

Subject: Public Comment for Planning Commission
Attachments: A2 City Council Building Decarb.pdf

From: Lissa Spitz
Sent: Monday, March 3, 2025 4:12 PM
To: Planning <Planning@a2gov.org>
Subject: Public Comment for Planning Commission

Hello, please enter the attached for tomorrow's meeting.
thank you,

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Lissa Spitz
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ANN ARBOR/WASHTENAW



March 3, 2025

Hello, I'm Lissa Spitz, a Ward One resident and Program Manager for the Washtenaw/ Ann Arbor 2030 District. The district supports the rapid transition to clean energy, and I'm writing to emphasize rapid, especially regarding the comprehensive plan. I'm very encouraged by the plan's overall framework, it's a great approach that I fully support, except that it's light on actions to reduce building decarbonization. I'm concerned that there must be more implementation towards Goal Four of the Infrastructure and Services section: Promote carbon neutrality through efficient energy and resource use. Because the comprehensive plan is only reviewed every five years, it's critical that we make every effort in this current version to transition to renewable energy and electrification as quickly as possible. As you know, we are in a climate emergency, right now. Our house is burning down, and we're trying to put it out with an eyedropper.

I applaud the plan's emphasis on increasing affordable housing, it's desperately needed. I agree with locating higher density housing downtown. Density alone, however, is not enough. The plan must direct the city to amend existing codes and ordinances to either require, or at least significantly encourage, energy-efficiency, building electrification and fossil-free energy for all residential and commercial new developments and all major rehabs. Ann Arbor's 2023 greenhouse gas inventory shows that 69% of the City's GHG emissions come from buildings, primarily due to space and water heating. We need to use both incentives and regulations to address building decarbonization.

The concern has been raised that requiring all electric projects will dissuade developers from working in the city. It appears this is no longer the case. Out of 24 Ann Arbor multi-family residential developments proposed from September 2023 to February 2025, 18 include the intention to provide all electric power.

Please do everything in your power to include concrete steps toward building sector decarbonization in the comprehensive plan.

Thank you,

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