



I Support the Electrification of Rental Properties

1 message

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To: Clerk.CPS@lacity.org

Mon, Oct 16, 2023 at 4:41 PM

Hi there,

I believe the policy related to my concern is this one:

21-1463 (CFMS)
cityclerk.lacity.org



I would like to express my strong support for the electrification of existing buildings in Los Angeles — replacing methane stoves and heaters, plus adding 220V outlets for EV parking spots.

I am less concerned about pushing private homeowners to make this change. I think they will fight back with lawsuits, slowing down essential progress and wasting money, as they will frame it as impinging on their freedoms.

But gas appliances are bad for people. Renters should not be subjected to them.

Of course methane is also a very potent greenhouse gas, and we will need to completely stop using it, too, as soon as possible. I think to a large degree we will see private homeowners replacing their appliances to take advantage of the IRA discounts. And as it becomes more common for rental properties to have their appliances replaced, people will hear about it and believe more in the danger gas poses.

Perhaps at a later date the closure of companies supplying gas can be announced with ample time for homeowners to switch — like a five year advance warning.

All this activity will lower the prices of electric appliances, as manufacturers achieve economies of greater scale. This will reverberate throughout the state and the world. So with this legislation Los Angeles can literally change the world.

I hope that the Inflation Reduction Act provides enough funding for these changes to be economical for property owners. If it is too expensive, we will see lots of pushback. Please anticipate this and check to see if the federal subsidies are enough. If it seems they are not, please appeal to state and county funding sources, then reach out to LA property owners with emails and postcards providing guidance about how to make the change affordable.

I think we should take a staggered approach, so large properties with greater access to bank loans and more familiarity with managing such investments transition first. We could start with requiring properties that have more than 100 units swap out their appliances by June 2026. Properties with more than 50 units have until the following year. Properties with more than 10 units have until 2028. And all other rental properties have until 2030. This will mean that small business-owners and family businesses are able to save up for the work, as well as take advantage of future, cheaper appliances.

As I mentioned before, I also think that all rental properties should be required to offer 220V outlets in renter parking spots, so renters can charge their EVs over night. Relying on public, fast chargers is akin to relying on internet cafes for internet access or public charging spots to charge cell phones. It will soon be woefully inadequate.

I think the pace of these installations should be similar to that of installing electric appliances, with larger properties going first.

In a few years they will be grateful they were prompted and supported with this transition. Very soon electric vehicles will be cheaper than combustion vehicles. In a month, for example, Chevrolet will release a compact EV SUV, with a base price of \$30K — which reduces to \$22,500 including the IRA discount. The base model has a 250 mile range per charge. More and more we will see affordable EVs appear on the market. And with the \$4K discount on EVs under \$25K, already older, popular EVs like Tesla's Model 3 can be found for sale under that threshold.

This year 25% of new vehicles in California are EVs, up from 18% in 2022. If the rate of adoption continues to rise at a steady 7% per year, by 2033 100% of new vehicles would be EVs. Given the shrinking costs of manufacturing EVs, I suspect we will hit 100% sooner.

It is predicted that EVs will be cheaper worldwide, even without subsidies, by 2027. They are already cheaper in China. And California is building up lithium mining operations and lithium battery factories in the Salton Sea area which should be operational by 2025. This supports that theory.

Who will want to spend more money on combustion vehicles in 2030 when EVs are all cheaper? And think about the resale value of combustion vehicles after five years: who will want to buy a used combustion vehicle in 2035 when gas stations, parts suppliers and combustion vehicle mechanic shops are closing all over the world? Also, we will likely see wild price fluctuations and unreliable gasoline supplies as more and more people stop buying gas and profits shrink. There will likely be major bankruptcies and disruptions in the world oil market.

So California needs to be ready.

I understand the issue is not just of preparing individual homes for this rapid change. We also need to upgrade our national and local grid. I heard that Park La Brea, where I live currently, suffered a blackout in a few of its towers a couple weeks ago, because we are maxing out the local electricity supply.

To the extent that you are communicating with LADWP and other vital stakeholders, please support them in securing the funding and staffing they need to help us transform the city. Very likely we will need LAUSD ramp up vocational education opportunities for electricians. We have a lot of work to do!

I hope this feels like support and an endorsement for the work you are doing, rather than busy work or obstacles. I advocate every day to my state and local officials to push in the same direction, so I expect you will be supported by your counterparts in other agencies.

Sincerely,
Chris McKee

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