

**Wells CPUC Editing Matrix--WEAC-BW--Housing (102621 DRAFT Wells Housing)**

Committer's Name:	Document	Page #:	Paragraph #:	Your comment or question:
WEAC-BW	(see above)	1	3, Key Findings	<p>Given the increasing affordability gap in housing and the urgent need to reduce carbon emissions, Wells should incentivize smaller, highly energy-efficient homes. There should also be a mechanism in place to make sure such homes are available to low and moderate income residents. Saving money on heating and electricity while reducing our carbon emissions is a win-win.</p>
WEAC-BW	(see above)	2	3?, under "Introduction" or "Wells goals"	<p>Housing is a basic human need that must be affordable and accessible to everyone.</p> <p>Changing climatic conditions have the potential to greatly affect existing housing, particularly in terms of location within vulnerable areas. This Housing Chapter provides an opportunity to address both climate change adaptation and mitigation in housing decisions. Climate mitigation (reducing greenhouse gas emissions) will be affected by increases in sustainable and green building design that improve efficiency and lower consumption (less water and energy use, less need for heating and cooling through improved insulation, energy efficient appliances, alternative energy access, drought-tolerant plantings)</p> <p>Planning for adaptive housing would also require development of affordable housing that remains affordable over time. If homes are not energy efficient under future climate scenarios, affordability may not be lasting, or costs may be passed onto future inhabitants</p> <p>Location of housing within a known or projected hazard area is an indicator of vulnerability. We should consider the location of a home within a known or potential future floodplain or tidal inundation zone. Other climate related housing considerations are changing precipitation patterns (localized flooding, heavy rainfall) and temperature changes (increased need for air conditioning). Consider if we want to continue the permitting of housing in high-hazard areas without requiring a climate assessment and analysis of the resilience of the house and its systems into the future</p> <p>Wells should support, enable and incentivize low-impact development techniques and residential green housing.</p>

WEAC-BW	(see above)	2	3?, "Wells goals", item 1.	Since Wells now has 1/3 (way more than the 2005 15%) of residents either very low or low income (from "Key Findings"), we need to develop a plan to provide housing for this part of the population. As noted above, providing highly energy efficient, small square footage, low-maintenance housing will reduce the ongoing costs for lower income residents and will help Wells reduce it's carbon footprint
WEAC-BW	(see above)	2	"Wells goals"	Adopt 2021 IECC energy code for new homes and commercial buildings in Maine – the so-called stretch code – which has higher efficiency standards.
WEAC-BW	(see above)	2	3?, "Wells goals", item 4.	This is an opportunity for Wells to incentivize highly energy efficient mobile homes to help with low income heating/elec. Costs and to help reduce our carbon emissions.
WEAC-BW	(see above)	2, Wells' Goals	add to itemized goals	<p>GOAL: Home/business heating: 80 % from renewable sources BY 2035, via electricity from the grid or through wood from sustainably managed forests.</p> <p>STRATEGIES</p> <p>(1) Collaborate with Efficiency Maine and State efforts to install heat pumps and other renewable energy heating systems</p> <p>(2) Develop ordinances which require full compliance in new construction, beginning in 2025 (i.e., heating systems in new structures must utilize renewable energy)</p> <p>(3) Create property tax incentives for installing renewable energy systems (For example, solar panels are currently not taxed)</p>

WEAC-BW	(see above)	2, Wells' Goals	add to itemized goals	<p>GOAL: Energy efficiency: 80 % of private homes/businesses with energy efficiency upgrades BY 2035</p> <p>STRATEGIES</p> <p>(1) Educational campaign, as above</p> <p>(2) Establish property tax incentives/rebates for new buildings and energy efficiency upgrades of existing buildings</p> <p>(3) Beginning in 2025, require building permits for home/business upgrades to demonstrate improvements in energy efficiency</p> <p>(4) Require climate risk analysis for new buildings in high-risk areas</p> <p>(5) Develop and require a "climate assessment certificate for all new building projects</p>
WEAC-BW	(see above)	3	1, "Policies" (add item)	7. Make it desirable for residential developers and individual home builders to construct all-electric, highly energy-efficient homes. Designate flood resistant housing for areas that will be affected by future sea level rise and flooding.
WEAC-BW	(see above)	3	2, "Standards", item 2	add housing that is all-electric, highly energy-efficient, lower operating costs for owner/renter
WEAC-BW	(see above)	4	1, "Implementation Strategies" (add item)	11. Establish incentives to strongly encourage the development of all types of housing that reduce or eliminate their use of fossil fuels. This would include high energy efficiency, all-electric, provisions for electric vehicle charging and possibly for solar panels.
WEAC-BW	(see above)	7	1	As # of residents per household goes down, square footage needs go down. Smaller, well-designed homes reduce our carbon output and should be incentivized.

WEAC-BW	(see above)	9 thru 14	whole section	As we tackle the housing affordability problem we should seize the opportunity to bring any new affordable housing into the fossil fuel free-future. In order to meet carbon reduction goals, all new housing should be built as close to net-zero carbon as possible. This will be mandated at some point at the state and/or federal level. It's far less expensive to build new housing stock with this in mind rather than to retrofit existing stock. This is an opportunity for Wells to do the right thing now at a lower cost than doing it wrong now and having to update at great expense in the near future. This is Wells doing it's part for our kids and grandkids, to insure a healthy planet for their lives.
WEAC-BW	(see above)	14	2	The workforce housing units planned will not address the very low and low income housing shortage. It appears to be aimed at moderate income households
WEAC-BW	(see above)	2, Wells' Goals	add to itemized goals	GOAL: Home/business electricity: 100% of electricity use to be from renewable sources BY 2035 STRATEGIES (1) Develop an educational campaign, including public forums and webinars about availability of renewable electricity options (subscription or ownership in solar farms) (2) Create ordinances which require full compliance in new construction, beginning in 2025 (i.e., electricity for new structures to be from renewable power generation) (3) Cooperate with the State in establishing "green banks" to provide low-cost funding options for renewable energy