

From: Kirk Westphal <writetokirk@gmail.com>
Sent: Tuesday, December 06, 2022 3:09 PM
To: Planning <Planning@a2gov.org>
Subject: Who pays for electrification?

Dear Commission:

I haven't looked at all the information provided with this agenda item, so my apologies if this is answered:

What has been the experience of banning new natural gas hookups among cities with a) similar winter temperatures and b) similar rental rates (eg not coastal cities) to Ann Arbor?

I would urge caution with any effort where we cannot approximate the impact on 1) housing production, 2) resulting rents/sale prices, and 3) ongoing utility costs.

If the market isn't already causing electrification of buildings, then the costs of requiring it will be passed on, either directly (rents and utility bills) or indirectly (as a result of suppressing housing supply). I think the affordable housing premium issue is an example of unintended consequences.

Thanks for you efforts. I look forward to the discussion!

Kirk

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