



**City Council Meeting**  
**Public Comments**  
**October 27, 2021**

From Url: <https://www.escondido.org/public-comment>

From IP Address: 174.78.15.111

**Email** [alangeraci@gmail.com](mailto:alangeraci@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Clean Energy Alliance

**Position** In Favor

**First and Last Name** Alan Geraci

**Are you an Escondido Resident** No

**Comments** This CCA program is a win-win for residents of Escondido. You will not only control the clean energy future for all Escondido, you will show leadership on this key part of climate action. I hope my community, San Marcos, will soon follow your lead.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=86991043-7ca3-49bd-accd-0182f3f7331b>

From Url: <https://www.escondido.org/public-comment>

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**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** City of Escondido's Membership in the Clean Energy Alliance a Community Choice Energy Program

**Position** In Favor

**First and Last Name** Barbara Collins

**Are you an Escondido Resident** No

**Comments** Dear Mayor McNamara and Councilmembers: I am writing to urge you to vote tonight to join the Clean Energy Alliance so that Escondido residents and businesses can gain all the benefits of Community Choice Energy (CCE). Escondido has carefully studied CCE over the past two years. The City Council ordered a feasibility study and city staff has comprehensively investigated all the available options. The due diligence by the City Council and staff has confirmed these benefits of a CCE: • A CCE will save money on electricity and deliver a higher percentage of renewables. • It gives Escondido GHG reductions and a cost-effective way to reach CAP goals for renewable energy - at less cost. • Escondido will gain revenue from a CCE that can be reinvested in the local economy and create local jobs. • A CCE is also the only way for utility customers in Escondido to actually have a choice. If someone doesn't like the CCE they can stick with SDGE. Joining CEA is the logical next step for Escondido. City staff and the feasibility study have identified many benefits, these are some of the most important: • By joining an existing CCE, Escondido will avoid considerable additional expense and tying up of staff resources to start a new CCE. • CEA is established, it already has experienced technical and support staff in place and has successfully launched in three cities. • By joining CEA now, Escondido gets a seat on the board right away and an equal vote. A delay removes Escondido's ability to participate in important decision-making in 2022. • As a CEA member you are guaranteed the choice of how much renewable energy will work best for Escondido because CEA offers 3 different options. • You will be joining the North County CCE that your neighbors San Marcos, Vista and Oceanside say they want to join. This makes sense because we have similar demographics and needs. We understand each other. You adopted a CAP this year to combat the climate crisis that is threatening our children's future. Joining CEA is crucial climate action for Escondido to take. You've done your homework and you know this is a rare opportunity to save ratepayers money and reduce GHGs at the same time. You'll have more choices and an equal seat at the table. You will save Escondido a huge amount of money and staff time. Escondido needs to move forward and pass a resolution to join CEA now, please join your neighbors in the North County CCE!  
Sincerely, Barbara Collins, 78 Puerto Oro Ct, Oceanside, CA 92057

**Would you like your comment read out loud?** Yes

From Url: <https://www.escondido.org/public-comment>

From IP Address: 72.220.55.68

Email [cindyd0811@aol.com](mailto:cindyd0811@aol.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** JOIN CEA

**Position** In Favor

**First and Last Name** Cindy Davenport

**Are you an Escondido Resident** No

**Comments** Honorable Mayor McNamara, Deputy Mayor Morasco, and Councilmembers Martinez, Inscoe, and Garcia: I'm an Oceanside resident and I am happy that Escondido has completed a feasibility study for Community Choice Energy (CCE) which found that residents and businesses will pay less for utility bills while receiving more renewable energy. CCE is the only way for consumers to both have a choice and to have local control since decisions are made in public meetings by elected officials whom residents can hold accountable. It also provides opportunities for local investment in renewable energy projects—which means local jobs and a healthier environment. At a time when it can be proven that at least 85% of the world's population have already been adversely affected by climate change, this crisis shows that acting on Climate Action Plans are of the utmost importance. The good news is that CCE is the best way to immediately take action and reap the benefits for all. CCE are non-profits that provide revenue which may be used to complete required actions in our Climate Action Plans while at the same time moving toward the goal of 100% renewable energy. The contracts procured by CCE provide 3 rates to customers, which provide choices for immediately increasing the amount of renewable energy provided. As an Oceanside resident, I am hopeful that the City of Escondido will now make a decision to join an existing CCE—that is, the Clean Energy Alliance (CEA) formed by Solana Beach, Del Mar, and Carlsbad. In this way, Oceanside will have a clearer path to join with you. The time is now to join 11 million Californians already in CCE's. Now is the time to move toward lower costs for electricity and to make progress on Climate Action Plans. Please make a clear decision to join CEA now with no extra steps to be completed before the December 31st deadline. The next steps can be worked out in a timely manner after that since joining an existing CCE is so much easier than starting from scratch, as Solana Beach did a few years ago. CEA has templates ready to go for you to use, for example. I, along with so many other Oceanside residents, look forward to joining Escondido in lowering utility bills, generating revenue for our cities to reinvest in our communities and create new jobs, and doing our part to reduce our carbon footprints for a better future for all. Escondido residents and businesses will thank you for giving them the opportunity to lower their electric bills.

**Would you like your comment read out loud?** Yes

From Url: <https://www.escondido.org/public-comment>

From IP Address: 99.28.70.204

**Email** [haroldloyd99@gmail.com](mailto:haroldloyd99@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** City of Escondido's Membership in the Clean Energy Alliance, a Community Choice Energy Program

**Position** In Favor

**First and Last Name** Harold Standerfer

**Are you an Escondido Resident** No

**Comments** As a member of the Sierra Club and a resident of north county I am writing to express my support for Escondido to join the Clean Energy Alliance at the earliest opportunity. The option of local control of electric energy for Escondido residents, the prospect of bringing more clean energy to the grid and addressing the climate crisis are just a few of the advantages to joining the Clean Energy Alliance. I urge the Council to take positive action on this item.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=b7addb61-ec37-447e-87a1-1bc4beecd530>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 134.238.202.103

Email [jbritton@sdge.com](mailto:jbritton@sdge.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** CITY OF ESCONDIDO'S MEMBERSHIP IN THE CLEAN ENERGY ALLIANCE, A COMMUNITY CHOICE ENERGY PROGRAM -

**Position** No Position

**First and Last Name** Joe Britton

**Are you an Escondido Resident** No

**Comments** Good evening Honorable Mayor McNamara and Escondido City Councilmembers. As SDG&E's Public Affairs Manager to the City of Escondido, I would like to share SDG&E's position on the Community Choice Aggregation action. SDG&E appreciates the long-standing collaboration we have with the City and we look forward to continuing this partnership into the future. We respect our customers' right to choose their energy provider and will cooperate with any governance structure that suits your needs the best. Whichever path the City chooses, SDG&E will continue to operate a safe and reliable grid to deliver the energy mix you procure and will continue to handle customer billing and core programs to support our most vulnerable shared customers. Given our recent experience with local CCAs, and the complexities of our industry, this path will require us to work even closer than we have in the past – and SDG&E looks forward to that integrated partnership. SDG&E has more than 140 years of experience in energy delivery. While we don't make money from energy procurement as it is a pass-through cost to customers with no mark-up, we recognize the need to share some of the knowledge we've gained in this endeavor. That's why we are actively working with various jurisdictions around the region to share the information and tools in energy procurement and support the success of customer choice-driven programs. To conclude, SDG&E is committed to maintaining a strong relationship with the City of Escondido regardless of the choice you make with respect to energy procurement. Thank you again this opportunity to share our perspective and we look forward to working with the City on this effort. Sincerely, Joe Britton Regional Public Affairs Manager SDG&E

**Would you like your comment read out loud?** Yes

From Url: <https://www.escondido.org/public-comment>

From IP Address: 98.176.57.153

**Email** [jnichols@iwsinc.com](mailto:jnichols@iwsinc.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Membership in the Clean Energy Alliance

**Position** In Favor

**First and Last Name** Jonathan Nichols

**Are you an Escondido Resident** Yes

**Comments** I already generate electricity via solar panels on my home here in Escondido, and this is automatically supplied to SDG&E via the Net Metering program. I understand that by you voting to become members in the CEA, that would offer a choice for me and other Escondido residents to continue with SDG&E or provide my electricity to CEA. I think this is a "win-win" for me and others here in Escondido.

**Would you like your comment read out loud?** No

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=6dc37fd9-7be2-4f8a-b695-9b4053672ebb>

From Url: <https://www.escondido.org/public-comment>

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**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Community Choice Energy - Clean Energy Alliance

**Position** In Favor

**First and Last Name** Marian L Sedio

**Are you an Escondido Resident** No

**Comments** I'm strongly encouraging the City of Escondido to participate in the Clean Energy Alliance.

This is an important step for the City of Escondido to reduce greenhouse gases. Thank you.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=2a2c44e6-2f5d-4ab1-b429-57b951d8ab35>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 98.176.184.243

**Email** [marisajallen@gmail.com](mailto:marisajallen@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Clean Energy Alliance

**Position** In Favor

**First and Last Name** Marisa Allen

**Are you an Escondido Resident** Yes

**Comments** I support Escondido joining the Clean Energy Alliance. Community choice energy will aid the city in reaching our greenhouse gas reduction goals and offer savings to residents. It is vital that we reduce our reliance on fossil fuels and move towards more renewable energy sources. We are running out of time. Let's do the right thing..

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a8ad36b3-3138-4af8-b0fc-77115b4f6118>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 76.217.204.92

**Email** [matthew@climateactioncampaign.org](mailto:matthew@climateactioncampaign.org)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Community Choice Energy, Read Out Loud

**Position** In Favor

**First and Last Name** Matthew Vasilakis

**Are you an Escondido Resident** No

**Comments** Honorable Mayor and Councilmembers, on behalf of Climate Action Campaign, we urge the city to join Clean Energy Alliance this calendar year to advance an equitable and sustainable clean energy future. Clean Energy Alliance is working to secure 100% renewable energy for it's member cities by 2035 or earlier, which is in alignment with Escondido's own legally-binding Climate Action Plan goal. With CEA, Escondido can be confident it will achieve it's CAP targets and provide cleaner, cost-competitive electricity to its residents and businesses. Over 200 cities and counties in California have joined community choice energy programs, including 10 in San Diego County. We hope Escondido can become the 11th and be the climate and clean energy leader in inland North County with tonight's vote. Thank you, and we look forward to partnering with you on this important initiative.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=d17e9d1d-09f7-4feb-a275-deb4733cf960>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 76.176.12.103

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**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** City of Escondido's Membership in the Clean Energy Alliance, A Community Choice Energy Program

**Position** In Favor

**First and Last Name** Mike McMahon

**Are you an Escondido Resident** No

**Comments** Dear Mayor and City Council, This evening, the city of Escondido has the opportunity to take decisive action to substantially decrease its carbon emissions, provide a lower electricity cost option to its citizens, and get local control of how its electricity funds are spent. We are in the midst of 'Code red for humanity climate crisis' as reported by the most recent IPCC's 234 scientists from 66 countries. The report states that human influence has warmed the climate at a rate that is unprecedented in at least the last 2,000 years. Cities need to do everything we can to reduce greenhouse gases. Making the decision to join our regional CCE, Clean Energy Alliance, can be the best way the city can meet its targets in their Climate Action Plan. When Carlsbad added CEA to their CAP, this addition became the highest GHG reduction measure. The energy market is quickly evolving and hundreds of cities have already moved to a CCE. Recently, Oceanside voted to join the local Clean Energy Alliance CCE and asked Vista, San Marcos and Escondido to join them. Even Kendall Helm, SDG&E's vice president of energy supply said in a UT interview comparing status quo and CCE, "Choice is happening and we need to evolve with it... and this old model doesn't make sense". I ask you this evening, do not further delay this decision. Authorize a JPA for the city to join the Clean Energy Alliance. Thank you, Mike McMahon Carlsbad Resident and CEA user of 100% clean energy

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a4d430c4-51f5-4ca7-892f-1f4b1c0f515f>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 24.43.232.178

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**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** CCA

**Position** In Favor

**First and Last Name** Paige DeCino

**Are you an Escondido Resident** No

**Comments** Mayor, city council members, My name is Paige DeCino and I'm a member of the Clean Energy Alliance's Community Advisory Board. Like Carlsbad, where I live, you will probably find that joining a CCE is critical to reaching your Climate Action Plan emission reduction goals. I am also part of a local Sierra Club team that spent many years lobbying the city of Carlsbad to pursue a CCE and informing our residents through a petition drive and house parties on how CCEs can benefit the city's climate targets, assume local control and do so at a saving to customers. Our Sierra Club SD Chapter fully supports local municipalities in joining CCEs for these reasons as we tackle climate change. Since the formation of the CEA, I've watched almost every Board meeting. It is clear to me that the Board is very cognizant of ensuring a financially viable energy provider that significantly out shines SDG&E in lowering greenhouse gas emissions. I'm very pleased with the leadership of the board and especially the CEO, Barb Boswell, who oversaw the successful launch of CEA in May. She ensures things run efficiently and transparently. And I find her very responsive to any questions I have. CEA is in good hands and you can be confident you are joining a strong organization. I am confident that joining CEA will benefit your city. Thank you.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=c6564931-7971-4226-b1e5-c0092dc29c91>

From Url: <https://www.escondido.org/public-comment>  
From IP Address: 172.56.30.105

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**Council Meeting Date** 10/27/2021

**Agenda #** Item #10

**Subject** CCE

**Position** In Favor

**First and Last Name** Renessa Ramirez

**Are you an Escondido Resident** Yes

**Comments** Choose renewable please

**Would you like your comment read out loud?** No

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=df2278a8-2df3-4af0-a766-ea09a6adbdf1>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 173.198.4.66

Email [lostyourmarblestoo@sbcglobal.net](mailto:lostyourmarblestoo@sbcglobal.net)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Membership in the Clean Energy Alliance

**Position** In Favor

**First and Last Name** Richard Miller Jr

**Are you an Escondido Resident** Yes

**Comments** I am in full support of the staff recommendation that the City join the Clean Enrgy Alliance (CEA) Community Choice Energy program. The ability for Escondido residents and businesses to save money on their energy bills and help the city reach it's Green House Gas emissions reduction is paramount. Please do not delay joining CEA. We can't aford to wait another year. Thank you.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=de9ab65f-8c1f-409b-822b-e63deb17ba47>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 72.220.55.68

Email [solarguy@cal.berkeley.edu](mailto:solarguy@cal.berkeley.edu)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Joining CEA Joint Powers Authority

**Position** In Favor

**First and Last Name** Roger Davenport

**Are you an Escondido Resident** No

**Comments** Greetings! I am an Oceanside resident and have been promoting the implementation of Community Choice Aggregation here for many years. My reason for commenting tonight is that my city, Oceanside, has stated a commitment to join the Clean Energy Alliance (CEA) Joint Powers Authority this year if Vista, San Marcos, and Escondido do likewise. Therefore, I want to encourage Escondido to approve the staff recommendation and move forward this evening to join CEA. There are some who voice concerns about joining. Let me address some that I have heard: 1. It could cost more for electricity, especially hurting low-income residents a. This is totally and absolutely false. First, CEA has a commitment to providing electricity that is at least as renewable as SDG&E's offering at a cost that is at least 2% LESS than SDG&E's price. CEA's current rates for 50% and 75% renewable electricity are 2.2% and 1.9% LESS than SDG&E, so they are meeting that commitment. And, if CEA's rates ever did increase above SDG&E rates, people have the option to "opt out" from CEA and back to SDG&E. b. As time passes, the rates will decrease due to the retirement of "exit fees" (see #3 below) and because solar and wind energy are becoming less and less expensive over time. 2. CEA might raise rates to make more money a. This is also completely false. First, CEA is controlled by representatives from each of the member cities, and they make the decisions. Unlike SDG&E, the rates are set by local, elected officials and not just imposed on us. b. Second, CEA is a non-profit organization, so by definition it cannot make profits. Any money collected above the direct costs of running the organization and purchasing electricity will be distributed back to its members. These "profits" can be used by the members to reduce rates, promote renewable energy in their communities, help low-income or other groups with their utility bills, or create programs for community energy production or other purposes. Note that SDG&E is a for-profit business, and their profits presently go right to their shareholders and executives. 3. SDG&E "Exit Fees" might increase costs over time a. Exit fees are allowed by the Public Utilities Commission to enable SDG&E to recover costs of energy contracts they entered into before JPAs were formed, and which they will not be able to use because JPAs have taken over electricity purchasing for their customers. These historical contracts will expire over the next several years, and so the exit fees are mandated to DECREASE OVER TIME until they disappear completely. Finally, some express the thought that, "We should wait and see, and join later." To that I can only say that THE ONLY EFFECT of "waiting" would be to force the people and businesses of Escondido to pay MORE for their electricity for yet another year or two. I, for one, think that is a bad decision. Community Choice Aggregation is clearly the future of electricity procurement in California. Joint Powers Authorities just like CEA are currently providing electricity to 11 million Californians and some have been operating over ten years, saving their

customers millions of dollars compared to for-profit utilities. When Escondido joins CEA, it will create economies of scale that will make CEA more financially stable and better able to obtain electricity at low rates for their members. It truly is a WIN-WIN-WIN proposition for Escondido, CEA, and the people! So, I hope you will vote to join the CEA Joint Powers Authority tonight.

**Would you like your comment read out loud? Yes**

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a44c3850-4c4e-42ff-90b9-c31d2a173929>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 107.115.29.34

Email [Tcswifty@gmail.com](mailto:Tcswifty@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Membership in the Clean Energy Alliance

**Position** In Favor

**First and Last Name** Tim Swift

**Are you an Escondido Resident** Yes

**Comments** I urge the City Council & city stakeholders to join the CCA. It's rare to find win-win-win scenarios these days, but in this instance and per the CCE feasibility study conducted, residents and businesses will pay less under this program while adopting higher percentages of energy from clean sources, curbing carbon emissions which is of the utmost importance/timeliness to combat our rapidly escalating climate corridors.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=df069cd6-daf0-4199-9855-8610664e8944>

From Url: <https://www.escondido.org/public-comment>

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**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Clean Energy Alliance

**Position** In Favor

**First and Last Name** Chris Nava

**Are you an Escondido Resident** Yes

**Comments** Dear Mayor and Members of the City Council, I write in support of the City joining the Clean Energy Alliance. The benefits to Escondido residents are innumerable, Local control assures transparency in decision-making, and the reinvestment of the revenue into energy-saving projects is in keeping with the ECAP provisions for renewable energy and GHG reductions. I fully support the Sierra Club NCG letter outlining the many compelling reasons to vote to join the Clean Energy Alliance. Escondido needs strong leadership in addressing the existential climate crisis that threatens the health of our planet. Vote Yes!

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=6c38bd56-eaad-4002-a997-1afbe7adf0f9>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 99.43.7.33

**Email** [Polettschafer@gmail.com](mailto:Polettschafer@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Escondido Joining the Clean Energy Alliance

**Position** In Favor

**First and Last Name** Polett Schafer

**Are you an Escondido Resident** Yes

**Comments** Good evening city council and Mayor, I am in full favor of Escondido joining the Clean Energy Alliance. It is so important for our beautiful city to make these steps to help have a habitable planet for our children (including my 2 young sons) and in ensuring power customers in Escondido have agency to choose where their electrical supply comes from. I do ask the council to specifically discuss how they're going to make sure diverse business owners throughout Escondido are going to be prioritized in this new partnership. BIPOC and low income people's suffer the brunt of the effects of pollution and the devastating effects of climate change already, in our city. As we incorporate new energy policies at the local level, it is our responsibility to ensure climate justice is a part of the policy. Thank you, Polett Schafer

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=009eef3f-b628-47b6-ba10-14e545c56725>

From Url: <https://www.escondido.org/public-comment>

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**Email** [tedkevinstevenson@gmail.com](mailto:tedkevinstevenson@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 10

**Subject** Clean Energy Alliance

**Position** In Favor

**First and Last Name** Kevin Stevenson

**Are you an Escondido Resident** Yes

**Comments** We need to get off all fossil fuels by 2030 if we have any hope of saving the planet. I support Escondido joining the Clean Energy Alliance. Collectively, we all need to transition to green energy within the next decade.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=572b232f-c211-4935-a9f6-1c9b18fe56c0>



October 20, 2021

Honorable Mayor McNamara and City Councilmembers  
City of Escondido  
**Via Email**

**RE: Sierra Club NCG SUPPORT Escondido participation in Clean Energy Alliance**

Dear Mayor and City Council:

Sierra Club North County Group (NCG) is in strong support of the city's participation in the Clean Energy Alliance which we understand will be heard at the October 27, 2021 meeting. This action will enable Escondido to begin to enjoy all the benefits of a CCA in 2023.

The Clean Energy Alliance (CEA) serves the residents of Carlsbad, Del Mar and Solana Beach and is the North County CCA. The feasibility study says that joining an existing CCA will save Escondido time, money, and valuable staff resources. A partnership with other North County cities will increase the economies of scale and benefit all of the cities.

There are several compelling reasons to move forward with this decision.

- Residents and businesses of Escondido would get more renewable energy, at less cost than SDGE, through a CCA.
- SDGE announced in 2019 that it is moving out of the power buying and selling that sector of its business.
- A CCA is the most cost-effective way for Escondido to reach its major CAP goal for renewable, clean energy and GHG reductions.

Some of the other benefits of a CCA are:

- **Local Control** - Unlike SDGE's decisions, the CCA's decisions are made in public meetings by local elected representatives that we can hold accountable.
- **Local Reinvestment** - CCAs reinvest customer revenue into local clean, renewable energy projects. CEA, like many CCAs, offers rooftop solar customers better terms. This leads to more solar jobs, fewer greenhouse gases, and customer savings—all at the local level.
- **Local Jobs** - More rooftop solar and large renewable projects in our backyard lead to more good paying, local jobs for installation and construction.
- **Real Choice** – A CCA is the only way to give rate-payers a real choice. If someone doesn't like the CCA they can stick with SDGE.

The City of Escondido should move forward on a CCA now. The benefits are significant, local control, local jobs, local investment and more renewables. And, it will save Escondido residents and businesses money at the same time. It's time for a real choice for where our electricity is coming from instead of the current monopoly.

We are in the midst of a climate crisis and we need to do everything we can to reduce GHGs. We can't afford to keep putting off action. We should pursue more renewable energy now at less cost.

Sierra Club NCG urges the Escondido City Council to join the Clean Energy Alliance on October 27, 2021. Please contact Sierra Club organizer Karl Aldinger [karl.aldinger@sierraclub.org](mailto:karl.aldinger@sierraclub.org) or Laura Hunter at [laurahunter744@gmail.com](mailto:laurahunter744@gmail.com) with questions or for more information.

Sincerely,



Laura Hunter, Chair  
NCG Conservation Committee  
Member, Escondido Community Advisory Group for Environmental and Climate Action

From Url: <https://www.escondido.org/public-comment>

From IP Address: 162.201.150.59

Email [rickpaul01@yahoo.com](mailto:rickpaul01@yahoo.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 11

**Subject** 11. MIDDLE INCOME HOUSING PROJECT PROPOSALS –

**Position** In Opposition

**First and Last Name** Rick Paul

**Are you an Escondido Resident** Yes

**Comments** 11. MIDDLE INCOME HOUSING PROJECT PROPOSALS – Honorable Mayor and Council Members, I am writing today to express my opposition to Item #11 Middle income housing project proposals. The government has no business picking middle class winners in a new housing lottery. The very idea that middle income residents need financial help from government is anathema to a capitalist society. Home ownership is the bedrock of the American Dream, not government socialized rental units. Thank you for your time and consideration. Rick Paul

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=a168fb70-e766-45c4-8a0d-1b71935121ed>

From Url: <https://www.escondido.org/public-comment>

From IP Address: 72.192.169.24

**Email** [tedkevinstevenson@gmail.com](mailto:tedkevinstevenson@gmail.com)

**Council Meeting Date** 10/27/2021

**Agenda #** 11

**Subject** Middle Income Housing Projects

**Position** In Favor

**First and Last Name** Kevin Stevenson

**Are you an Escondido Resident** Yes

**Comments** People are being priced out of neighborhoods they've lived in for decades. In order to prevent further gentrification, we need more middle and low income housing. We need to stop giving wealthy real estate developers the green light to build expensive, unaffordable housing projects that force low-income people out of Escondido. I approve of low and middle income housing projects to be built within walking distance of local businesses and public transit.

**Would you like your comment read out loud?** Yes

A form has been submitted, click the link below to view the submission:

<https://www.escondido.org/FormWizard/ViewSubmission.aspx?mid=5168&pageid=3094&rid=3d830a4c-d39d-4070-9535-d21484f39f0d>



**October 26, 2021**

Mayor McNamara  
 City of Escondido  
 201 N. Broadway  
 Escondido, CA 92025

**RE: MIDDLE-INCOME WORK FORCE HOUSING PROGRAM-ESCONDIDO**

Dear Mayor McNamara and City Council:

On behalf of Waterford Property Company and CSCDA, I would like to thank you for City Staff’s engagement with our team on the proposed “middle-income” work-force housing program. We are in receipt of the City Council Staff Report. As one of California’s leaders in the “Essential” housing arena with over \$1.6 Billion in “middle-income” bond transactions totaling approximately 2,748 units (see attached article) we are strong proponents of the public policy merits of the program and are supportive of the City moving forward with all three proposed projects. **We urge the City Council to approve all three “middle-income” projects.**

In analyzing the City Staff Report there a few points of clarification we would like to address. In the September 1, 2021, City Council meeting conversation by the City Council centered on four main areas:

- 1) **Vintage of the Projects:** Rowan, Haven 76 and Alcove are the newest vintage assets of all three proposed projects and on a per unit basis have the most conservative capital reserves of all three projects for a period of 35 years. Below is a summary of all three projects capital needs as underwritten.

	Alcove/Haven76/Rowan	Solana at Grand	Latitude
Total Units	314	519	198
Year Built	2019	1985	2012
<b>Current Age</b>	<b>2 Yrs</b>	<b>36 Yrs</b>	<b>9 Yrs</b>
Age in 30 years	34 Yrs	68 Yrs	41 Yrs
Capital Expense Fund (Upfront)	\$12,300,000	\$10,400,000	\$2,000,000
Total Capital Reserves (Distr. Annually)	\$6,671,788	\$13,275,851	\$5,959,011
Operating Reserves	\$619,480	\$800,000	\$300,000
Extraordinary Expenses	\$800,000	\$500,000	\$500,000
<b>Total Capital Improvement Funds</b>	<b>\$20,391,267</b>	<b>\$24,975,851</b>	<b>\$8,759,011</b>
PCR Estimate Timeline	35 years	12 years	12 years
PCR Budget for Improvements	\$20,300,000	\$2,100,000	\$1,800,000
<b>PCR Budget / Year</b>	<b>\$580,000</b>	<b>\$175,000</b>	<b>\$150,000</b>

- 2) **Rental Savings:** Rowan, Haven 76 and Alcove are projected to have 10.1% in rental savings in the first year with a total aggregate rental savings of \$1,009,425. Over the entirety of the project the rental saving is projected to be \$219,468,362. Karen Youel has confirmed that of the three projects this will have the greatest rental savings.

Unit Type	Asset	Total Units	SF	In-Place Rent	CSCDA Pro Forma Rent						CSCDA % Discount to In-Place	Resident Annual Rent Savings		
					Units	80% AMI Rents	Units	100% AMI Rents	Units	120% AMI Rents			Total Units	Wtd. Avg. Rent
1 BR	ALCOVE	60	863	\$2,344	20	\$2,063	20	\$2,110	20	\$2,180	60	\$2,117	9.7%	\$163,142
2 BR	ALCOVE	52	1,184	\$2,806	17	\$2,469	17	\$2,525	17	\$2,610	52	\$2,535	9.7%	\$169,258
<b>Alcove Total/Avg</b>		<b>112</b>	<b>1,012</b>	<b>\$2,559</b>	<b>37</b>	<b>\$2,251</b>	<b>37</b>	<b>\$2,303</b>	<b>37</b>	<b>\$2,379</b>	<b>112</b>	<b>\$2,311</b>	<b>9.7%</b>	<b>\$332,400</b>
1 BR	HAVEN76	36	766	\$2,267	12	\$1,995	12	\$2,040	12	\$2,108	36	\$2,048	9.7%	\$94,670
2 BR	HAVEN76	34	1,100	\$2,798	11	\$2,462	11	\$2,518	11	\$2,602	34	\$2,528	9.7%	\$110,353
3 BR	HAVEN76	6	1,353	\$3,125	2	\$2,750	2	\$2,813	2	\$2,906	6	\$2,823	9.7%	\$21,750
<b>Haven76 Total/Avg</b>		<b>76</b>	<b>962</b>	<b>\$2,572</b>	<b>25</b>	<b>\$2,264</b>	<b>25</b>	<b>\$2,315</b>	<b>25</b>	<b>\$2,392</b>	<b>76</b>	<b>\$2,324</b>	<b>9.7%</b>	<b>\$226,773</b>
1 BR	ROWAN	63	649	\$2,492	21	\$2,193	21	\$2,243	21	\$2,318	63	\$2,251	9.7%	\$182,115
2 BR	ROWAN	55	1,482	\$3,013	18	\$2,546	18	\$2,712	18	\$2,802	55	\$2,686	10.8%	\$215,500
3 BR	ROWAN	8	1,884	\$3,823	3	\$2,828	3	\$3,441	3	\$3,555	8	\$3,275	14.3%	\$52,637
<b>Rowan Total/Avg</b>		<b>126</b>	<b>1,091</b>	<b>\$2,804</b>	<b>42</b>	<b>\$2,387</b>	<b>42</b>	<b>\$2,524</b>	<b>42</b>	<b>\$2,608</b>	<b>126</b>	<b>\$2,506</b>	<b>10.6%</b>	<b>\$450,252</b>
<b>Total/Wtd. Avg</b>		<b>314</b>	<b>1,032</b>	<b>\$2,660</b>	<b>105</b>	<b>\$2,309</b>	<b>105</b>	<b>\$2,394</b>	<b>105</b>	<b>\$2,474</b>	<b>314</b>	<b>\$2,392</b>	<b>10.1%</b>	<b>\$1,009,425</b>

- 3) **Sales Proceeds:** Rowan, Haven 76 and Alcove are the newest of the three assets and will be in the best condition at the time of a potential sale in the future. Below is a chart showing that that the City’s net sales proceeds from Rowan, Haven 76 and Alcove are projected to be \$299,121,620. The total rental savings is projected to be \$219,468,362. This assumes a 4% growth rate for market rents which is consistent with the historical ten-year average for San Diego County rents per COSTAR. Below is an analysis showing the above.

Escondido Portfolio - Middle Income Market Rent Savings vs. City Tax Loss - 30 Years

	Avg. Rent	Units	2021	2050	Aggregate (30 Years)	Per Unit
Income-Restricted Rent	\$2,403	314	\$9,325,984	\$21,977,291	\$443,687,546	\$1,413,018
Market Rent	\$2,761	314	\$10,870,149	\$38,959,009	\$663,155,908	\$2,111,961
<b>Resident Rent Savings</b>			<b>\$1,544,165</b>	<b>\$16,981,718</b>	<b>\$219,468,362</b>	<b>\$698,944</b>
<b>City Net Surplus Proceeds - Year 30 Sale</b>					<b>\$299,121,620</b>	<b>\$952,617</b>

- 4) **Affordable Housing Proposal and Track Record:** Waterford and CSCDA have closed ten middle-income housing transactions together totaling nearly 2,748 units. Waterford is an experienced affordable housing operator and “middle-income” expert. Waterford first approached Escondido in May 2021 to propose moving forward with Rowan, Haven 76 and Alcove in the “middle-income program. With projected rental savings over the entirety of the project expected to be approximately \$219,000,000 Waterford believes its proposal will provide significant impact to the City’s “moderate” income households. Below is an exhibit showing Waterford’s track record in the “middle-income” housing program.

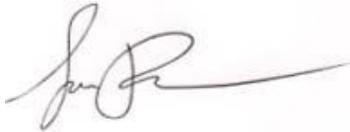
**SUMMARY OF WATERFORD ESSENTIAL HOUSING PROJECTS**

Issuer / Project	Asset(s)	Number of Assets in Bond Issuance	City	Date of Closing	Total Bond Proceeds	Total Units
Waterford-CSCDA / Parallel-Anaheim	Parallel	1	Anaheim, CA	Jan-21	\$ 176,010,000.00	386
Waterford-CSCDA / Jefferson-Anaheim	The Jefferson	1	Anaheim, CA	Feb-21	\$ 190,965,000.00	400
Waterford-CSCDA / Oceanaire-Long Beach	Oceanaire	1	Long Beach, CA	Mar-21	\$ 130,730,000.00	216
Waterford-CSCDA / Altana Glendale	Altana	1	Glendale, CA	Apr-21	\$ 332,500,000.00	507
Waterford-CSCDA / Pasadena Portfolio	The Residences at Westgate & The Hudson	2	Pasadena, CA	May-21	\$ 378,485,000.00	513
Waterford-CSCDA / Parallel-Anaheim	The Garrison and Cameo	2	Orange, CA	Sep-21	\$ 241,000,000.00	356
Waterford-CSCDA / 1818 Platinum Triangle	1818 Platinum Triangle	1	Anaheim, CA	Oct-21	\$ 157,390,000.00	265
Waterford-CSCDA/Theo-Pasadena	Theo	1	Pasadena, CA	Oct-21	\$ 79,540,000.00	105
<b>Total</b>		<b>10</b>			<b>\$ 1,686,620,000.00</b>	<b>2,748</b>

5) **City Host Charge:** Waterford has provided the City a letter showing it is within its right to charge a city “Host” charge. The City “Host” charge will reimburse the City for all property tax losses. Waterford is able and willing to reimburse the City of Escondido for all City property tax losses for Rowan, Haven 76 and Alcove at their current assessed values.

Thank you again for your consideration. Please let me know if we can provide any additional information.

Sincerely,



Sean Rawson  
Co-Founder  
Waterford Property Company



By: Lisa Brown

## **Waterford Anticipates Rent Savings of 24.5% for Qualified Renters**

Waterford Property Company in partnership with California Statewide Community Development Authority (CSCDA) recently acquired 1818 Platinum Triangle for \$127.26 million. The 265-unit apartment community is located at 1818 S. State College Blvd. in the Anaheim Platinum Triangle.

With this acquisition, Waterford continues to build its leadership in essential housing. The Anaheim City Council voted 7 to 0 to approve the acquisition during its meeting last month.

This transaction marks Waterford's third community acquired in Anaheim with CSCDA. Waterford now has nine communities it has converted from market rate to essential housing, bringing its portfolio to 2,643 units and more than \$1.6 billion of tax-exempt bond issuances.

Upon taking ownership of 1818, Waterford as administrator and CSCDA will immediately lower rents for qualified new residents making between 60 to 120 percent of the area median income under CSCDA's middle-income housing program. Waterford anticipates average rental savings of 24.5 percent for qualified tenants. Additionally, annual rent increases would be capped at no more than 4 percent. Existing tenants who do not meet the income restrictions are allowed to remain in place until they elect to move.

“This innovative financing structure immediately serves a public need plus there will be a rental preference for those who live and work in the city of Anaheim as the city wants this housing to be accessible to first responders and school district employees, among others. We've been approached by a number of school districts that are in dire need of housing for teachers, which is why we are enthusiastic about implementing this program in order to keep essential workers in the city and close to their jobs,” said Sean Rawson, co-founder, Waterford.

Joseph Smolen, Geoff Boler and Lee Redmond represented the buyers as well as the seller, UDR.