AGENDA ITEM REQUEST FORM

Department: Rent Program   **Department Head:** Nicolas Traylor   **Phone:** 620-6564

Meeting Date: June 19, 2019   **Final Decision Date Deadline:** June 19, 2019

STATEMENT OF THE ISSUE: Members of the community have sent letters to the Rent Board and Rent Program staff members. Staff members recommend letters that do not pertain to a specific item on the Rent Board agenda be included as consent items for consideration by the Rent Board.

INDICATE APPROPRIATE BODY

☐ **City Council**   ☐ **Redevelopment Agency**   ☐ **Housing Authority**   ☐ **Surplus Property Authority**   ☐ **Joint Powers Financing Authority**

☐ **Finance Standing Committee**   ☐ **Public Safety Public Services Standing Committee**   ☐ **Local Reuse Authority**   ☒ **Other: Rent Board**

ITEM

☐ **Presentation/Proclamation/Commendation (3-Minute Time Limit)**

☐ **Public Hearing**   ☐ **Regulation**   ☒ **Other: CONSENT CALENDAR**

☐ **Contract/Agreement**   ☐ **Rent Board As Whole**

☐ **Grant Application/Acceptance**   ☐ **Claims Filed Against City of Richmond**

☐ **Resolution**   ☐ **Video/PowerPoint Presentation** (contact KCRT @ 620.6759)

RECOMMENDED ACTION: RECEIVE letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100 – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

F-3.

From: Sarah Woods [mailto:sarah.woods@solarit.org]
Sent: Thursday, June 06, 2019 10:22 AM
To: Rent Control
Subject: Rent Board Policy on Solar Installations

To the City of Richmond Rent Board:

I recently met with a landlord in the city of Richmond interested in installing solar panels on his rental properties. This landlord is an environmentalist wanting to do all he can to reduce the carbon footprint of his properties.

By purchasing a solar system, he would own the electric production for his properties for the next 30 - 40 years. Our solar system comes with 25 year manufacturer warranties on the panels and the inverter and a 10 year workmanship guarantee, 25 year installation warranty, and 25-year production guarantee (approximately 85% of the estimated production).

If this landlord were to purchase a solar system, we would size his systems to offset the usage of his tenants. Our company estimates expected annual production and a guaranteed annual production of the systems we install based on solar access calculations from the National Renewable Energy Lab and local weather for Bay Area micro climates. It is impossible to predict precisely how many kWh hours the system will produce year to year because clouds, fog, and smoke from wildfires affect solar production. That said, we can fairly predict annual production withing a reasonable margin of error. Similarly, we can reasonably predict current tenant usage within a reasonable margin of error.

If the landlord purchased a solar system, his tenants would then pay him for thee guaranteed electric production at the same rate they are paying now instead of paying PG&E for electricity, approximately $.24 per kWh. Assuming the system is guaranteed to produce 6,000 kWh in one year, they would pay him $1400 annually or $120 per month for the system's guaranteed production . This landlord is willing to permanently fix the cost of electricity at his properties at the current utility rate, and reduce the electricity cost if electric rates in Richmond ever go below the current market rate. In all likelihood, they will pay closer to $.21 per kWh because the estimated production is higher than the guaranteed production.

Every month PG&E informs solar customers of their net usage with a NEM statement. This statement would go to the tenant. At the end of the year, PG&E provides a true up that either bills the customer for using more than the system produces or giving a credit if the customer uses less electricity than the system produces.

As with all PG&E solar customers, if a tenant uses more electricity than the system produces in one year, they would pay PG&E the market rate per kWh for their overage. If they used less, they would get a $.03 credit per kWh towards their gas bill or interconnection fee. For more information and sample bills, you can go to this link.

Over time, the landlord would benefit financially from investing in the electric production for his properties. The return on investment is anywhere from 6-11 years depending on how much roof work needs to be done prior to installing solar.

Over time, his properties will be more affordable as his electric rates will be fixed at today's utility market rates.

Is this something you would approve? Do you support Richmond landlords investing in solar systems to reduce their carbon footprint and stabilize electric costs for their tenants?

Sincerely,

Sarah Woods

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