

**DOCKETED**

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## **Net Positive with zero natural gas for 7 years now**

I have retrofitted my house in 2011 to go all electric with 2 EVs and rooftop solar system. This is no longer a pipe dream and a highly viable and economical option for homeowners. As a result I have had almost no energy bills for close to 7 years now. The payback for the whole retrofit is now about 7-8 years and after that the homeowner will reap the benefits of zero utility bills and negligible gasoline bills for another 20-25 years. Even if the initial investment is difficult, financing the retrofit with a home equity loan will make the homeowner cash flow positive instantly. The key to these transformation lies in using efficient appliances and lighting, heat pumps, induction cooking, plug-load reduction, insulation, and plug-in hybrids or EVs which are becoming more affordable everyday.