

From: Ginny Rogers <ginny.rogers@gmail.com>

Sent: Tuesday, December 06, 2022 10:38 AM

To: Planning <Planning@a2gov.org>

Cc: Barbara Lucas <barbaralucas@icloud.com>; Richard Barron <rmorleybarron@gmail.com>; Nancy T L Stoll <ntlstoll@gmail.com>; Rich Fein <fein.rich@gmail.com>; Nadine Wang <nadinewang2@gmail.com>; Lila Fetter <fetterlila@gmail.com>

Subject: Ann Arbor CCL urges adoption of UDC amendments

Dear Planning Commission,

Please find attached a letter of support for proposed amendments to the UDC that will reduce emissions and speed the transition to renewable energy.

Sincerely,
Ginny Rogers
On behalf of Ann Arbor CCL

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Group Leader, [Ann Arbor Chapter
Citizens' Climate Lobby](#)
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[Learn about the Energy Innovation and Carbon Dividend Act](#)

Statement of Support for UDC Amendments

The Ann Arbor chapter of Citizens Climate Lobby, a national non-profit organization that exists to create the political will for a more livable world, with 1017 local members, provides our support for the proposed amendments to the city's UDC, which would:

1. Prohibit natural gas connections on all new construction along with major renovations and building expansions.
2. Remove restrictions on solar installations of single and two-family homes.

We strongly encourage the Planning Commission to vote for both of these amendments.

Wherever possible, new construction should heat with clean, efficient electric heat pumps over gas furnaces. We shouldn't have to fight for electrification in new construction every time a new development or home is proposed.

DTE and other groups with an interest in perpetuating the use of natural gas claim that shifting from heating with natural gas to electric heat pumps will not reduce GHG emissions because electric generation isn't clean enough yet. That claim is simply not true. According to [Rewiring America](#) [1], "there is agreement among researchers that, today, a heat pump will be responsible for fewer emissions than a high efficiency gas appliance in nearly every household in America, even in states where the electricity grid is still powered predominantly by coal and gas." Furthermore, by installing gas heating in new construction now, we are prolonging the use of these natural gas appliances for 15-20 years or more, while the shift to cleaner electricity is rapidly accelerating. With energy tax credits from the Inflation Reduction Act, utilities are expected to accelerate their shift to renewable generation at a pace that is 2 to 2.5 times their current rate [2].

For residential solar installations, the cost benefits of solar couldn't be clearer. The levelized cost per kilowatt hour for solar is often less than half the cost compared to an electric utility. We need to make it easier for residents to get permits.

Going beyond these two amendments, we further urge the commission to adopt additional regulations that encourage builders, through a combination of financial carrots and sticks, to:

- Use better insulation
- Make building envelopes tighter, and
- Use higher efficiency HVAC and water heating.

Using ever cleaner electricity and reducing natural gas usage will get us part of the way to A²ZERO's goals. But we also need to reduce our overall energy consumption. This will conserve natural resources. Additionally, in the long-run, it saves money.

City Council passed a great A²ZERO plan, and our voters provided overwhelming support for the climate millage to implement it. Our goals for 2030 are ambitious. Time is of the essence. It's time we put the policies in place to do more than just set goals. It's time to make those goals reality.

[1] <https://www.rewiringamerica.org/circuit-breakers-heat-pumps>

[2] <https://www.forbes.com/sites/energyinnovation/2022/08/23/inflation-reduction-act-benefits-clean-energy-tax-credits-could-double-deployment/>