

# Action Implementation Blueprints



## ACTION NAME

**Establish policies and incentives for new development to achieve high standards for sustainability and resilient design.**

### DESCRIPTION OF ACTION

Buildings in total contribute the majority of Concord's GHG emissions. Policy mechanisms, incentives, and resources will help to achieve sustainability and resilient design standards in new construction and development.

### CHAMPION

Climate Action Advisory Board (CAAB) and Sustainability Division

### IMPLEMENTATION STEPS

### PLANNING CONSIDERATIONS

#### TIME FRAME

#### KEY PARTNERS

1. Engage stakeholders and conduct research to understand options for local policy mechanisms available to Town to influence new development, such as updating current bylaws or developing new ordinances.
  - a. Engage with state agencies and legislators to stay up-to-date on progress at state-level for building code and other policies designed for new buildings, and understand opportunities to advocate for progressive policies.
  - b. Engage with builders and developers to understand barriers to designing and building net zero, resilient, energy efficient homes.
  - c. Highlight examples of new construction that demonstrates high standards for sustainability and resilient design.
  - d. Leverage existing expertise from building sustainability entities such as [Passive House Institute US](#) and [National Renewable Energy Laboratory](#).

**2020-2022**

- CAAB
- Sustainability Division
- Department of Planning and Land Management
- CSEC
- Planning Board
- Zoning Board of Appeals
- Building and Inspections
- State agencies
- New Buildings Institute
- Institute for Market Transformation
- Northeast Sustainable Energy Association (NESEA)
- Community organizations

2. Recommend preferred policy options, draft policies, engage stakeholders, and adopt policies. Implement town-wide outreach and awareness campaign, including industry training and education, collaborating with regionally where possible.

**2021-2025**

- CAAB
- CSEC
- DPLM
- Developers
- Property owners
- Architects
- Planning Board
- Zoning Board of Appeals
- Building and Inspections
- Regional partners

3. Develop options for new construction incentives such as technical support or permitting incentives.

**2021-2025**

- CSEC
- CAAB
- Developers
- Property owners
- Financing entities
- Regional partners

4. Advocate at state-level for improvements to state building code and/or other policies that will allow Town to have more influence over standards of new construction.

**2021-2025+**

- Sustainability Division
- CAAB
- CSEC
- Select Board
- Town Manager
- Community groups
- Regional groups

**Establish policies and incentives for new development to achieve high standards for sustainability and resilient design.**



**FINANCING RESOURCES AND MECHANISMS**

- State grants may be available to help draft policies
- CMLP rebates and incentives for electric measures
- Performance Contracting with an Energy Services Company (ESCO)

**TRADEOFFS (CHALLENGES/BARRIERS)**

- Developers and others may raise concerns about feasibility and costs.
- Siloed stakeholders – partitions exist between renewable energy, storage, demand response, and construction.
- Technology costs – stakeholders may raise objections and concerns about upfront costs.
- Also, may need to introduce internal carbon pricing to more accurately value emission reduction benefits.

**EQUITY CONSIDERATIONS**

- Highly energy efficient buildings benefit occupants because they are more affordable to operate, comfortable, have better indoor air quality, and are more resilient. Provides new opportunities for job/skills training and workforce development.
- Increases the value of homes and commercial buildings.

**TRACKING SUCCESS**

- Outputs:
- Financial incentive mechanisms
  - Education and awareness program
  - New policies
- Outcomes:
- Reduced GHG emissions
  - Enhanced building resiliency
  - Increased renewable energy generation/capacity
  - Reduced energy use intensity (EUI) in new buildings

**ENGAGING THE COMMUNITY**

- Town can lead by example by developing new town buildings with high sustainability and resilient design standards.
- Engaging the building community and understanding concerns and barriers will be critical to success.
- Community groups and committees should be engaged to help bolster public support for new policies.