

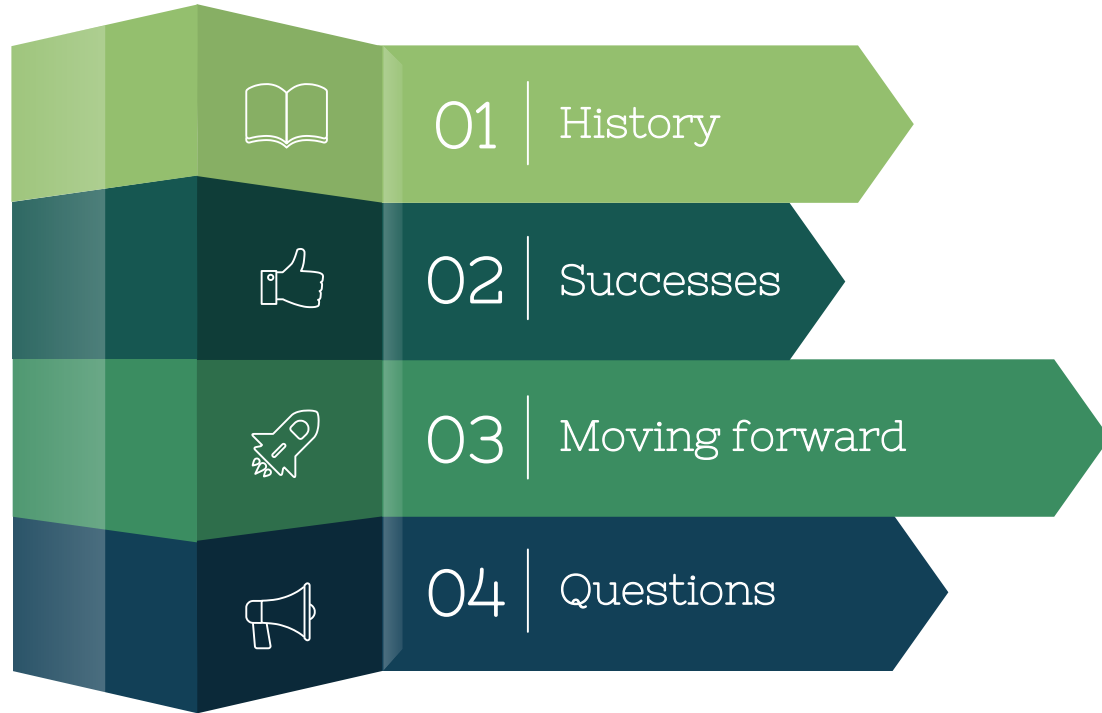


# IDA Green Energy Incentives: Proposed Revisions

Prepared for: Tompkins County IDA

Prepared by: Taitem Engineering / Ian Shapiro - as consultant to TCAD

# Agenda



# 1



## History

- In 2016 Taitem/TCAD developed recommendations for green energy incentives through the IDA.
- TCAD has used these recommendations, even though not formally adopted by the IDA.

# 2



## Successes

### Incentives used on several projects so far:

- City Centre
- Harold's Square
- Arthaus
- 323 Taughannock Blvd.
- Library Place
- GreenStar (applying)





## Technology impact



Virtually all projects have used heat pumps instead of fossil fuels.

# 40%

Bottom line: Several large new buildings have been built (or are being built) to a standard 40% less energy than required by code



BEA

The county's Business Energy Advisory (BEA) reports routinely mention the enhanced energy tax abatement



Collaboration Provided by:

**WHITTIER UNIVERSITY**  
Whittier University  
Whittier, CA

In Collaboration with:

**TRAY VISION ENERGY**  
Tray Vision Energy  
Whittier, CA

Project:

**BW**  
B.W. Energy  
Whittier, CA

Architect:

**FASANI**  
Fasani Architects  
Whittier, CA

**Taiten**  
Taiten Energy  
Whittier, CA

**ITHACA ARTHAUS**  
ITHACA ARTHAUS  
130 Cherry Street  
ITHACA, NY

**SITE PLAN REVIEW**  
130 Cherry Street  
ITHACA, NY

**SOUTHERN PERSPECTIVE**  
Southern Perspective  
Whittier, CA

04.03.2019

NOTE: NOT TO SCALE



## Spillover impacts

The IDA methodology has been used for the proposed new Ithaca Green Building Code Supplement (City and Town of Ithaca), essentially serving as a pilot for Ithaca's policy.

### Ithaca Green Building Policy

Final Project Report 4/25/18

Written by:



RANDALL+WEST

With support from:



**PARK**  
FOUNDATION

**PARTNERS**  
FOR PLACES





## Spillover impacts

Heat pumps are gaining widespread acceptance among developers. Examples:

- Village Solar, Lansing
- 107 S. Albany
- 815 S. Aurora
- More

### Ithaca Green Building Policy

Final Project Report 4/25/18

Written by:



RANDALL+WEST

With support from:



Likely one of the most progressive and effective local energy incentive programs in the nation



# 3



## Moving Forward

- The Ithaca Green Building policy will require what is now incentivized
- Some IDA requirements are confusing
- NYSERDA's differences between its low/high-rise programs
- It's "all or nothing" (ie. base IDA tax abatement not required to do anything)
- Need better compliance documentation

# Challenges





## Impact on construction costs



- Community solar is now available at no up-front cost
- Residential heat pump costs have dropped below the cost of fossil fuel equipment
- Cost adders: On-site solar, commercial heat pumps, heat pump water heating, heat pump ventilation, insulation, benchmarking



## Proposed changes



City Centre heat pumps

- Require heat pumps for space heating for ALL projects (including ones not receiving IDA incentives)
- Change the basis of savings from energy to carbon emissions
- Increase savings goal from 40% (energy) to 80% (carbon)



## Proposed changes



- Increase requirements effective now (2020) to the 2025 Ithaca Green Building Policy requirements
- Increase requirements in 2025 to the 2030 Ithaca Green Building requirements (net zero and fossil fuel free)



## Proposed changes



- Allow a simple point-based system (Ithaca Green Building Policy “Easy Path”) as an alternative compliance path
- Still allow the “whole building” path, using a NYSERDA report
- Require a design professional to sign off



## Schedule

### **July 2019**

- Project kickoff

### **October 2019**

- Final draft

### **November 2019**

- Revise and release



4



Q & A

# THANK YOU

Taitem Engineering  
110 S Albany Street  
Ithaca, NY 14850

Ian Shapiro - [imshapiro@taitem.com](mailto:imshapiro@taitem.com)