

ENERGY AND ENVIRONMENT COMMITTEE REPORT relative to recommendations and best practices for revisions to the City's existing buildings energy and water efficiency Ordinance that may contribute to City-wide decarbonization of the buildings sector.

Recommendations for Council action:

1. INSTRUCT the Los Angeles Department of Building and Safety (LADBS), with support from the Los Angeles Housing Department (LAHD) and City Attorney, to:
 - a. Assess and report back on the potential impacts to residential and commercial property owners, and the potential negative impacts to small business owners, tenants, and renters, potentially including a phased implementation schedule that starts with the largest buildings first and gradually includes smaller buildings.
 - b. Conduct stakeholder engagement that provides recommendations to improve equity and environmental justice outcomes.
 - c. Maintain the threshold for compliance at buildings larger than 20,000 square feet as this aligns with the existing Existing Buildings Energy and Water Efficiency Program (EBEWE) requirements, and targeting larger buildings, provides the most cost-effective impact.
 - d. Provide time extensions and exemptions for compliance with the Building Performance Standards (BPS) for multi-family dwellings with affordable housing, rent stabilized buildings, buildings under financial distress (to be defined), small businesses, and other building types to be identified during stakeholder outreach.
 - e. Identify existing incentives and proposed new incentives from the Los Angeles Department of Water and Power that align with the goals of the Green New Deal.
 - f. Amend the existing EBEWE program to implement the agreed upon BPS, reduction targets, and compliance pathways necessary to equitably achieve the City's Green New Deal goals for energy and carbon reductions. Amendments will also include extensions of time, exemptions, and a compliance schedule.
 - g. Identify the number of affordable units that might be affected.
 - h. Report on the number/cost of penalties and any necessary fee studies to ensure cost recovery to implement this program.
 - i. Compare actions from the cities' existing-building decarbonization strategy; i.e. San Francisco (given the same California State laws) and New York (given the changed legal landscape).
 - j. Revise and update the EBEWE ordinance in order to align with a new existing-building decarbonization policy, reduce the need for LADBS staffing related to EBEWE, and minimize compliance burden for building owners addressed by any new building decarbonization ordinance.

2. NOTE and FILE the Climate Emergency Mobilization Commission report dated October 12, 2022, attached to the Council file.
3. NOTE and FILE the LAHD report dated October 3, 2022, attached to the Council file.

Fiscal Impact Statement: None submitted by LADBS. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At its special meeting held on November 12, 2024, the Energy and Environment Committee considered an LADBS report, Climate Emergency Mobilization Commission report, and LAHD report relative to recommendations and best practices for revisions to the City's existing buildings energy and water efficiency Ordinance that may contribute to City-wide decarbonization of the buildings sector.

After an opportunity for public comment was held, the Committee moved to approve the LADBS recommendations, as amended, to include recommendations 1g through 1j, as detailed above, and to note and file the Commission report and LAHD report. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

ENERGY AND ENVIRONMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
YAROSLAVSKY	YES
MCOSKER	ABSENT
BLUMENFIELD	YES
DE LEON	ABSENT
RAMAN	YES

11/12/24

-NOT OFFICIAL UNTIL COUNCIL ACTS-