

Appendix B. Electrification Policy Matrix

Category	Description	Policy Options	Building Type	Time	Cost	GHG Impact	Risk	Depts	Cities
State-level advocacy: regulations	State level policies often preempt local ability regulate fossil fuel reduction or use. City can advocate for changes to state law or policy to support local efforts to restrict fossil fuel use.	Advocate for updated state building code to increase energy-efficiency requirements for new construction and major renovations	N						
		Advocate for legislation expressly authorizing municipal prohibitions or limitations on use of fossil fuels	N						
		Advocate for reinstatement of the Climate Protection Program	N, E						
		Advocate for legislation requiring cooling in rental properties	E						
State-level advocacy: support	State legislation can provide and enable ways to facilitate electrification through expanded incentives and new programs. City can advocate for new state law or policy that provides this kind of support for electrification.	Advocate for new incentives for all-electric new construction	N, E						
Education & support programs	Establish new education and outreach programs to help increase public awareness, support informed decision making, and encourage voluntary upgrades to electric equipment and appliances in homes and commercial buildings. Includes both passive education, such as websites, social media, and coordinated campaigns as well as active outreach, such as workshops, technology demonstrations, technical assistance, and project management to facilitate electrification upgrades.	Navigation support programs to help community members identify, understand and access financial and contractor resources to install heat pumps, heat pump water heaters, and electric stoves in existing homes. Can include project management services to facilitate equipment deployment.	E						
		Provide technical assistance on building electrification and decarbonization for builders and developers	N						
		Create new educational materials to encourage residential and commercial construction in both new construction and existing homes	N, E						
		Promote state and federal incentives or tax credits	N, E						
Incentives	Develop voluntary programs to incentivize the adoption of electric technologies in new construction, major remodels and in existing homes (at the time of replacement). Incentives will reduce the financial or other costs associated with electrification.	Prioritize or expedite permit applications for all-electric development projects	N						
		Development incentives, such as FAR, height, or density bonus for master plan developments or overlay with electrification requirements	N						
		City-funded financial incentive for all-electric new construction	N						
		City-funded ductless heat pump and heat pump water heater purchase and installation subsidy for new construction and/or existing homes	N, E						
		Provide additional urban renewal assistance for all-electric buildings	N						
Local Regulations	Implement new restrictions or requirements to reduce fossil fuel use in new or existing residential or identified commercial construction.	Establish nitrogen oxide (NOx) emissions standards for new appliances in existing buildings or for new buildings	N, E						
		Restrict natural gas infrastructure in the right-of-way in new residential developments	N						
		Enact benchmarking, energy performance, or greenhouse gas reduction standards for commercial and multifamily buildings as allowed under HB 3409, the State of Oregon Building Performance Standards Program	E						
Fees	Implement financial disincentives to using fossil fuels in new construction. Proceeds of fees could fund staff investment in outreach and support programs or financial incentives.	Charge a new building permit fee for non-electric infrastructure in new construction. Fee may be determined in relation to anticipated gas use of the building.	N						
		Increase franchise fee on natural gas utility	N, E						
Building Code	Request local authority to amend building code to promote electrification.	Pursue local amendment to state building code to require electrification in new residential construction and major remodels	N						
City-Owned Buildings	Adopt policies committing the City of Bend to eliminate fossil fuels in new and existing City-owned or operated buildings.	Adopt policy committing to electrify all new City buildings	N						
		Adopt policy committing city to electrify or retrofit existing City buildings	E						

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Definitions:

- **Building Types:** policy addresses new **(N)** or existing **(E)** buildings
- **Time:** staff time needed to accomplish policy or initiative
- **Cost:** cost to City to accomplish policy or initiative
- **GHG impact:** anticipated greenhouse gas emissions reduction impact, assuming policy goals are met through initiative
- **Risk:** legal and practical risk associated with policy or initiative
- **Departments involved:** the number of departments that need to be involved in developing or executing the policy or initiative. A proxy for overall complexity of executing the policy or initiative.
- **Other cities:** whether there is precedent in other cities to accomplish this action and a model to follow

Key:

Time	<6 mo	6 mo – 2 yr	2+ yrs
Cost	Low	Med	High
Impact	High	Med	Low
Risk	Low	Med	High
Departments Involved	1	2	3+
Other Cities	Yes	Considering	No