



# City of San Antonio

## Agenda Memorandum

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**Agenda Item Number:** 3

**Agenda Date:** February 24, 2022

**In Control:** Community Health, Environment and Culture Committee

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**DEPARTMENT:** Office of Sustainability

**DEPARTMENT HEAD:** Douglas Melnick

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

A briefing on the implementation status of the SA Climate Ready, Climate Action and Adaptation Plan.

**SUMMARY:**

The Office of Sustainability is providing a briefing on current initiatives to reduce greenhouse gas emissions generated in the building energy and transportation sectors in line with strategies prioritized in the SA Climate Ready Plan. This update provides details on the status of Building Energy Benchmarking, the City of San Antonio (CoSA) Municipal Solar Initiative, and EVSA Electric Vehicles San Antonio Multi-Faceted Initiative.

**BACKGROUND INFORMATION:**

City Council adopted the SA Climate Ready Plan on October 17, 2019. The plan includes a 2017 community and municipal greenhouse gas (GHG) inventory indicating that the building energy and transportation sectors contribute the greatest amount of harmful emissions that contribute to

poor air quality and exacerbate the impacts of climate change. The 2019 GHG inventory as well as additional cost-benefit analyses confirm that building energy, followed by transportation mitigation strategies will provide the best return on investment for both economic and social considerations.

Building Energy Benchmarking. Benchmarking is the process of regularly measuring a building's energy and water use, tracking its performance over time, and comparing its performance to that of similar buildings. Currently, over forty cities in the United States have Benchmarking and Transparency ordinances that require large building owners to benchmark their energy use and report to the municipality.

A Building Energy Benchmarking Subcommittee of the SA Climate Ready Advisory Committees has been established to develop recommendations for a benchmarking and transparency ordinance for large commercial buildings in San Antonio. Subcommittee members include representatives from the real estate and development community, large property owners, design professionals, energy service companies (ESCOs), and affordable housing providers. The Subcommittee will meet a total of four times with the goal of a policy recommendation to bring forward to City Council for consideration.

Based on a triple-bottom-line economic assessment commissioned by the Office of Sustainability (OS), the 30-year return on investment of a benchmarking ordinance includes: \$4.78 gained for every \$1 spent in costs associated with the policy; \$1.6B in user rate savings from avoided electricity use; \$316M in carbon emissions avoided; \$70M in air pollutant reductions.

CoSA Municipal Solar Initiative. The Office of Sustainability is coordinating with CoSA departments and CPS Energy on a Request for Proposals (RFP) for the procurement of onsite solar generation at city-owned buildings and facilities. To assist with site evaluations and RFP development, OS has contracted with the Rocky Mountain Institute (RMI), a national nonprofit with experience with renewable energy. The objective of the RFP is to identify sites for potential solar development in order to receive proposals from the market regarding feasibility and costs. Next steps in the process include finalizing the proposed site list and RFP language, a pre-solicitation briefing to City Council, with the goal of an RFP release in March 2022.

EVSA Electric Vehicles San Antonio Multi-Faceted Initiative. The EVSA electric vehicle multi-faceted program was established in 2018 by OS to support EV drivers with infrastructure improvements, showcase emerging technology, initiate policy that encourages green transportation choices, and highlight clean transportation choices in order to address ground-level ozone and polluting emissions that exacerbate the effects of climate change. Community and municipal adoptions of electric vehicles is a mitigation strategy in both the Ozone Attainment Master Plan and the SA Climate Ready, Climate Action and Adaptation Plan. The number of electric vehicles registered in the CPS Energy service territory has increased from 4,400 in June 2020 to over 7,000 in October 2021. In San Antonio, 44% of residents do not have access to home or workplace charging.

OS negotiated a City Council-approved cost-neutral contract with Blink Charging to provide 50 Level II EV charging ports at popular CoSA destinations, such as libraries, parks and community

centers. The project takes advantage of historic Texas Volkswagen Environmental Mitigation Program (TXVEMP) funding that was made available to regions in nonattainment for federal ground-level ozone standards. A ribbon-cutting for the first station in the new network took place at the San Antonio Zoo in September 2021. Installation of other sites is ongoing. EVSA also includes an education and encouragement campaign that is substantially funded through a competitive Congestion Mitigation Air Quality (CMAQ) grant administered by TxDOT. On the policy front, OS is developing a proposal to advance EV-readiness in new construction as part of the DSD-led update to San Antonio's Building-related Codes. EV-readiness means a building has the basic infrastructure to accommodate the installation of future EV charging equipment and is notably less expensive when included during the construction of the building vs. as a retrofit.

#### **ISSUE:**

Implementation of the SA Climate Ready Climate Action and Adaptation Plan requires a focus on greenhouse gas mitigation measures in the transportation and building sectors and this briefing highlights three current initiatives that once initiated, will have significant climate mitigation impact.

#### **FISCAL IMPACT:**

This item is for briefing purposes only.

#### **ALTERNATIVES:**

This item is for briefing purposes only.

#### **RECOMMENDATION:**

This item is for briefing purposes only.