Control: Performance Path	0		_	_		3	
Yes	B1. Fly Ash and/or Slag in Concrete	1		1		1		
No	B2. Radon-Resistant Construction	0			2			1
No	B3. Foundation Drainage System	0				2		
No	B4. Moisture Controlled Crawlspace B5. Structural Pest Controls	0		_	1		_	
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE					11		72	
Yes	Enter the landscape area percentage C1, Plants Grouped by Water Needs (Hydrozoning)	1		-			1	1
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				-1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other	0	-	-	-	- 1:	-	
Yes	Appropriate Species	0					3	
	C4. Minimal Turf in Landscape			_	_			
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in							
	Areas Less Than Eight Feet Wide C4.2 Turf on a Small Percentage of Landscaped Area	0	_	-	-		2	
Yes Yes	C5. Trees to Moderate Building Temperature	0	1	1			1	
Yes	C6. High-Efficiency Irrigation System	0					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
No	C8. Rainwater Harvesting System	0	_				3	
Yes Yes	C9. Recycled Wastewater Irrigation System C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
≤0.65 ETo	C11. Landscape Meets Water Budget	0					2	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape			1				
TBD	Elements and Fencing C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0	-	-	-	1	-	
Yes	C13. Reduced Light Pollution	1	1			-		
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					-1	
Yes No	C16. Maintenance Contract with Certified Professional C17. Community Garden	0	2				1	
D. STRUCTURAL FRAI	ME AND BUILDING ENVELOPE		-	-		_	-	
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
Yes No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load D1.3 Advanced Framing Measures	0				2		
No	D2. Construction Material Efficiencies	0				1		
	D3. Engineered Lumber							
No	D3.1 Engineered Beams and Headers	0				1		
Yes No	D3.2 Wood I-Joists or Web Trusses for Floors D3.3 Enginered Lumber for Roof Rafters	0				1		
No No	D3.4 Engineered cumber for Root Ratters  D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				- 1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
No	D4. Insulated Headers	0		1				
No	D5. FSC-Certifled Wood D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0		1		1		
No No	D6.2 At Least 90% of Exterior Walls D6.3 At Least 90% of Roofs	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
No	D8. Overhangs and Gutters	0		1		1		
No	D9. Reduced Pollution Entering the Home from the Garage D9.1 Detached Garage	0			2			
NO								

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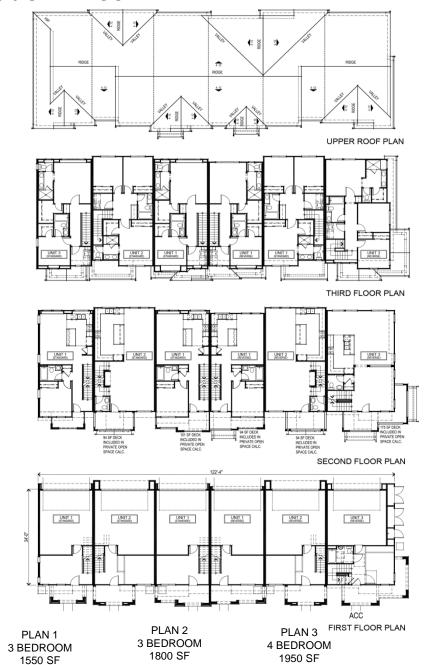
- PROJECT WILL BE GREEN POINT RATED (50 POINTS)
- PROJECT WILL ACHIEVE OVER 100 POINTS
- SOLAR ZONES PROVIDED
  - SOLAR IS NOT INSTALLED SINCE IT WILL INCREASE COSTS AND MAKE PROJECT LESS AFFORDABLE
  - INDUVIDUALS OR ASSOCIATION MAY INSTALL LATER
- EV CHARGER AT 1 GUEST PARKING SPACE
- EV CHARGER PRE-WIRE EVERY GARAGE
  - CHARGERS VARY BY VEHICLE SO THEY CANNOT BE INSTALLED

### **BUILDING C/6 UNIT FLOOR PLAN**





- 3-STORY UNITS
- VARIATION IN UNIT WIDTHS
- LARGE FRONT PORCHES AND DECKS
- WRAP AROUND PORCHES AT VISABLE ENDS
- 20% OF UNITS HAVE FULL BATH DOWN



### **BUILDING C / 6 UNIT ELEVATIONS**





FRONT ELEVATION

LEFT ELEVATION





RIGHT ELEVATION

REAR ELEVATION

- MIX OF BUILDING MATERIALS (STUCCO, SIDING, STONE VENEER)
- ARTICULATION OF BUILDING PLANES (FRONT & BACK)
- BREAKDOWN OF BUILDING MASSING (PORCHES / DECK / POP-OUTS)
- BREAKDOWN OF ROOF PLANES (NEED SOLAR ZONES)
- COLOR BLOCKING TO FURTHER DEFINE UNITS



# THANK YOU



