

Attachment D – Final Draft of ECAP Committee Electrification Resolution

Resolution 001: Support for City Council Action to Ban the Use of Natural Gas in New Residential and Commercial Buildings
Equitable Climate Action Plan *ad hoc* Community Advisory Committee, City of Oakland

WHEREAS, climate disruption is being fueled by the burning of fossil fuels, including “natural gas,” oil, and coal, and the disruption is already having devastating impacts on those who can least afford it and are least responsible for the problem; and

WHEREAS, the burning of these fossil fuels is the primary source of air pollution that plagues our communities with profound health impacts, particularly on children, the elderly, and those with respiratory ailments such as asthma; and

WHEREAS, numerous peer-reviewed studies including by [Lawrence Berkeley National Laboratory](#), the [National Institutes of Health](#), [California Energy Commission](#), and [Johns Hopkins University](#) have documented unhealthy levels of nitrous oxides (NOx) in homes with gas cooktops, particularly noting the disproportionately negative impact on inner city African American children; and

WHEREAS, greenhouse gas emissions from the burning of gas exceed those of coal in the US and the three primary uses of gas are in energy production, in our buildings, and in the industrial sector; and

WHEREAS, the City of Oakland with the assistance of Bloomberg Associates has concluded that the city will not meet its climate goals without phasing out the use of gas in all of its residential and commercial buildings, including existing structures; and

WHEREAS, new buildings built all-electric are safer, cheaper to build and operate, and cleaner than new buildings constructed to use natural gas for heating, hot water, cooking and other purposes; and

WHEREAS, a ban on gas in new buildings in Oakland and other communities can help stop the problem from getting worse and create the groundwork for clean energy technologies and the development of robust community based training and job creation at family sustaining, union scale wages; and

WHEREAS, the use of gas also creates [massive community safety and health risks](#) throughout its life cycle, including its production, which often involves fracking and other dangerous and polluting extraction practices, from its transmission and storage, and its burning; and

WHEREAS, a peer-reviewed meta-study concluded that kids in homes with gas stoves were 42% more likely to have asthma than kids in homes without gas stoves; and

WHEREAS, the policy switch to all electric new construction will increase availability of electric appliances for the general population, and encourage inclusion of electric appliances in homeowners retrofits and upgrades; and

WHEREAS, any upgrades to rental units often result in rent increases, evictions, and exacerbation of

already high internal displacement levels for tenants in our communities; and

WHEREAS, as a clean energy economy must include a clear prioritization on equity in order to create a prosperous economy and a better future for all; and

WHEREAS, the creation of climate related policies and programs are opportunities for creating local jobs, raising wages, addressing historical inequities for women and communities of color, improving the health of residents, and improving the quality of life for all; and

WHEREAS, the phase out of gas can result in lower utility bills when coupled with other strategies and utilizing efficient electric appliances, [such as heat pump hot water heaters](#); and can reduce fire risk, improve indoor air quality, and create more comfortable buildings; and

WHEREAS, by focusing on equitable climate policy development, Oakland and its sister cities will positively impact broader strategies on affordable housing development, reducing liability for gas infrastructure, adapting to climate change, and building local, family sustaining jobs in the clean energy economy; and

WHEREAS, Oakland can help lead in the absence of federal leadership by implementing climate solutions to benefit all people in our community, particularly those that have been disadvantaged by the ways in which our cities were originally developed. In this way, we can demonstrate a style of leadership that advances our policy and social needs to achieve the equity for climate and environmental justice; and

WHEREAS, phasing out gas in existing buildings must not exacerbate Oakland high housing prices for low-income residents and high rates of internal displacement, and must involve subsidizing upgrades to homes and multifamily units for those who need assistance; now, therefore be it

RESOLVED: That this committee supports the City Council and Mayor Schaaf in banning the use of gas in new residential and commercial buildings; and be it

FURTHER RESOLVED: That the City Council and Mayor Schaaf should move forward immediately to develop an inclusive and community-engaged plan to address gas usage in the existing 170,000 residential and commercial buildings, without passing those costs on to low- and moderate-income homeowners, while protecting existing tenants by including protections against rent increases and evictions; and be it

FURTHER RESOLVED: That the policies developed should include energy efficiency in partnership with electrification efforts, taking into consideration energy consumption levels and the source of our cities energy as a whole; and be it

FURTHER RESOLVED: That program development includes equity provisions including: that subsidies made to support electrification efforts are dispersed in such a way that the benefits are shared with renters, policies are implemented to share the benefits of financing strategies like on bill financing between landlords and tenants, include provisions for the proper training of code inspectors, and language clearly defining enforcement policies, and include local hire provisions and job training for Oakland residents; and be it

FURTHER RESOLVED: That the City should examine ways to increase local renewable development and energy efficiency to offset the increased electrical load to the grid, and develop electrification policies in conjunction with other community plans, prioritizing equity and community resiliency in their development.

Dated: