

## New England Talking Points

### Housing Construction:

- Today, it is more expensive to build most energy-efficient homes than it is to build conventional homes. Increased construction costs lead to increases in home prices and decreases in housing production. - Public Policy for Net Zero Homes & Affordability.
- Models of single-family home and townhouse construction and surveys of builders of single and multi-family housing indicate that the specialized stretch energy code is likely to increase the cost of construction of single family homes and townhouses by roughly 1.8 to 3.8 percent (approximately \$10,000 to \$23,000 for the median single family home), depending on the pathway to compliance selected, and increase the cost of construction of large multi-family buildings by roughly 2.4 percent. - Public Policy for Net Zero Homes & Affordability.
- Increases in construction costs, however, are likely to reduce construction starts overall, as fewer projects pencil out and fewer households can afford new homes, putting further pressure on housing supply and affordability. - Public Policy for Net Zero Homes & Affordability.
- (Much of New England and NY have very similar economics in Cost of Living and residential income. This report came out a couple weeks ago. Prior we were using a similar report out of New Jersey). The report estimates that the specialized stretch energy code in MA is likely to increase the cost of home construction by roughly 1.8% to 3.8% – adding approximately \$10,000 to \$23,000 to the median cost of a single-family home and putting homeownership out of reach for between 15,000 and 33,000 households. - Report by the Home Builders & Remodelers Association of Massachusetts (HBRAMA). <https://hbrama.com/2023/06/net-zero-homes-and-affordability/>
- When it comes to housing policy, we must balance the scales in the vital areas of affordability and climate change. Our policymakers must avoid tilting too far in one direction to the detriment of the other.

### Information from ISO New England:

- Presently New England ISO <https://www.iso-ne.com/> shows that renewables are 7%-9% source for electricity right now. New England Wind projects have projected increase in construction costs of 48%-62% after their approval and contracts were signed.
- Article that talks about the above: Natural Gas Stands To Win As Offshore Wind Takes A Hit <https://oilprice.com/Alternative-Energy/Wind-Power/Natural-Gas-Stands-To-Win-As-Offshore-Wind-Takes-A-Hit.html>
- All of New England on same grid, and our grid cannot handle more electric demand at this time.
- New England ISO - <https://www.iso-ne.com/about/key-stats/resource-mix>
- Winter poses the greatest challenges for solar output in New England due to snow, clouds, and shortened daylight hours. In addition, shortened winter days means consumers use the most electricity after sunset, and therefore solar doesn't reduce winter peak demand.

- While offshore wind experiences its highest production during winter, winter storms that limit solar power can also significantly limit the output of wind generation if high wind speeds force plant operators to shut down in order to protect equipment.
- This type of variability is an understandable challenge in meeting the states' decarbonization goals through greater renewable, weather-dependent technologies, and it poses new technical challenges to the grid's reliability.
- As we decommission Nuclear and slow down NG, we see a significant increase in imports as well as coal, oil use. As a result, in Jan 2022 (same demand and weather as Jan 2021) we paid the most money for the dirtiest electricity in over a decade. (ISO-NE.com)

**Article that talks about grid demand:** Alert issued as electric grid demand hits 2023 peak

<https://www.nbcboston.com/news/local/alert-issued-as-electric-grid-demand-hits-2023-peak/3130216/>

**Headline 8/1/23:** California relying on fossil fuels for critical power amid record heat wave: 'We need natural gas' <https://www.foxnews.com/politics/california-relying-fossil-fuels-critical-power-amid-record-heat-wave-we-need-natural-gas>