

Appendix A. Electrification Policy Options Table

| Category | Description | Policy Options | Greenhouse Gas Reduction Impact | Risks |
|---|--|--|---|---|
| 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. | <ul style="list-style-type: none"> Advocate for updated state building code to increase energy-efficiency requirements for new construction and major renovations Advocate for legislation expressly authorizing municipal prohibitions or limitations on use of fossil fuels. Advocate for reinstatement of the Climate Protection Program Advocate for legislation requiring cooling in rental properties | Impact depends on state legislators, agencies and policy makers. Potentially high impact, but likelihood of success is lower. | Primary risk is low return on investment. Otherwise, minimal risk. |
| State-level advocacy: electrification support | State legislation can provide and enable ways to facilitate electrification through expanded incentives and new programs. This may include new funding pools and revenue streams for financial incentives or policies that enable different infrastructure. City can advocate for new state law or policy that provides this kind of support for electrification. | <ul style="list-style-type: none"> Advocate to expand construction excise to fund electrification programs. Advocate for new state incentives for all-electric construction. Advocate for state programs enabling or promoting thermal energy networks or system decommissioning pilots. | Impact depends on state legislators, agencies and policy makers. Potentially high impact, but likelihood of success is lower. | Primary risk is low return on investment. Otherwise, minimal risk. |
| 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 support to facilitate electrification upgrades. | <ul style="list-style-type: none"> 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. Provide technical assistance on building electrification and decarbonization for builders and developers. Create new educational materials to encourage residential and commercial electrification in both new construction and existing homes Promote state and federal incentives or tax credits. | Impact depends on third-party participation in education programs. Potential for impact with large participation coupled with availability of federal, state or local incentives. | Primary risk is low return on investment. Otherwise, minimal risk. |
| 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. | <ul style="list-style-type: none"> Prioritize or expedite permit applications for all-electric development projects. Development incentives, such as FAR, height, or density bonus, for master plan developments or overlay with electrification requirement(s). City-funded financial incentive for all-electric new construction City-funded ductless heat pump and heat pump water heater purchase and installation subsidy for new and/or existing construction. Provide additional urban renewal assistance for all-electric buildings | Impact depends on third-party participation in incentive programs. Strong incentives could have meaningful impact. | Primary risk is low return on investment. New program could require significant resource investment. |
| Local Regulations | Implement new restrictions or requirements to reduce fossil fuel use in new or existing residential or identified commercial construction. | <ul style="list-style-type: none"> Establish nitrogen oxide (NOx) emissions standards for new appliances in existing buildings or for new buildings. Enact benchmarking, energy performance or greenhouse gas emission reduction standards for commercial and multifamily buildings as allowed under HB 3409, the State of Oregon Building Performance Standards Program. | Regulatory requirements could have large comparative impact. Depends also on which appliances are considered, and phasing approach as done under some California Air Quality District regulations. | High risk of legal or other challenge to new regulations. No current examples of such regulations adopted by a city in Oregon Enforcement can be complicated and requires science-based justification |
| 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. | <ul style="list-style-type: none"> 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. Increase franchise fee on natural gas utility. | New fees could have large comparative impact. | High risk of legal or other challenge. New program could require significant resource investment. |
| Building Code | Request local authority to amend building code to promote electrification. | <ul style="list-style-type: none"> Pursue local amendment to state building code to require electrification in new residential construction. | New code could have large comparative impact. | Significant time and resource investment without guaranteed outcome. |
| City-Owned Buildings | Adopt policies committing the City of Bend to eliminate fossil fuels in new and existing City-owned or operated buildings. | <ul style="list-style-type: none"> Adopt policy committing to electrify all new City buildings Adopt policy committing City to electrify or retrofit existing buildings. | Minimal greenhouse gas emissions reduction impact. | New program could require significant resource investment. |

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