

Sayers, Margery

From: Baker, Kevin
Sent: Thursday, January 19, 2023 6:33 PM
To: Sayers, Margery
Subject: FW: Gas vs electric

For Related Documents under CB5-2023.

From: KATHLEEN JESTES <heykathleen1@verizon.net>
Sent: Thursday, January 19, 2023 6:10 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: Gas vs electric

Liz,

I just saw on Nextdoor the debate about gas vs electric for new homes. I just wanted to add my "no" vote to it.

Our nephew is an electrician, he has pretty strong reasons why electric is not the way to go for cars and anything else like this.

Thanks for listening,

Kathy Jestes

4954 Overlook Dr

Ellicott City, Md. 21043

410-461-1219

Sent from my iPad

Sayers, Margery

From: Cheryl Arney <cherylarney@gmail.com>
Sent: Thursday, January 19, 2023 6:18 PM
To: CouncilMail; Cheryl Arney
Subject: Written Testimony on CB5-2023

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I would like to submit the following written testimony on CB5-2023, the Building Electrification Bill.

I am Cheryl Arney. I live at 4361 Wild Filly Court, Ellicott City, 21042, in the Dorsey hall neighborhood of Columbia.

I am testifying in favor of passage of CB5-2023.

My testimony is in two parts. I would first like to tell my own story about building electrification. And then I would like to rebut some of the points made at the public hearing on January 17, 2023.

My husband and I bought our current home as a new home in 1980 in Dorsey Hall in Columbia. We were one of the first homeowners in this new Village. At that time, gas had not come to this neighborhood. All new homes were heated and cooled by electric heat pumps. This was the latest, most modern way to do that. Of course, all appliances were also electric, gas not being available. This did not seem to be an impediment to purchasers of new homes; the neighborhood was developed rapidly. The lack of access to gas did not even occur to us as an issue.

When gas lines came to our neighborhood in the early 90's, we decided to switch to gas. The arguments at the time were that gas power would be cheaper and "feel warmer". Although we got a gas furnace, we did not get a gas stove. Climate change as an issue had barely arisen in the public consciousness. Climate scientist James Hansen had only testified about this to Congress in 1988, and Al Gore's book "Earth in the Balance" had only been published in 1992.

I now regret our decision to switch to gas for heating and cooling our home. I now see the urgency of eliminating greenhouse gas emissions from burning fossil fuels because of their climate impact. Methane, which is the primary component of so-called "natural gas", is 80 times more potent than carbon dioxide at heating earth's atmosphere. And methane seems to be leaking from gas-associated apparatus just about everywhere.

I now also realize the health dangers from unburned methane gas that leaks into homes powered by gas, as was mentioned by many people who testified on January 17. When the gas is burned, nitrous oxide is a health-harming co-pollutant. On the very day of the public hearing (January 17), the Washington Post had an article headlined "Gas stoves, kids' asthma cases linked, report says" in its Health and Science section.

Further, gas is currently more expensive than electricity for heating homes and is predicted to be much more expensive in the future. So the original argument for switching to gas, that it is less expensive, is no longer valid. Instead, we've seen a rapid drop in the cost of solar panels for generating electricity. With many jurisdictions, including the state of Maryland and our own Howard County, setting goals to be zero-emission at certain dates in the future, and the state of Maryland having a "carve-out" for solar generated within our state, the demand for solar panels will surely increase which generally results in a decrease in price as economies of scale in manufacturing take effect. If at some point there is more demand than supply resulting in an increase in the price of clean electricity, the market will respond to that demand and eventually prices will come down again. Once electricity is generated by either wind or solar, there is no further cost for "fuel" -- sunlight and wind are free. The only cost is maintenance. Even if the initial cost should be higher, the long term cost will be lower.

As for gas feeling "warmer" for heating a home? Heat pumps have experienced many improvements over the 42 years since we first had ours installed. They not only more comfortably heat homes but they do it much more efficiently, as one of the testifiers mentioned. Again, this is a factor that will LOWER the cost of all electric homes. And it is no longer true that heat pumps only work in climates with mild winters, as another testifier mentioned. If the Council wanted to verify these assertions, I suggest you consult local providers of both heat pumps and gas furnaces.

There are still parts of Howard County without access to gas for homes. Access to gas / methane in homes is not a RIGHT ! It wasn't in the past when we bought our home, and it isn't now. I think this is a very important point that should be stressed.

And the proposed legislation will not require homes that are currently heated by gas to refit their homes. It will only require NEW homes to be all electric.

Will the lack of gas / methane in new homes discourage new home buyers from locating in Howard County? First, there is the availability of already built homes that do have gas. Second, there are so many other reasons why home buyers will want to buy in Howard County that the presence of gas will be only a minor consideration, just as it was when we bought our new all electric home in 1980. If after due consideration a home buyer decides to buy in another county in order to have gas, so be it. But it will not be Montgomery County because Montgomery County has just passed the type of legislation Howard County is now considering.

If all electric homes happen to be more expensive than ones heated by gas (a hypothesis I suggest is probably not true), will that discourage home buyers from buying in Howard County? I don't think so. We are one of the most wealthy counties in the nation, perhaps THE MOST wealthy county. One has only to drive around Howard County to see the price of homes in new developments -- "from the mid-800's", etc. I hardly think a \$10,000 difference in cost between gas and electric will be a deciding factor for the people buying these homes.

Another factor that may lower the cost of heat pumps in new homes is the 2022 passed Inflation Reduction Act. I know there are tax credits for existing homeowners to install electric heat pumps or electric hot water heat pumps (I think the credit is \$2000 and not income limited), but I don't know if there's a provision that would somehow lower the cost of these units in a newly built home. But that's something I think the Council should look into.

What about renters? All electric rental units will not be subject to fluctuations in the price of fossil fuels caused by global events. Once solar and wind and other clean renewable resources generate electricity, they are located in this country and require no "fuel" that is subject to fluctuations in global prices. Renters will be protected from price fluctuations by using clean produced electricity rather than fossil fuel.

And renters will not be subjected to the harmful health effects from gas in their buildings, about which they have no choice.

Another objection to passing CB5-2023 was that the state of Maryland was doing a similar study on building codes this year that was mandated by the passage of the Climate Solutions Now Act of 2022. The objection was based on the assumption that the Howard County study would be redundant with the State study. HOWEVER, the State study was on electrifying new buildings in Maryland that were greater than 25,000 square feet. These are not residential homes! The study being considered in the Howard County bill is entirely different from the study required by Climate Solutions Now.

Another objection raised to this bill is that there will not be an adequate supply of electricity to power all new homes in our County with electricity. I think this is a matter of which comes first, the chicken or the egg. If Howard County passes a bill that will increase, (but only modestly), the need for electricity in our County, then the utilities that provide electricity and the Public Service Commission that oversees these utilities will respond by planning how to meet the new demand . Because of new laws passed by the state of Maryland that have increased goals for reducing greenhouse gas emissions, it is likely that this new electricity will be generated from renewable resources, a win for our environment.

Finally, a last comment on my own "story": We currently own a gas furnace and gas hot water heater that are only about 10 years old. It would not be good for either the environment or our pocket book to replace them until they need to be replaced,

which will probably be in around five years. But when we do replace them, it will be with a modern heat pump and hot water heat pump. And because of the Inflation Reduction Act passed by Congress, it will cost somewhat less to do that than otherwise. I will feel much better when we return to living in an all electric home, just like we did when we bought our home in 1980.

Thank you for your consideration of this written testimony.

Howard County Council Hearing
January 17, 2023
CB5-2023
Progressive Democrats of Howard County
In Favor with Amendments

The most recent IPCC report focused on methane, its role as a destructive greenhouse gas, and what we need to do in order to avoid climate catastrophe in regards to methane reduction. Here are some excerpts from what leaders at the Climate and Clean Air Coalition had to say about how to tackle this problem:

In 2018 the IPCC report laid out that we had 12 years to radically change course and drastically cut our carbon and methane emissions. We have now spent 4 going on 5 years of relative inaction. Our current targets according to the Paris Agreement of staying under 1.5 degrees above pre-industrial levels is cutting methane by 33% by 2030 (ONLY SEVEN YEARS AWAY) and cutting it by 45% by 2040. Cutting methane is actually the easier goal to reach. We know the source, and are able to take action to reduce that source. It's actually carbon dioxide that is the bigger task in emission reduction. In other words, implementing a bill like this is just a first step in a path scientific data has shown we absolutely must take, so there's really no reason to debate it.

However, we face certain challenges that need to be addressed for a successful implementation of complete decarbonization of our communities.

We are all aware of the equities the fossil fuel industries cause and exploit.

U.S. offshore Gulf drilling for the oil industry has subsided in recent years, due to increasing costs of drilling in deeper water. Instead, they have set their sights on less-tapped oil fields in Suriname and Guyana's stabroek block- exploiting less-developed countries where drilling is cheaper and more abundant. The consortium opening up these drilling opportunities is comprised of Exxon, Hess and China's CNOOC. Just to illustrate the exploitation of Guyana: The consortium is fronting the costs for the drilling wells, but in return they will recover 75% when revenues start rolling in. On top of that, Exxon will receive an additional 12.5% in revenues. Guyana will then collect 12.5% — which will amount to a little over \$1.5 billion — plus a 2% royalty on any revenues thereafter.

Last year, Guyana earned over \$1B from its portion of the profit-sharing with this consortium, but that's way below industry norms.¹

It has been *such* a lopsided deal for Guyana, in fact, that the International Monetary Fund has urged their government to demand better deals, because they're being taken advantage of by the oil industry.

¹ [AP News- Guyana: 1.3 billion barrels in ExxonMobil offshore oil field](#)- BERT WILKINSON January 10, 2023

The fracking industry is doing the same thing. Fracking in areas like the Marcellus Shale region tend to happen in poor rural communities whose residents have to endure the brunt of the pollution. According to a study conducted by the Southwest Pennsylvania Environmental Health Project, current fracking setbacks are woefully inadequate. This isn't just a PA problem, the fracking boom happened without an understanding of how far humans should be from fracking pollution in order to be considered safe. To illustrate: some wells are operating as close as 300 feet away from occupied buildings, when the study found that a minimum of 1,320 feet is necessary to protect against illnesses associated with fracking proximity: asthma, migraines, fatigue and childhood cancers.²

In 2018, the Pennsylvania Supreme Court ruled that oil & gas companies can be charged with trespassing if they extract resources from underneath a property for which they don't have a lease as they operate an adjacent fracking well- a reasonable ruling given the known destruction fracking can cause to the underground rock layers. The industry is trying to get that ruling overturned. By continuing to rely on fossil fuels we are enabling and funding continued injustice. It's time to turn the corner, embrace the clean jobs that the Inflation Reduction Act is bringing to the communities across the country, and stop the disparity of pollution in our poorer communities.²

At the top of the latest COP, Al Gore said, "It is a choice to continue this pattern of destructive behavior." It is destructive behavior not only to continue to rely on fossil fuels when we have cleaner energy sourcing available, but it is also destructive behavior to listen to those who will try to sway us from making those better decisions. You're going to hear from industry, corporate interests and lobbyists speaking against this bill who will tell you this isn't feasible, it's too hard, it's unfair, we can't do it...

At the same time, the deployment of renewable resources has been very slow. According to Maryland Code, Public Utilities 7-703, the statutory requirement for Maryland's renewable energy portfolio in 2023 is 35.4% Tier 1 renewable resources with at least 9.5% derived from solar and an amount set by the Public Service Commission from offshore wind energy.³

According to an analysis by the Energy Information Administration, in 2021, Maryland produced about 12% of its total electricity from renewable electricity. Of this, 4.8% was solar energy, with almost 3% coming from roof-top solar and the remaining 1.8% coming from utility scale solar. Wind accounted for 1.2% of the total 12%.⁴

² [2 Fracking in Pennsylvania is too close to residents for safety: Study- Kristina Marusic](#)

August 23, 2018 Environmental Health News

³ FindLaw.com - Maryland Code, Public Utilities § 7-703 - last updated December 31, 2021 |

<https://codes.findlaw.com/md/public-utilities/md-code-public-util-sect-7-703/>

⁴ <https://www.eia.gov/state/analysis.php?sid=MD>

In other words, excluding roof-top solar, which is not subject to the same market penalty and reward systems as utility scale solar, the state's accountable solar production is less than 20% of its statutory 9.5% requirement.

This is the most staggering statistic: Maryland's Tier 1 renewable production is LESS THAN ONE PERCENT of the 35.4% statutory requirement, because Hydro is a TIER 2 resource.

There is no realistic path under which Maryland will reach its target. According to the same EIA report Maryland almost quadrupled its solar output between 2015 and 2021, which is an annualized rate of 25%. In order to meet the statutory 2030 goal of 50% Tier 1, Maryland's production would need to increase by 50-fold per year.

When policies are not grounded on the realities and challenges, the impact on reliability and cost-increases such policies create are also borne by the poor.

It is inevitable, we are headed toward a renewable industry. The question is how will we get there. Will we get there by creating incentives for extractive practices that do harm to developing world or will we encourage responsible practices that don't leave the developing world ravaged, much like the actions of the fossil fuel industry.

This bill calls on the department of licensing and inspections to develop a plan for electrification. While we are encouraged by this move, we are also calling on the county to identify how it will meet the load demand after the transition. Given the constraints of deployment, the current track is making way for more natural gas, shifting source of emissions. Electrification replaces the gas pipes with wires at the home, but it does not replace the natural gas plants.

We don't have the luxury of not doing it, switching to clean energy on a massive scale and cutting our emissions to zero is a scientific and social justice NECESSITY. So their opinions are just noise. Let's cut through the noise, and enact legislation that gets us to where we know we need to go, because we are out of time.

We would like to see this legislation pass with strengthening amendments given the short timeframe we have to make massive cuts globally.

Thank you

Sayers, Margery

From: Alice Marschner <dragonmama@comcast.net>
Sent: Thursday, January 19, 2023 1:38 PM
To: CouncilMail
Subject: Council Bill 5-2023

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Greetings:

As you consider this new legislation, please take into consideration several things..

Remember Texas - they lost power and many, many people died.

Currently, brown outs and black outs happen all over the county because the electric grid can not supply the electricity demanded at all times.

At the same time we are eliminating methods of generating power, we are also demanding more power. This makes no sense. Until the electric grid is guaranteed to be able to provide enough electric to supply all needs to all locations even in times of stress, it is unreasonable to mandate a shift to all electric, especially in homes.

Terrorist attack is a real possibility - look at North Carolina! Look at the Ukraine! Until the electric grid is hardened and protected to keep it running when under stress or attack, electric should not be the single source of power, heat, transportation and light.

Battery back ups are suggested as the fall back when power goes out.

These batteries are very expensive and full of rare elements. Where will these batteries come from? Who will be able to afford them?

Current batteries are not sufficient to supply power to the total population at this time.

Owners of battery powered vehicles are reporting difficulty with their batteries during cold weather. Once batteries get cold they do not function well. Until batteries are improved they can not be used as a back up to the electric grid.

Batteries are full of rare components that are mined in questionable ways and in far away places. Supply chain issues have been very apparent in the last several years and this would make getting components for batteries very hard, if not impossible. This makes batteries a very unreliable source of power.

My home phone used to be on the copper wire network and it always worked even when the power was out. Now I have to use the new network and I loose the use of my phone every time the power goes out. The battery back up on my phone only lasts minutes, leaving me without an important method of communication.

Diversity is constantly heralded as being very important in society.

Diversity should also be applied to power....When everyone relies on the same, single source of power, warmth and transportation; the loss of that source, for a couple of hours or a couple of weeks, would be devastating. Our strength relies on diversity!

Instead of jumping on this feel good bandwagon, let us instead look to building up and making sure that the power grid is safe, protected and able to hold up against the stress of our total population. Then, and only then, does any mandate for electric; especially in homes, start to be reasonable.

The old wives knew a thing or two — Don't put all your eggs into one basket!

Thank you for your consideration.

Alice Marschner

3919 River Walk

Ellicott City, Md. 21042

Sayers, Margery

From: Baker, Kevin
Sent: Thursday, January 19, 2023 11:05 AM
To: Sayers, Margery
Subject: FW: council bill 5-2023

For Related Documents under CB5-2023.

From: susan crovo <scrovo@yahoo.com>
Sent: Thursday, January 19, 2023 10:24 AM
To: CouncilDistrict1@howardcountymd.gov
Subject: council bill 5-2023

Hello:

I just found out about this proposed bill this morning!

I am vehemently opposed to this bill. Howard County and the state of Maryland are getting complete out of control. What has happened to "our right to choose"?

i am hoping you will strongly oppose this bill.

Thank you.

Susan Crovo
8115 Yellow Pine Dr. 21043
410-461-4540

[Sent from Yahoo Mail for iPad](#)

Sayers, Margery

From: susan crovo <scrovo@yahoo.com>
Sent: Thursday, January 19, 2023 10:24 AM
To: CouncilDistrict1@howardcountymd.gov
Subject: council bill 5-2023

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello:

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I am vehemently opposed to this bill. Howard County and the state of Maryland are getting complete out of control. What has happened to "our right to choose"?

i am hoping you will strongly oppose this bill.

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Susan Crovo
8115 Yellow Pine Dr. 21043
410-461-4540

[Sent from Yahoo Mail for iPad](#)

Sayers, Margery

From: Baker, Kevin
Sent: Wednesday, January 18, 2023 8:16 PM
To: Sayers, Margery
Subject: Fwd: CB5-2023

For Related Documents under CB5-2023.

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From: Abhijit Sarkar <abhijitsarkar25@gmail.com>
Sent: Wednesday, January 18, 2023 8:15:32 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Cc: Royalty, Wendy <wroyalty@howardcountymd.gov>; Baker, Kevin <kebaker@howardcountymd.gov>
Subject: CB5-2023

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Rep. Walsh,

I believe you are my representative on the Howard County Council. I am writing to let you know that as a resident of Howard County I am totally opposed to CB5-2023. I urge you to vote against this piece of destructive legislation. It will be bad for current residents and future residents, especially those looking for reasonably priced housing. It will decrease the value of existing homes and make new houses more expensive and reduce the supply. While the benefit to the climate will be non-existent, the losses to current and future residents' finances will be anything but.

Thank you,

Abhijit Sarkar
4613 Huntley Drive
Ellicott City, MD 21043

Sayers, Margery

From: Reginald Harrison <rharri9090@gmail.com>
Sent: Wednesday, January 18, 2023 1:29 PM
To: CouncilMail
Subject: Bill CB5 2023-For the permanent legislative file and online posting

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Opposing Bill CB5:

Dear Council Members and Fellow Citizens:

Our legislative meeting on 1/17/2023 started with a Pledge of Allegiance. What were we pledging our allegiance to? Big government, or to a country that was once the freest in the world. Why do so many people come to America? Freedoms! Stop letting government infringe upon your freedoms. Stop falling for **phony agendas, which only empower government and not the people.**

Bill CB5 is a COMPLETE overstep by government. The government, local or otherwise, has NO RIGHT to tell citizens what type of utilities they can have. They have NO right to enter our homes and tell us what type of heat source we can live with, or what type of cooking equipment we can use. This is simply **opening the door for an expanded bill that will then impose these Communist like restrictions on Current homes.** Our HOMES! Our PROPERTIES! Our RIGHTS! Our FREEDOMS! Our homes that we maintain and pay for. How dare this county even think that a bill like this, should even be presented? Council members, you have lost your way! This is trickle down influence from the federal and state level of government and is nothing more than a demonstration of **government empowering itself to reduce the rights of private citizens.** A couple of people who support this bill and who presented in person on 1/17/2023 stated clearly that this bill will do nothing to truly impact CO2 emissions. Another individual stated as well, that with only 2% of the county's land available for future development, that these restrictions placed on new construction will have no meaningful impact. Therefore, if this bill is passed, **it will do nothing more than create a gateway for an expanded bill. A bill that will then allow for these restrictions to be imposed on existing properties.** No matter what the council says, this is where this is headed.

If these people that are in favor of this bill want to protect children as they say they do, and want to leave them a better place to live, then they need to start by protecting their freedoms. Every time the government presents a bill like this, it is one-step closer to controlling your entire life. They want to come into our homes! They want to tell us what type of stove to have and what type of heat source. Our local government cannot even manage the school system, so that homebuyers can rely on what schools their children will go to, and instead bus children (redistrict them) from one school to another every two years. Meanwhile they continue to approve building permits and collect millions of dollars from these permits and millions more from the transfer tax revenue and property tax revenue generated from these properties and transactions. However, the county cannot find land, or money to build new schools, and instead relocate your children after you have spent \$300k-\$2M for a home. That is an over-step. Members of our government are habitual line steppers. Now they want to control how you live INSIDE your home. **Do you want to protect children?** Throw away your cell phones and your laptops and stop driving electric cars. The Lithium and Cobalt needed for the batteries that power these things, comes from the Congo. Seventy-five percent of the Lithium and Cobalt on the planet is in the South East and Eastern portions of the Congo. These minerals are mined by slaves and child labor. The minerals are mined by hand! Not machines! And without protective gear. These workers are injured, and worse than that every day. They experience toxic exposure, and demand is increasing!!! These workers are controlled by Warlords. This region is controlled by Warlords, and these mines are owned by Chinese mining companies. Think about that every time you get in your electric car, pick up a cell phone to watch your favorite tik-tok videos, or work on your laptop. **Clean Cobalt is a myth.** It is a PR term and a marketing angle. **It does not exist.** Fractionally in 3% divisions, the remaining 25% of the earths Lithium and Cobalt is located across the rest of the planet.

Climate change is fear mongering. It is programming young and old alike to believe that they are destroying the planet and guilting them into trying to do something about it. It is brainwashing. Young and old alike need to free their minds and think for themselves. The supporters of this agenda are being convinced they are capable of stopping something, which occurs naturally and is not controllable.

2 ½ million years ago the planet earth was frozen. It remained that way for 65 thousand years. The change that took place had nothing to do with gas stoves, or cars. Our planet's climate has been changing for billions of years and it will continue to change. This change will take place without any human influence. **There is NO Man Made Climate Change.** There is no way to determine the effects CO2 emissions have on the climate and therefore no way to determine the effects that reducing CO2 emissions have on the climate.

The climate change agenda is nothing more than a paradigm shift in the next wave of wasteful government funding and private sector wealth, which then flows back to politicians. The private sector hires lawyers/lobbyist to write bills and then presents them to Senators. That is right. The companies and the lawyers write the bills. Because they know how they need to conduct business and what they need in order to thrive. It is all about cash flow. **Not just reasonable cash flow and wealth, but SUPER Wealth!** Cash flows out from Federal/State/Local Tax Dollars (our money), into the corporations and then back again to the Senators, or other "powers that be" who got the bills passed. This money comes to them in the form of campaign contributions and other means such as investment opportunities. How do you think a Congressperson, or Senator who makes \$170,000 per year, has a net worth of \$10M or more. Nancy Pelosi is worth \$100M. She receives an \$800k per year pension from the federal government for the three positions she has held in govt. **Does that sound like public service to you?** This is not about Democrat or Republican. It's about government acting as organized crime. Doing whatever they want! Taxing, seizing and locking up anyone who does not submit to them.

You want to fear monger that gas is dangerous. Here are the stats on Electricity in the home:

- Home electrical fires account for an estimated 51,000 fires each year, nearly than 500 deaths, more than 1,400 injuries, and \$1.3 billion in property damage.
- Electrical distribution systems are the third leading cause of home structure fires.
- Each year in the United States, arcing faults are responsible for starting more than 28,000 home fires, killing and injuring hundreds of people, and causing over \$700 million in property damage.
- The U.S. Consumer Product Safety Commission (CPSC) reports that electrical receptacles are involved in 5,300 fires every year, causing forty deaths and more than 100 consumer injuries.
- Sixty-five percent of home fire deaths result from fires in homes with no working smoke detectors.

Does this mean that electricity should be removed from all homes? Of course not. No more than gas should be removed, or oil heat should be removed, or propane should be removed. I urge the students from Reservoir HS and River Hill HS who spoke at the legislative meeting on 1/17/2023 to try really hard to think for themselves and stop letting the "big people" influence their way of thinking with ideologies and tactics resulting in bigger government and higher taxes, with an objective of increased wealth of those directly associated with these policies.

Regards, R. Harrison-Howard County Resident Sent from my iPhone

Sayers, Margery

From: Ruth W <ruth.folkfan@gmail.com>
Sent: Wednesday, January 18, 2023 1:03 PM
To: CouncilMail
Subject: FYI 2023 District of Columbia Clean Energy Summit is live on YouTube Now

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

For those interested the 2023 District of Columbia Clean Energy Summit is live on YouTube Now

See [speakers and agenda here](#).

1:20-2:20pm

Panel 1

The Inflation Reduction Act and Infrastructure Investment and Jobs Act

Over the past few years, Congress and the Biden/Harris Administration have passed federal legislation and policies that support clean energy efforts. In furthering the conversation to support the District's aggressive clean energy goals, federal experts will discuss how the Inflation Reduction Act and Infrastructure Investment and Jobs Act address the urgency around clean air and climate action. This panel will explore the Acts' impact on cutting greenhouse gas emissions. These discussions will also focus on available tax credits and rebate programs, and the regulator's role in supporting clean energy programs. Panelists will also discuss the impact of these Acts on consumers.

The **2023 District of Columbia Clean Energy Summit**. If you have registered to watch the livestream of the event, or if you previously registered to attend in person but will be unable to do so, please use the following YouTube link to watch the summit:

<https://youtu.be/qPhRPjKlaAQ>



Main 410-715-1437
Fax 410-715-1489
Web www.hcar.org

Howard County Association of REALTORS® - Testimony
To: Council Chair Rigby and Honorable Members of the County Council
Date: January 17, 2023
RE: Council Bill 5-2023

Good Evening Chairperson Rigby and Members of the Howard County Council,

On the behalf of the Howard County Association of Realtors (HCAR), an organization of over 2,100 real estate professionals, we express our opposition to Council Bill 5-2023(CB5) - the Clean New Buildings Climate Act.

HCAR supports responsible sustainability and healthy living; however, cannot support the current bill as written. As a pillar of HCAR, we support the protection of the rights of our consumers to make their own choices for their homes and private property. We are in favor of sustainable practices, and conservation of our environment and natural resources, but must lead with the protection of property rights above all else.

The request for this report from the Department of Inspections, Licenses, and Permits (DILP) will provide insightful data; however, the implementation of amendments to the building code requiring 100% building electrification on the construction of future new homes, existing structures, and any future additions - including Accessory Dwelling Units (ADUs) or additions that may include the need for supplemental heating capacity - infringes on the individual property rights of all homeowners in Howard County which is an unintended consequence of this legislation.

Senate Bill 528(2022) - Climate Solutions Now Act of 2022 – passed and enacted by the Maryland General Assembly acknowledges that in order for the state to understand the best course of action to achieve net-zero greenhouse gas (GHG) emissions by 2045, the Maryland Department of the Environment (MDE), along with input from the Public Service Commission (PSC), other state agencies, and other key stakeholders, is to submit a proposed plan to the Governor and the General Assembly by June 30, 2023, and later, a final plan to be implemented by December 31, 2023. As noted in the Clean New Buildings Climate Act as written, the County Council is requesting a report for recommendations to amend the building code to be submitted no later than December 29, 2023. Without this updated data and vetted recommendations from the state, Howard County may develop new policies incompliant with the state's new requirements. Furthermore, it will require the County Department to attempt to submit conclusive recommendations in a general report subject to changes post-submission this year, as requested by CB5.



Main 410-715-1437
Fax 410-715-1489
Web www.hcar.org

HCAR believes that the 100% electrification of a resident's home and the unforeseen need for adjustments within it should be an incentive option, not a mandate. In addition, acknowledging that each region of Howard County may be impacted differently would require considerable thought to the ability of each region's infrastructural capabilities to support an electrification mandate, which is of concern. Lastly, with substantial commercial exemptions included in this request for a report will provide recommendations that enact unfair mandates specifically targeting residential homeowners and ultimately propose increases to their costs while limiting their options and their private property rights.

Equity in housing and the future of affordable housing is a value of HCAR and building electrification in Howard County is an issue of importance in attaining the reduction of GHG Emissions in our community. HCAR supports these changes over the appropriate amount of time so our infrastructures can be developed to support such changes; and would like to request to be included as a partner as these discussions are ongoing.

HCAR respectfully urges you to please vote no to CB5-2023.

Sincerely,

Steve Miller, GRI, C2EX
Chair, Legislative Committee
Howard County Association of REALTORS®