Future-Proof Your Multifamily Property

A Guide for Property Owners & Managers in San Mateo County

SAN MATEO COUNTY Sustainability Department

YOUR 4-STEP ENERGY UPGRADE ACTION PLAN FOR YOUR PROPERTY

1

Understand upcoming regulation

Domestic-size water heaters installed after 2033 (pending) must be zero-NOx (electric).

2

Plan and implement upgrades with BAMBE

BayREN will identify energy and water-saving upgrades that make sense and incentives your property qualifies for.

3

Sign up for a free EV charging assessment

WestLight Energy (formerly Peninsula Clean Energy) will help you install EV charging and access incentives that cover up to 100% of costs.

4

Stack your incentives and plan ahead

Align upgrades with your capital improvement cycle. Combine program incentives + low-interest loans + federal tax credits. Upgrade in phases — early movers get the best incentives!

BENEFITS OF ALL-ELECTRIC EQUIPMENT

Lower operating costs

Heat pumps are 3–5x more energy efficient than gas. Residents in buildings upgraded to all-electric report saving on their utility bills.

Regulatory compliance

Bay Area Air District Rule 9-6 & Rule 9-4 will require zero-NOx water heaters and furnaces. Plan now to avoid emergency replacements.

Resilience & safety

After disasters, electric systems are faster to restore than gas. Eliminating gas lines reduces the risk of fires after earthquakes.

Tenant health

Gas appliances release toxic chemicals indoors, linked to asthma and respiratory illness. Electric appliances eliminate indoor gas combustion entirely.

FREE RESOURCES AVAILABLE TO YOU

Bay Area Regional Energy Network

A coalition of the 9 Bay Area counties

Improve your building with high efficiency building retrofits. 51,000+ units upgraded, $46M in rebates paid so far. **Up to $6,000+ per unit** available based on measures and location.

- Technical assistance & cash rebates
- Scope development + energy analysis
- Contractor referrals & financing connections
- Eligibility: 5 to 49 unit properties that are PG&E customers

bayren.org/multifamily

855-213-2832

multifamily@BayREN.org

WestLight Energy

Formerly Peninsula Clean Energy, our electricity provider

Support for EV charging. Fully self-funded program. 350+ sites evaluated, 2,500+ ports installed across San Mateo County so far.

- Free 1-on-1 EV charging technical assistance
- Incentives up to 100% of outlet project costs
- Bidding support & vendor guidance
- Smart design avoids costly service upgrades

westlightenergy.org/freeevcharging

866-966-0110

evready@westlightenergy.org

GoGreen Financing

Administered by the California State Treasurer's Office

Financing to cover what incentives don't. Spread project costs over time without paying cash upfront.

- Better loan terms on energy-saving improvements
- $7,500 interest rate buy-down per project while funds last
- Add non-energy improvements up to 30% of the loan (e.g. painting, structural, roofing, etc.)
- On-bill repayment for master-metered properties

GoGreenFinancing.com/Multifamily

ggb@treasurer.ca.gov

NEW BAY AREA RULE: WHAT YOU NEED TO KNOW

Bay Area Air District Zero-NOx Rules - Water Heaters (9-6) and Furnaces (9-4)

What's changing and when

2028 tbd — **Small water heaters <75,000 BTU/hr:** all new sales & installs must be zero-NOx. Covers most standard apartment water heaters.

Jan 2029 — **Gas furnaces:** all new sales & installs must be zero- NOx heat pumps.

2033 tbd — **Larger central water heaters (75K–2M BTU/hr):** More time to plan.

Immediate Next Steps

Pending Air District Board adoption, after 2028 new water heaters must be electric (most commonly a heat pump water heater) unless you apply for an exemption.

Potential flexibility and exemptions

- ✓ 30-gallon or smaller tanks — may be sold through 2031
- ✓ Space or electrical constraints — one-time exemption
- ✓ Hydronic heating systems — exempt until 2031
- ✓ Qualified low-income property owners
- ✓ Multi-family buildings 5 units or more — exempt until 2033

Rules only apply when you replace an appliance.

Adopted 2023; affects Bay Area counties. Final flexibility language expected from the Air District Board in November 2026. ***For more info, visit knowthefacts.baaqmd.gov***

INCENTIVES AND FINANCING FOR KEY ENERGY UPGRADES FOR YOUR PROPERTY

Heat pump water heater (HPWH)

Replace in-unit or central gas water heaters with HPWH which are 3–5x more efficient than gas. 120V plug-in models can avoid panel upgrades.

BayREN: $1,000–$1,500/unit rebate
GoGreen Financing Available

Heat pump HVAC

One system that heats and cools. Mini-splits, packaged terminal heat pumps, and central options. Adds A/C to units that don't have it.

BayREN: $1,000–$1,500/unit rebate
GoGreen Financing Available

Electric vehicle (EV) charging

Resident demand is growing. Managed Level 1/2 outlets serve most drivers. Some WestLight Energy projects cost under $500/space.

WestLight Energy: Up to 100% of costs
GoGreen Financing Available

Induction cooking

Faster than gas, no open flame, safer cooking. Transition away from gas cooking linked to respiratory illness in children.

BayREN: $750/unit rebate
GoGreen Financing Available

Electric dryers

120V ventless heat pump combo units have no ducts, no gas lines. Save panel space.

BayREN: $250/unit rebate
GoGreen Financing Available

Solar photovoltaics

Power common areas, EV charging, and shared systems with clean on-site energy.

GoGreen Financing Available

Battery storage

Improve the resiliency of your property. Store solar for evenings and outages.

GoGreen Financing Available

Insulation and windows

Upgrade insulation and windows to improve comfort, lower energy use, and support efficient electric equipment.

BayREN rebates available
GoGreen Financing Available

REAL PROPERTIES, REAL RESULTS



Willow Court, Menlo Park

San Mateo County · 6 units · Completed Fall 2024

First multifamily building in San Mateo County to fully convert to all-electric. All appliances replaced with in-unit heat pump versions. No panel upsizing needed. All gas lines capped at the street. Panel space available for future EV charging. Estimated ~$30/month utility savings per unit.
Partners: Menlo Spark, Association for Energy Affordability (AEA), MidPen Housing
menlospark.org — Willow Court Case Study



63rd Street, Berkeley

Alameda County · 5 units · Completed Fall 2025

1960s-era building converted to all-electric on a single 200A main panel. 5 units on 55–60A subpanels. Features 120V heat pump water heaters. Panel space available for future EV charging. No panel upsizing needed.

Partners: Menlo Spark, private owner, AEA, BayREN
menlospark.org — 63rd Street Case Study



Bayview HOA, Millbrae

San Mateo County · 143 units · Completed April 2025

Added EV charging at dramatically lower cost using assigned outlets and load-managed Level 1 & 2 charging. **143 outlets installed, one per condo. Zero cost with WestLight Energy incentives.**

Partners: WestLight Energy
westlightenergy.org/free evcharging

MYTH BUSTED: "GOING ALL-ELECTRIC REQUIRES AN EXPENSIVE PANEL UPGRADE"

This top concern stops many property owners from acting, but the case studies above show it often isn't true. Using 120V plug-in heat pump water heaters, ventless heat pump washer/dryers, and smart load calculations (NEC 220.84), both Menlo Spark buildings were fully converted to all-electric without panel upsizing. WestLight Energy's EV projects show that assigned Level 1 and load-managed Level 2 outlets serve 96% of drivers without costly service upgrades. Ask BayREN or WestLight Energy about a "power-efficient design" approach before assuming you need a service upgrade.