



## Housing Element Policies and Programs Addressing Climate Change

The update of the housing element provides an important opportunity to evaluate and adopt programs and strategies benefiting both housing supply and affordability, and energy and climate objectives. Many local governments are setting out to become models of sustainable development, implementing policies that not only benefit the climate, but improve their communities in various ways.

The housing element update can provide an effective mechanism to adopt new efficient land-use strategies such as infill, mixed-use, or downtown revitalization. It can also provide a vehicle for local governments to adopt housing and land-use strategies to address climate change and the reduction of green house gas emissions. Most of the housing and land-use strategies adopted by local governments to meet their existing and projected housing needs also serve to effectively address climate change concerns. For example, promoting higher density, infill housing for low-income workers and housing along transit corridors also can significantly contribute to reductions in green house gas emissions.

Below are programs and policies being used by local government to not only meet housing requirements, but make significant contributions to reducing greenhouse gas emissions and promote energy conservation. The programs and strategies are listed by the most relevant section of housing element law and highlight the environmental co-benefits of various housing policies.

*These examples are not meant to be exhaustive. Many other communities may have similar or additional policies and programs to those represented here. Examples have been paraphrased or edited.*

Policy or Program Description	Potential Co-Benefits						
	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<b>Opportunities for Energy Conservation</b>							
<i>Photovoltaic System Incentive.</i> Rebates provided to the utility's customers on a per-watt AC basis, consistent with the terms of the California Solar Initiative. (Alameda Power & Telecom)			X		X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>The Public Utility offers a rebate</i> to its residential and business customers who install a solar photovoltaic (PV) system. The incentive for residential customers is \$4/watt AC. Residential customers who participate in the Home Investment Package (HIP) can receive a rebate of \$5/W up to \$14,000. (Anaheim)			X		X		
<i>Greenprint Initiative.</i> A regional and multi-decade program to expand urban forests and optimize the benefits of tree canopy cover. Trees help reduce urban heat-island effect and can slow structural deterioration. (Sacramento)			X	X			
<i>Encourage resident support of renewable energy.</i> The City Department of Water and Power offers interested residents the Bronze, Silver, or Gold program. The bronze requires 15% of renewable energy, the silver 37.5% and the gold 60%. Each green kilowatt-hour signed up for would be billed at two cents above the existing rate. For more information visit <a href="http://www.burbankwaterandpower.com/green-energy.html">http://www.burbankwaterandpower.com/green-energy.html</a> . (Burbank)			X				
<i>The City Department of Water and Power offers an incentive</i> for landlords and building owners of multifamily residential rental units to replace inefficient air conditioning units with new ENERGY STAR® qualified units. The rebate amount is determined by the level of efficiency and can equal up to 50% of the installed cost. Actual incentives will be based on Seasonal Energy Efficiency Ratio (SEER) for central ACs or Energy Efficiency Ratio (EER) for room ACs of the existing and proposed unit(s). (Glendale)			X	X	X		
<i>SMUD's Solar Domestic Hot Water Program</i> provides rebates and/or loan financing to customers who install solar water heating systems. Rebates of \$1,500 per solar water heating system are available for residential customers who replace their electric water heating system. In addition, SMUD offers 100% loan financing to cover the remaining costs with a ten-year repayment period. (Sacramento)			X		X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<p><i>Work with the International Council of Local Environmental Initiatives (ICLEI) to implement the Urban Environmental Accords.</i> The program contains an element of competition to achieve as many of the 21 actions outlined in the accords as possible before World Environment Day 2012. Participating cities may earn up to a "4-Star City" designation. These implementable goals focus on urban sustainability, promote healthy economies, and advance social equity. For more information visit <a href="http://www.ci.pasadena.ca.us/permitcenter/GreenCity/Home_Green.asp">www.ci.pasadena.ca.us/permitcenter/GreenCity/Home_Green.asp</a>. (Pasadena)</p>			X	X	X		
<p><i>Adopt Action Plan for Future Water Supply.</i> Implement conservation, reclamation, re-use, desalinization, surface runoff and groundwater development practices. Landscape and irrigation practices that encourage low water demand in both private and city-owned sectors shall be promoted. The City encourages efficient water softener usage, low water demand demonstration gardens and water conservation home design awards. (San Diego)</p>		X	X				
<p><i>Community Forest Initiative.</i> Plant 5,000 shade trees per year on public property for twenty years, for a total of 100,000 trees by the year 2020. Tree cover can slow structural deterioration and reduce the urban heat-island effect. (San Diego)</p>			X	X			
<p><i>Test new ways to pave streets, parking lots, sidewalks, and trails.</i> New pervious surfaces, which allow water to penetrate the surface, offer great promise for being better for the environment. (San Jose)</p>		X	X	X			
<p><i>Encourage the planting and restoration of native</i> rather than non-native vegetation throughout the City and also in areas where plants or habitats are diseased or degraded. (Santa Cruz)</p>		X		X			
<p><i>Community Energy Independence Initiative.</i> Establish a city-sponsored solar service to first reduce energy usage and then meet the goal of solar on every roof possible by 2020. For more information visit <a href="http://www.solarsantamonica.com">www.solarsantamonica.com</a>. (Santa Monica)</p>			X	X			

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Water Efficient Landscape Program.</i> Ensure efficient water use by establishing standards for landscape design appropriate to the City's climate, soils, water resources, land use, and resource planning. (Sebastopol)		X					
<i>Promote photovoltaic system installations</i> by creating a network of vendors, improving ease and reducing cost of permitting, training and educating the community, along with other activities. For more information visit <a href="http://www.solarsebastopol.com">www.solarsebastopol.com</a> . (Sebastopol)			X				
<i>Variable Can System.</i> Customers are billed on the number and/or size of cans subscribed in order to promote reduction/recycling. (Marin County)				X	X		
<i>Home Water Survey Program.</i> Free home inspection by trained staff that will make specific recommendations tailored to the household needs. (Santa Cruz)		X					
<i>Peak Corps Voluntary Program</i> through SMUD to reduce electric load and maintain a reliable electric system during electrical emergencies. Peak Corps members allow SMUD to install a cycling device that sends a radio signal to switch-off (or cycle) their central air conditioners. Cycling can occur periodically between June 1 and September 30. Similar programs can be established within different jurisdictions (in conjunction with their Municipal Utility District) to help ameliorate massive consumption of energy during peak hours. (Sacramento)			X				
<i>Clothes Washer Rebate Program.</i> \$100 rebate for the purchase of an Energy Star ® labeled clothes washer, which uses about half the total gas and electric energy of a standard machine. (Santa Cruz)			X		X		
<i>Rebate for purchasing ENERGY STAR Refrigerators.</i> \$40-75/unit through SMUD. (Sacramento)				X	X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Zero Interest Loans.</i> Provide qualifying homeowners zero interest loans (maximum amount should be determined by local governments) for a variety of energy saving projects, including solar water heaters, heat pump systems, duct sealing or replacement, replacement windows, and weatherization measures. (Ashland, Oregon)			X	X	X		
<i>High Efficiency Toilet Rebates.</i> SoCalWater\$mart Rebate Program: Provide rebates to residents who replace existing toilets with low flow toilets. Water savings from high efficiency toilets can save \$270 to \$1,400 on water bills depending on the type of toilet replaced. Rebates start at \$30 for upgrading standard toilets and \$165 for replacing older, inefficient models. (Metropolitan Water District of Southern California--check other water or utility districts for other examples and programs)			X		X		
<i>Adopt the California Integrated Waste Management Board's model construction and demolition (C&amp;D) diversion ordinance.</i> The model is designed to be flexible enough to help jurisdictions meet their local needs. Visit <a href="http://www.ciwmb.ca.gov/ConDemo/SampleDocs/default">www.ciwmb.ca.gov/ConDemo/SampleDocs/default</a> for the model ordinance and a list of communities that have adopted ordinances.			X	X			
<i>Personal Tax Deduction.</i> Local governments can educate residents about and promote use of tax deduction. Taxpayers may deduct the interest paid on loans from a publicly-owned utility used to purchase energy efficient products or equipment for a residence in California. Items include: energy-efficient heating, ventilation, air-conditioning, lighting, solar, advanced metering of energy usage, windows, insulation, zone heating products, and weatherization systems. Customers of publicly-owned utility companies that do not offer customer financing may be able to deduct the interest from a home equity or home improvement loan used to purchase energy efficient products and equipment. This deduction may not be taken if a tax credit is taken for the purchase of the energy efficient equipment. (State of California Tax Code 17208.1)			X		X		
<i>Solar Access Regulation.</i> Requires that the site plan of new developments demonstrate that the orientation and location of buildings, structures, open spaces and other features preserve solar access of adjacent properties. (San Diego).			X				

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<i>Peak Energy Program targets multifamily buildings, as well as residents of single-family homes who are elderly, disabled, or low-income. Focuses on replacing lighting and coin-operated washing machines with more efficient models, saving resident money and reducing demand. (San Francisco)</i>			X		X		
<i>Woodburning Stove Replace Rebate Program. Provides \$250 Rebate to encourage homeowners to remove or replace non-EPA certified wood-burning heaters (wood stoves and fireplace inserts) with cleaner burning stoves or gas insert replacements. It is also possible to receive a rebate for completely removing a fireplace from service. (Marin County)</i>			X		X		
<i>Solar Rebate Program. Rebate for solar energy system purchases to residents and businesses in the unincorporated areas of the County of Marin and County of Marin employees. Photovoltaic System \$500. Solar Domestic Hot Water Heater \$300. Solar Pool Heater \$200. (Marin County)</i>			X		X		
<i>Roseville Utility Exploration Center. Roseville's Utility Exploration Center is an interdepartmental project spearheaded by Roseville Electric and the Environmental Utilities Department with support from the Parks, Recreation and Libraries Department and City Manager's Office. The Center is a key component will be a one-of-a-kind center offering an exciting new take on preserving natural resources and protecting the environment through new technologies and conservation measures in energy efficiency, water conservation, recycling, and water quality and environmentally sustainable building materials making the Center an exhibit in itself. When completed, the Center will offer children and adults fun and interactive tools for learning. (Roseville)</i>		X	X	X	X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<b>Designate Adequate Sites and Provide for a Variety of Housing Types</b>							
<i>Increase infill development opportunities</i> along commercial corridors by facilitating site assemblage to create larger more viable sites. (San Leandro)	X			X		X	X
<i>Promote infill and intensify land uses</i> consistent with existing neighborhood or commercial district patterns in developed areas currently served by municipal services. (Santa Cruz)	X			X		X	X
Based on the land-use strategy developed in the City's land-use and circulation element (LUCE) <i>identify areas of future residential development near existing and proposed transit connections</i> and adopt tools or policies to successfully develop housing that is served by nearby retail uses and services. (Santa Monica)	X			X		X	X
<i>Direct growth into compact patterns of development</i> , where living and working environments are within walkable distances. Apply the "Transit Oriented Development Design Guidelines" which are designed to reduce auto trips to work, roadway expansion and air pollution. These guidelines will maximize availability of open spaces, diversify housing and populations, as well as improve upon new and existing public transit, convenience and availability. (San Diego)	X		X	X	X	X	X
<i>Traditional Neighborhood Design (TND) Ordinance</i> . Provides for a 30% reduction in transportation fees charged to the developer in return for pedestrian-oriented design features, and another possible 30% cut for transit-friendly design. (Davidson, NC)	X					X	X
<i>Increase awareness of green building design practices</i> involving soil erosion prevention, soil permeability standards and drainage/runoff issues. Limiting development's impact can reduce the amount of water the City has to treat, saving money and resources. (Santa Barbara)		X	X	X			

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Require new buildings to maximize use of daylight and use energy efficient lighting, such as compact fluorescent lighting indoors and LED lighting outdoors.</i>			X	X			
<i>Promote design and development of inter-connected streets and traffic calming features.</i>			X	X		X	X
<i>Facilitate mixed-use development opportunities along commercial corridors served by high quality transit. Play a proactive role by offering fiscal and regulatory incentives and increasing by-right densities, conducting education and outreach to promote mixed-use development opportunities, monitoring new housing production, and committing to make regulatory changes should housing production not keep pace with projected objectives and demand. (Foster City and Saratoga)</i>	X		X		X	X	X
<i>Revitalize the Downtown by upzoning sites proximate to BART stations to allow high density infill and mixed-use development. (San Leandro)</i>	X			X	X	X	X
<i>Rezone sites for higher density use. The City is rezoning 59 acres of land to high density residential development, increasing maximum densities from 12 du/acre to 24/du/acre. The City considered sustainable development objectives and the reduction of greenhouse gasses in this section of sites, and therefore all sites are located adjacent to commercial districts that will accommodate pedestrian-oriented commercial developments. (Yucaipa)</i>	X		X		X	X	X

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<p><i>Promote Infill Housing Development:</i> The County implements several programs to promote infill consistent with the County's sustainable community's strategy. The programs are linked to land-use strategies to reduce vehicle miles, increase energy efficiency, and reduce greenhouse gas emissions. Programs include: (a) funding of an infill coordinator position that develops and directs the infill program; (b) providing incentives for infill development including financial incentives: (c) amending the zoning code to provide for a new mixed-use zone; (d) adopting a new development code to facilitate medium and high density development along commercial corridors; (e) developing and utilizing "ready made" plans to promote infill projects; and developing community plans, specific and comprehensive plans, corridor plans, and design guidelines that incorporate energy efficient configuration and design as primary goals. (Sacramento County)</p>	X		X		X	X	X
<p><i>Adopt "Transit-Oriented District" plans</i> to increase density, reduce parking requirements, and establish design and development standards to create inviting, mixed-use urban neighborhoods around transit. (City of Los Angeles)</p>	X		X	X	X	X	X
<p><i>Adopt Infill House Plan Program</i> to streamline the process for development of high quality single-family homes in the City's older neighborhoods and redevelopment areas. The homes are designed to suit the character and style of the City's older neighborhoods. Under this program, users can purchase plans that are pre-approved through the City's design review and building plan check review process, saving time and money.</p> <p>The program may be expanded in the future to include additional plans or plans for different lot sizes or types of development. In addition, private developers may also request that their plans be pre-approved for repeated use. All plans are approved by the City's Design Commission and Preservation Commission. (City of Sacramento)</p>	X		X	X	X	X	X

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<b>Assist In Development of Housing For Low and Moderate Income Households</b>							
<i>LEED Incentives.</i> Builders who construct Leadership in Energy and Environmental Design (LEED) certified structures receive cash incentives. (Fremont)				X		X	
<i>Green Building Incentive Program.</i> Financial incentives for new construction and major rehabilitation projects that are LEED-certified are calculated using a simple cents/square foot measure on the number of points earned in the LEED energy category. The incentive rate increases for each additional point earned (e.g., \$0.30/square foot for 1 point, \$0.40/square foot for 2 points, etc.) as projects save more energy. There is no cap per project, so, for example, a 1 million square foot development that earned four points in the energy category could receive \$600,000. (City of Los Angeles)			X	X			
<i>Reduce fees</i> and provide priority processing for residential development to promote development within the Inner City area. (City of Fresno)	X					X	X
<i>Generation Solar.</i> Install at least 100 solar electric systems on residential and commercial rooftops, to help overcome the structural, institutional and market barriers that currently inhibit solar power. Ten municipal sites are included for their educational value, high visibility in the surrounding neighborhoods, and their value as demonstration sites. (San Francisco)			X	X			
<i>Environmental Justice Grant Program</i> funds community-based organizations and non-profit groups dedicated to providing energy and environmental services to specific disadvantaged neighborhoods. (San Francisco)			X		X		
<i>Establish system</i> for reuse or recycling of construction and demolition materials. (Marin County)				X			

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Coordinate and host general and technical green building educational opportunities for public and private building industry stakeholders including: residents, architects, engineers, contractors, permit applicants, developers, real estate professionals, and financial institutions. (San Francisco)</i>			X	X			
<i>City Sponsored Energy Resource Centers. Centers are conveniently located throughout the community offering educational workshops given by leading industry experts and a wide-variety of seminars and workshops to help incorporate the latest best practices. Features real-world interactive displays and exhibits on energy efficiency to aid design and technology choices. Provides expert assistance on energy design review, energy savings support and identification of financing opportunities for all members of the community. (San Diego)</i>			X	X	X		
<i>Green Building Incentive. Provide free technical assistance for buildings that exceed requirements by 20% or that can provide 75% of the site's annual energy use and offer fast-track permitting for these. (Marin County)</i>			X	X			
<i>Green Building Grant Program. Affordable housing, mixed-use and multifamily residential are eligible if registered for LEED certification. Grants range from \$20,000 to \$35,000 depending on level of certification. (Santa Monica)</i>			X	X	X		
<i>Innovative Technology Grants for energy efficient systems and urban runoff mitigation technologies. The City provides these grants for energy efficiency measures and hybrid systems, such as solar absorption chillers or solar-assisted heating systems. Grants cover 50% of the cost of eligible systems up to a maximum of \$5,000. (Santa Monica)</i>		X	X	X	X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Provide low interest loans for residential solar energy systems in conjunction with the First Time Home Buyers Program. (Arcata)</i>			X	X	X		
<i>Green Building Guidelines. Promote use of the Multifamily Green Building Guidelines. The Guidelines are a technical resource for the multifamily residential building industry. Free copies of the guidelines are available to design and building industry professionals working on multifamily housing projects in the County. The Guidelines address planning and design; site; structure; systems; and finishes and furniture. There is also a section on how building green can reduce costs. (StopWaste.org, Alameda County)</i>		X	X	X	X		
<i>Transit-Oriented Development Program (TOD): The Department of Housing and Community Development (HCD) administers the TOD program funded by Proposition 1C to facilitate the development of higher density housing within close proximity to transit stations, to increase public transit ridership and to minimize automobile trips. Loans are provided for housing and grants for the provision of infrastructure in infill areas. Local governments can apply or assist in the application of funds from this program. (HCD)</i>	X				X	X	X
<i>Green Communities Initiative is a partnership of corporate, financial and philanthropic organizations with the goal of achieving 8,500 environmentally friendly affordable housing units across the country within 5 years. The partnership has committed \$550 million for financing, grants and technical assistance to developers to build affordable housing that promotes health, conserves energy and natural resources and provides easy access to jobs, schools and services. (ESIC, NRDC, APA, others)</i>	X		X		X	X	X
<i>Assist developers of affordable housing projects to incorporate energy efficiency designs including:</i> <ul style="list-style-type: none"> <li>• Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.</li> <li>• Establish a technical assistance program to help developers in complying with the energy code and implementing energy efficient technologies.</li> <li>• Offer incentives to developers for projects that result in energy savings of at least 20% when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.</li> </ul> (Davis)			X	X	X		

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Location Efficient Mortgages (LEM):</i> Local governments can adopt policies or programs to promote use of LEMs to increase the amount of money homebuyers in urban areas are able to borrow by taking into account the money they save by living in neighborhoods where they can shop at nearby stores and use public transit, rather than driving to work and to the mall. (Fannie Mae, others)	X				X	X	X
<i>Energy Efficient Mortgages (EEM):</i> Local governments can adopt policies or programs to promote use of EEMs which increase the purchasing power of buying an energy efficient home by allowing the lender to increase the borrower's income by a dollar amount equal to the estimated energy savings. (CalHFA, others)			X	X	X		
<i>The California Tax Credit Allocation Committee (TCAC)</i> requires minimum construction standards including low-water landscaping, energy star appliances and low VOC paints. TCAC also provides additional competitive advantage for further energy efficiencies such as locating development in designated infill areas. Local governments can support applications and projects requesting tax credits. (TCAC)			X	X	X		
<i>Require Redevelopment Agency-assisted residential and mixed-use developments include sustainable design features</i> including energy and water reduction strategies, building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling, re-use and recycling of materials, and selection of building materials made from renewable resources. Develop educational materials on green building and provide to homeowners and builders. (San Fernando)		X	X	X	x	x	

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<b>Conserve and Improve Existing Housing Stock</b>							
<i>Require energy audits</i> to be performed when residential and commercial buildings are sold and that information regarding the opportunities for energy efficiency improvements is presented to the buyer. (Arcata)			x	x			
<i>Solar &amp; Energy Efficiency Conversion Program.</i> Provide residents a streamlined, cost-effective opportunity to implement energy efficiency improvements and to install solar/renewable energy systems on their properties. Develop a funding mechanism to allow program participants to voluntarily choose to place the improvement costs on their property's tax rolls, thereby avoiding large upfront capital costs. (Chula Vista)			x	x	x		
<i>Turf Lawn Conversion Program.</i> Provide residents a streamlined, cost-effective opportunity to replace their turf lawns with water-saving landscaping and irrigation systems. Establish the model for water-wise landscaping for new development through an update of the Municipal Landscape Ordinance and Water Conservation Plan Guidelines. (Chula Vista)		x	x	x			
<i>Provide more efficient water heaters</i> to qualified affordable housing and social service organizations, and others (program only aims to provide up to 100 water heaters). (Fresno)		x	x		x		
<i>Residential Energy Conservation Ordinance (RECO).</i> Require all homes to undergo an energy audit at time-of-sale. (Sacramento)			x	x			
<i>Residential Water Survey Program.</i> Free of charge to single- and multi-family units who pay their water bills to the City. A Water Conservation Representative tours the property and points out leaks and water-saving opportunities and provides water-saving equipment and information. The program not only reduces the property's water usage, but also educates the tenants on water conservation. (San Diego)		x		x			

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	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Plumbing Fixture Retrofit Ordinance.</i> Require that at time of sale the seller update specified plumbing fixtures, or officially transfers the responsibility to the buyer, and have the property inspected and subsequently certified. (Santa Cruz)		X		X			
<i>The City delivers energy, insulation, and weatherproofing retrofit services to public housing and multi-family building owners and offer energy awareness services to their employees and tenants.</i> (San Francisco)			X	X	X		
<i>Work with public health representatives to reduce environmental risk factors in existing and new construction housing, with an emphasis on low-income residents. Promote "Healthy Home" guidelines.</i> (San Francisco)			X	X	X		
<i>Residential Rehabilitation Loan and Grant Program.</i> A rehabilitation counselor inspects the home and discusses improvements that fall under the loan program and energy-efficiency enhancements that are eligible for the grant from the City Public Utility. The grant is automatically available to all participants in the Rehabilitation Loan Program. Energy-efficiency enhancements include heating, ventilation and air conditioning repairs; high efficiency lighting retrofits; air conditioning compressor replacement; and home insulation. Income-qualified City Public Utilities residential customers may qualify for up to a \$5,000 grant or up to \$60,000 loan at 3% interest. (Anaheim)			X	X	X		
<i>Residential Weatherization Grant.</i> To participate, customers must complete and send in a Weatherization Cash Grant Application Form. Upon receipt of a completed application, the City Department of Power may or may not require a free energy audit before installation. All work must be completed by a pre-approved contractor, and the completed project must be inspected by the Department, which will then pay the contractor 80% of the cost. The contractor will then bill the customer or the landlord for the remaining 20%. (Alameda)			X	X	X		

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<i>The "Residential Garden Walks" program offers homeowners and renters a free, one-hour visit by two UC-certified master gardeners who will assess landscaping and make stops at the water meter, valve box and irrigation system timer. The assessment also includes testing all irrigation system components and preparing a list of recommendations to fix outstanding issues. A \$350 rebate applies to any irrigation system upgrades. (Marin County)</i>		X		X	X		
<i>Energy Audits. Roseville Electric offers energy audits to aid customers in reducing home energy costs. In addition to free mail-in and web-based customer assisted energy audits, at the customer's request, a trained energy auditor will inspect residences and advise the best way to achieve energy efficiency and save money. Roseville Electric also offers website or mail in energy audits. The audit includes a utility bill analysis to show the customer where the energy is being used. Also included are suggested low and no cost conservation practices and an analysis of recommended conservation measures. (Roseville)</i>			X	X	X		
<i>A Sustainable Energy Financing District: Create a City-run voluntary program that allows participating homeowners to pay for energy efficiency and renewable energy improvements to their buildings as a 20-year assessment on their property tax bills. This program eliminates much of the upfront cost that inhibits many homeowners from improving their properties. The tax assessment may be less than traditional financing and is transferable between owners if the property is sold before the 20-year repayment period. (Berkeley)</i>			X	X	X		
<i>Energy Action Program provides energy audits for affordable multifamily developments, engages contractors to participate and install energy efficiency improvements, and provided rebates to cover the majority of project costs, among other activities. (Bay Area Local Initiatives Support Corporation)</i>			X	X	X		

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<b>Address and Remove or Mitigate Constraints</b>							
<i>Reduce on-site parking requirements and adjust parking pricing in specific areas.</i> Effective mixed-use, transit-oriented development reduces the need for residential parking because residents can meet mobility needs without a personal vehicle. In addition, as an incentive to increase the use of carpooling and vanpooling as an alternative to driving. (Berkeley)	X			X		X	X
<i>Energy Efficient Permit Fee Waiver Program (Residential).</i> This fee waiver program applies to plumbing, mechanical, electrical, and solar permits issued for systems that either produce energy or save natural resources. (Huntington Beach)		X	X	X	X		
<i>Encourage use of cool roofing systems</i> to reduce a building's energy usage. (Contra Costa County)			X	X			
<i>Waive building permit fees for solar and wind-generated energy systems,</i> tankless water heaters and energy-efficient heating, ventilation and air-conditioning (HVAC) systems on existing buildings. (San Bernardino County)			X	X			
<i>Develop streamlined permitting for solar water heating</i> and promote easier interconnection requirements for distributed generation. (San Francisco)			X	X			
<i>Ensure obstructions of solar access to a registered solar energy system be mitigated</i> to the maximum extent feasible during the review of any permit to construct a building, wall, fence or other structure, or part of structure on a property that could have an impact on the system. It also contains a provision to protect registered systems from shading by vegetation on neighboring property. (Santa Cruz County)			X	X			
<i>Waive building permit fees for green installations</i> and provide a rebate for the cost of green building certification, not to exceed the cost of the building permit. (Costa Mesa)			X	X	X		
<i>Adopt an ordinance to facilitate the conversion of old, abandoned downtown office buildings into housing.</i> The Adaptive Reuse ordinance has facilitated the reuse of historic building into apartments and condominiums in the downtown area by waiving modern zoning requirements that were difficult to apply to historic buildings. The ordinance assures that new units are safe, without sacrificing the extraordinary architecture of Los Angeles' historic buildings. (City of Los Angeles)			X	X		X	

Policy or Program Description	Potential Co-Benefits						
	Transit Supportive	Water Conservation	Energy Conservation	Conservation (other)	Economic Opportunity	Efficient Land Use	Minimize Commuting
<i>Building Code Flexibility.</i> The City's Height of Building or Structures Code provides an exemption for solar energy devices, or similar structures. They may be erected above the height limit specified in the district in which the property is located if, for each foot such structure exceeds the height limit, an equal setback from the roof perimeter is provided. (Los Angeles)			X	X			
<i>Fast-track building permit processing and waiver of T-24 energy review fee for all projects (new construction, additions, remodels).</i> (Marin County)			X	X			
<i>Permit Processing Incentives.</i> Homebuilders who build homes which meet the California Green Builder standard will receive expedited plan checks, guaranteed timelines, and priority field inspection service. Residents and businesses in existing buildings can also receive incentives for improving their building's energy use. Permit fees will be waived for the installation of solar energy systems, wind-generated electrical systems, tankless water heaters, and highly efficient heating, ventilation and air conditioning systems. (San Bernardino County)		X	X	X			
<i>Building Permit Fee Waiver.</i> To encourage green building the City waives permits fees for green installations and provides a rebate for the cost of green building certification, not to exceed the cost of the building permit. (Costa Mesa)			X	X			
<i>Development Standard Concession.</i> Promote installation of solar energy devices, or similar structures by permitting them to be erected above the height limit specified in the district in which the property is located if, for each foot such structure exceeds the height limit, an equal setback from the roof perimeter is provided. In addition, no additional permit or fee is needed for solar as part of other improvements of new construction. (City of Los Angeles)			X	X			

*Economic Opportunity refers to programs or policies that potentially reduce costs, directly or indirectly, for either the producer, consumer or general public.*

Sources: The examples have been compiled from a variety of sources including individual local government or program websites, and other resources such as the following:

"California Incentives for Renewable and Efficiency," Database for State Renewables and Efficiency (DSIRE), July 2008, <http://www.dsireusa.org/library/includes/map2.cfm?CurrentPageID=1&State=CA&RE=1&EE=1>

"Cities and Counties Addressing Climate Change," Compiled by Governor's Office of Planning and Research, 2007 [http://opr.ca.gov/ceqa/pdfs/City\\_and\\_County\\_Plans\\_Addressing\\_Climate\\_Change.pdf](http://opr.ca.gov/ceqa/pdfs/City_and_County_Plans_Addressing_Climate_Change.pdf)

"Green Building & Sustainability Resources," State of California Department of Housing & Community Development, Housing Policy Division, August, 2007, [http://www.hcd.ca.gov/hpd/green\\_build.pdf](http://www.hcd.ca.gov/hpd/green_build.pdf)