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**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Proposal to prohibit natural gas

I believe that this proposal while well intentioned is premature. Here's why.

Ann Arbor proposal for "100% Carbon Free".... In the housing requirements...  
Challenges

1. Big impact for affordability. Affordable housing is a key goal for many Ann Arbor citizens, including the writer. According to consumer watchdog Pocketsense (using data in part from Michigan State) the average cost for electric heating a 2000 sq foot home is estimated at \$3364 per year. Natural gas, the most cost effective option, costs \$1,550. So we have more than doubled utility costs, adding \$151 per month to total housing costs. This ignores the capital cost of installation. Heat pumps, the most efficient electrical heating systems, cost more than double the \$6,500 cost of gas forced air. Let's consider our least fortunate residents!
2. True sustainability won't be reached for many years. Currently electricity for Detroit Edison only generates 14% from renewable sources, still burning coal for 45% of electric demand. (Source: DTECleanenergy.com, accessed 12/4/22). Under their aggressive plan, they won't reach 50% renewable until 2036. And be aware that this figure does not include the one time carbon release for the manufacturing and installation of the renewable sources. 100% renewable isn't expected until 2050. (Yes, there are plans to be more aggressive in an exclusive Ann Arbor electric system... but this, too, will take years to fruition.)
3. The typical natural gas heating system has an expected life of 15 years. So by the time we reach even 50% renewable energy, many of the systems installed in new construction in the next few years will be close to retirement.
4. Many of the technologies involved in renewables remain unproven. So realistically, we must anticipate that some of the solar and wind systems being installed today won't last as long as expected. Moreover, with improved experience we should be able to further improve the generation capabilities over time... saving installation costs.

So... putting this altogether, I believe it is premature to demand all electric heating in Ann Arbor today. Let's do some demonstration projects to gain real world experience but wait until true sustainability gets closer to go "whole hog"!

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