

Land Use and Local Government Advisory Panel

Recommended Strategies

May 3, 2021



**Climate Action
Council**

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Local and Regional Governance in NYS

- > New York's local governments wield significant influence through their legal authorities, relationship with their community members, and oversight of their own municipal assets and facilities. Municipalities of New York include:
 - **62 Cities**
 - **932 Towns**
 - **Over 551 Villages**
 - **~ 7,000 Special Districts**
- > Local governments are critical partners to the State in providing the right planning, regulatory, financial and information-driven environment for these changes
- > Regional and county-level organizations such as County IDAs, MPOs, and Regional Planning Boards and Regional Economic Development Councils do important land use planning that guides, frames, and informs local zoning
 - **62 Counties**
 - **14 Metropolitan Planning Organizations**
 - **9 Regional Planning Boards**
 - **10 Regional Economic Development Councils**



Land Use and Local Government Goals

Local government provides the scaffolding/framework to facilitate the recommendations of many other panels. The LULGAP approached their recommendations with the following goals in mind:



- Support local and regional initiatives to **promote efficient land use/smart growth**
- **Maximize carbon sequestration potential** of both developed and undeveloped lands
- **Build capacity at the regional level** and streamline/enhance support to municipalities
- **Increase energy efficiency** in new development and promote energy efficiency retrofits
- **Accelerate responsible development and adoption of clean energy sources**
- **Reduce emissions** associated with municipal operations, buildings, facilities, and fleets
- **Commitments to environmental justice, disadvantaged communities, and a just transition**

Recommendation Development Process

Land Use and Local Government Advisory Panel

Process

Themes and Priorities

Identification and consolidation of themes and priorities for each subgroup.

Strategy Development

Translating themes into simple and actionable strategies for further review. Simple feasibility assessment, evaluation and feedback, and cross-panel communication.

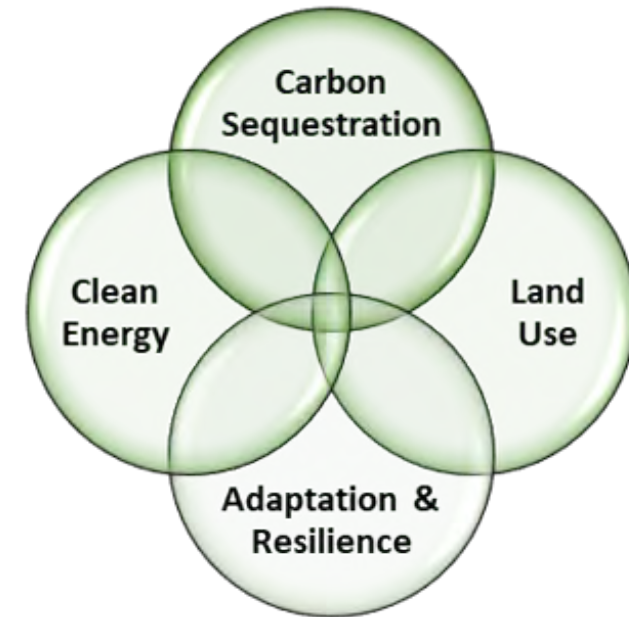
Recommendation Development

Translating Strategies into achievable recommendations for detailed review. Detailed feasibility and mitigation assessment, research, and cross-panel review.

Recommendation Feedback and Integration Analysis

Recommendations undergo further review and evaluation by LULGAP, receive cross-panel feedback and are readied for integration analysis by the CAC.

Subgroups



Public and Stakeholder Input Process

Panel Meetings: The Land Use and Local Government Advisory Panel has held eight full Panel meetings that were open to the public; all meeting presentations and notes have been posted to climate.ny.gov.

Local Government Officials Roundtable: Local government input was received during two roundtable discussions (December 2020 and March 2021) and six small-group conversations with representatives from municipalities from across the state (November 2020). Over 30 local officials participated – distribution is illustrated on the following slide.

Stakeholder Survey: A survey was created by the panel, shared with panel member networks and other local government groups. The survey was open from December 1, 2020 to January 4, 2021 and 38 responses were received

Public Input: Input from the public received during a virtual forum in December 2020, during advisory panel meetings through the "chat" function, and by email to a dedicated email account (LULG@dos.ny.gov)

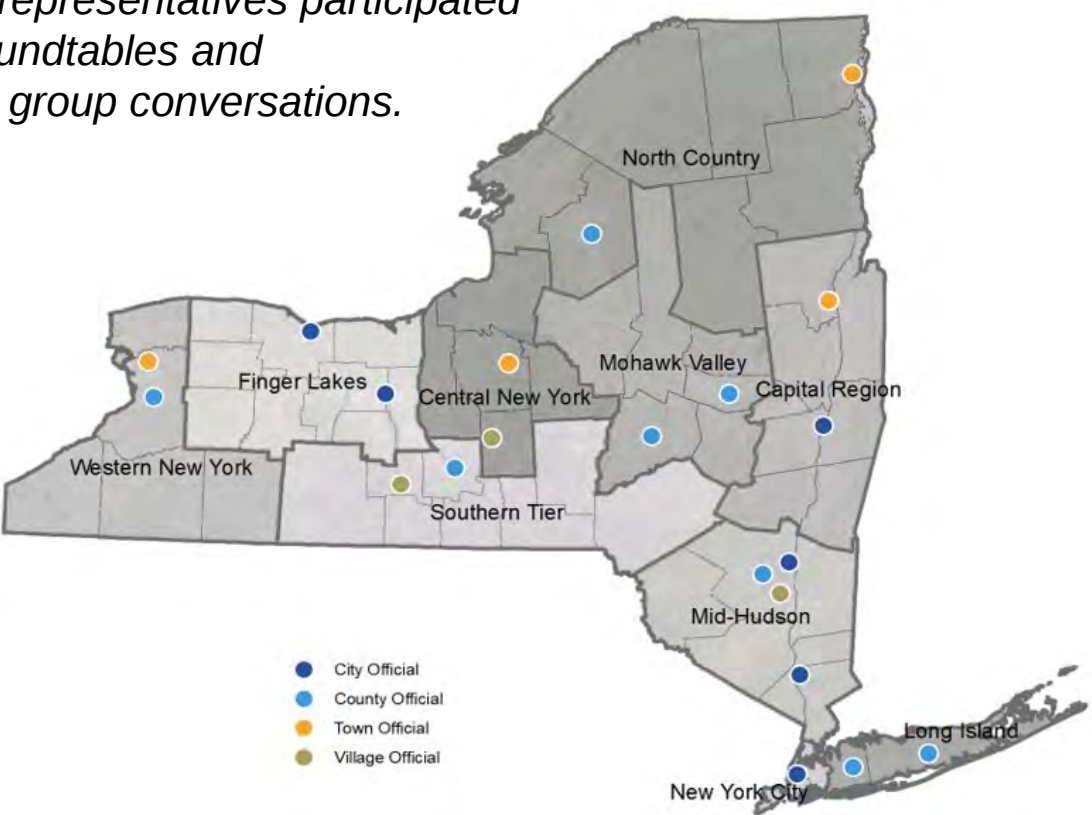
Climate Action Council Engagement: Input from the CAC received in November 2020.

Cross Panel Coordination: Regular collaboration with Transportation, Ag & Forestry, Energy Efficiency & Housing, Power Generation and Waste Advisory Panels, as well as the Climate Justice and Just Transition Working Groups.

Local Engagement

Local Government Officials Representation

Over 30 representatives participated in two roundtables and six small group conversations.

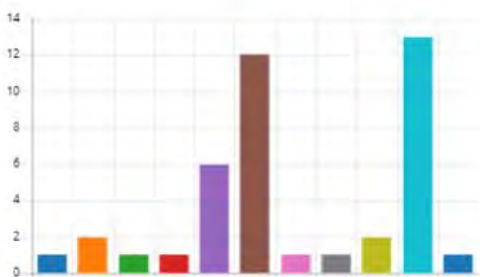


Stakeholder Survey Representation

Region(s) where you work (If you are unsure of your region, a map is available here: <https://esd.ny.gov/regions>)

[More Details](#)

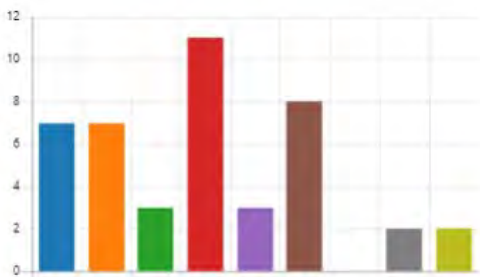
Statewide	1
Capital Region	2
Central New York	1
Finger Lakes	1
Long Island	6
Mid-Hudson	12
Mohawk Valley	1
New York City	1
North Country	2
Southern Tier	13
Western New York	1



Which of the following best describes the organization/entity you represent?

[More Details](#)

City	7
Town	7
Village	3
County	11
Regional organization	3
Non-profit or community orga...	8
Private sector business or indu...	0
Community or local board me...	2
Other	2



Glossary

Blue Carbon: carbon captured by ocean and coastal ecosystems.

Brownfield Opportunity Area: a planning and development program that transforms brownfields from liabilities to community assets that generate and support new businesses, jobs, and revenues for local economies, as well as providing new housing, commercial activity and public amenities.

Community Choice Aggregation: Community Choice Aggregation (CCA) allows local governments to choose where the energy comes from for their community. CCA is a municipal energy procurement model that replaces the utility as the default supplier of electricity for virtually all homes and small businesses within the jurisdiction.

Community Distributed Generation (CDG): Community distributed generation (CDG) allows an electrical production facility up to 5kW, such as a solar farm project, to share benefits through a subscription with residential and business participants who otherwise are not able to participate in solar benefits.

NY Stretch Energy Code: NYStretch Energy Code was developed by NYSERDA as a statewide model code for New York jurisdictions to use to meet their energy and climate goals by accelerating the savings obtained through their local building energy codes.

ICLEI: Local Governments for Sustainability (or simply ICLEI) is an international non-governmental organization that promotes sustainable development.

Property Assessed Clean Energy (PACE) financing: A program adopted by an eligible local government that allows property owners to pay back the cost of clean energy upgrades to their commercial or non-profit property over time and is secured through a benefit assessment lien on the improved property.

Smart Growth: sustainable, equitable planning and development that integrates the 3 Es—Equity, Economy and Environment. Smart Growth is based on several community design principles, including compact, mixed-use, mixed-income development in municipal centers; walkable, bikable and transit-accessible streetscapes; a variety of housing types, sizes and prices; safe, accessible public places; and strategically preserved open space and natural resources for outdoor recreation, healthy ecosystem and water functions and working lands, such as farms and forests.

Transit Oriented Development: smart growth development that is concentrated within a half-mile radius of rail or bus transit.

Land Use

Land Use - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
LU-1	Guide future growth, redevelopment, and conservation at the multi-municipal scale through regional planning. Facilitate and support collaborative multi-municipal smart growth comprehensive planning at the county and regional scales to inform and guide land use decisions, including designation of priority development areas and priority conservation areas	Programmatic and legislative	Medium	\$\$

Land Use - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
LU-2	Empower Local Government to Achieve Smart Growth Planning and Development. Provide direct planning and zoning assistance to local communities. Promote municipal implementation of mitigation strategies through enhanced technical assistance, increased support for local adoption of zoning and land use regulations consistent with smart growth principles, and local policies that support sustainable, equitable development and the accelerated expansion of local clean energy through a streamlined “Plan-to-Zone” initiative	Programmatic and technical assistance	Easy	\$\$

Land Use - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
LU-3	Enhance Resources to Enable Equitable Smart Growth. Provide local government with the necessary tools and resources to guide, enable and inform the process of achieving equitable smart growth projects such as TOD, mixed-income/affordable housing, downtown, village and hamlet centers, and infill development.	Programmatic and regulatory	Hard	\$
LU-4	Align state funding priorities. Prioritize smart growth, equity, and sustainability in all relevant state funding, including new infrastructure spending	Programmatic and regulatory	Medium	\$
LU-5	Accelerate Transit Oriented Development. Accelerate mixed-use, mixed-income transit-oriented development around key transit hubs served by rail and bus.	Programmatic/ Legislative	Medium	\$\$

Enabling strategy - LU-1: Guide Future Growth

Overview

Description:	Guide future growth, redevelopment, and conservation at the regional scale through regional planning. Facilitate and support collaborative smart growth comprehensive planning at the county and regional scales to inform and guide land use decisions, including designation of priority development areas and priority conservation areas	
Action type:	Programmatic and legislative	
Cost and funding considerations:	\$\$ - requires some new resources for successful implementation, State and local funds and sources.	
Ease of implementation:	Easy – Builds on/expands existing county and regional planning efforts	
Example case studies:	Tompkins County; Genesee County; Cleaner Greener Regional Sustainability Plans	
Risks / Barriers to success		Possible mitigants
Long-term viability and stability of programs and funding sources are necessary for continued progress. In addition, existing power for comprehensive planning and zoning rests overwhelmingly with cities, towns, and villages individually. While the General Municipal Law provides for a role for counties in certain instances, the application is quite limited.		Require that counties and regional planning councils consult with municipalities, and allow larger municipalities to handle on their own, in consultation with counties. Ensure that regular funding is available to counties and regional entities to undertake planning in cooperation with municipalities.

Enabling strategy – LU-1: Guide Future Growth

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Align State funding selection criteria with the priorities and principles contained in the Cleaner, Greener Communities Regional Sustainability Plans, to the extent practicable	DOS, NYSERDA	2 years	REDCs, DOS, multiple state agencies
Identify opportunities to increase coordination with REDCs and alignment of REDC Regional Strategic Plans with sustainability/smart growth/equity principles	REDCs	ongoing	ESD, DOS, NYSERDA other state agencies
Expand DOS Countywide Resiliency Planning grants to incentivize county-wide smart growth comprehensive plans that adhere to clear State goals and outcomes. Include health impact assessments where feasible and relevant, particularly in disadvantaged communities that have experienced health disparities	DOS	2 years	Regional entities and local governments

Enabling strategy – LU-1: Guide Future Growth

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Develop criteria and incentives for regional entities and counties to identify priority development areas (including areas appropriate for clean energy siting) and priority conservation areas in consultation with local jurisdictions and communities. Priority Development Areas may include Brownfield Opportunity Areas, downtowns, central businesses districts, municipal centers, hamlets, former industrial districts, infill projects in developed areas, obsolete fossil fuel-based power plants, re-development/adaptive re-use of existing buildings, TOD/Equitable TOD, disadvantaged communities (as defined by the Climate Justice Working Group), dead/dying malls and vacant property clusters designated by land banks, among others; Priority Conservation Areas may include wetlands, riparian areas, forests, agricultural lands and other natural areas and working lands that preserve and restore vital habitats, landscape connectivity, biodiversity, natural water movement, local food security and passive recreation, among others.	DOS, DEC	2 years	Multiple state agencies, regional entities, counties, municipalities, CBOs

Enabling strategy – LU-1: Guide Future Growth

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Extend eligibility for smart growth-related planning and implementation grants to regional planning councils and, where appropriate, qualified community-based organizations.	DOS/DEC	2 years	
Evaluate opportunities through the use and potential expansion of General Municipal Law Section 239 County Review to further empower counties to implement shared regional smart growth priorities throughout metropolitan and micropolitan statistical areas in municipal planning, zoning and subdivision proposals	DOS	1-3 years	Counties and local governments
Work with the Industrial Development Agencies in each region to proliferate tax incentive policies in their Uniform Tax Exemption policies to incentivize infill and downtown redevelopment	DOS	5-10 years	IDAs

Enabling strategy – LU-1: Guide Future Growth

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

Expanding access to public transportation through Transit-Oriented Development (TOD) will have positive impacts for lower-income households and disadvantaged communities by addressing the spatial mismatches

- **Establish brownfields/BOAs and disadvantaged communities (as defined by the CJWG and CAC) as Priority Growth Areas** to bring planning/zoning resources and smart, sustainable, equitable projects to these communities.
- **Emphasize mixed-income/affordable housing in the smart growth formula** to de-concentrate poverty and address displacement and gentrification.
- **Smart Growth planning may also open the door to shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which build community wealth, increase homeownership, address displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.

Health and other co-benefits

Any reduction in VMT/transportation-based GHG emissions will improve air quality and help reduce the incidence of disease caused or exacerbated by air pollution, particularly in disadvantaged communities and communities of color. Co-benefits include, but are not limited to:

- **Greater physical activity**, which improves physical well-being and reduces chronic disease
- **More opportunities for social interaction** for improved mental health
- **Enhanced access to health care** facilities that have become more dispersed and distributed
- **Access to services** through walkable, bikeable and transit-friendly infrastructure
- **Greater access and proximity to fresh, nutritious food**, local food production and distribution
- **Accessible to transit** and other public transportation options.

Just transition: businesses and industries, workers

Smart Growth has generated economic development, business attraction and job creation benefits to communities throughout the State. Additionally, smart growth land use patterns attend to the spatial mismatch between jobs and housing, particularly for lower-income households who spend a disproportionate amount of their time and income commuting. “Locations with housing and transportation options, a mix of uses close together, and a high quality of life can improve environmental outcomes while providing economic advantages for businesses...” - *Smart Growth and Economic Success: The Business Case*, EPA Office of Sustainable Communities, 2013

Enabling strategy – LU-2: Empower Local Government to Achieve Smart Growth - Overview

Description:	Empower Local Government to Achieve Smart Growth Planning and Development. Provide direct planning and zoning assistance to local communities. Promote municipal implementation of mitigation strategies through enhanced technical assistance, increased support for local adoption of zoning and land use regulation consistent with smart growth principles and local policies that support sustainable, equitable development and the accelerated expansion of local clean energy through a streamlined “Plan-to-Zone” initiative	
Action type:	Existing program expansion and investment, new technical assistance tools, state and local policy changes	
Cost and funding considerations	\$\$- Some resources for successful implementation already exist; new state and local government funds will be needed for some components.	
Ease of implementation:	Easy – strategy can build off existing New York State programs	
Example case studies:	Tug Hill Commission’s Mini-Comp Plan Program, Allegany County's Comp Planning School, Tompkins Co. CNY Regional Planning and Development Board’s Vision, Tug Hill Commission’s Mini-Comp Plan Program, University of Buffalo’s Regional Institute’s One Region Forward Initiative	
Risks / Barriers to success		Possible mitigants
Some may interpret "expedited" or "streamlined" planning/zoning as a curtailment of public input and engagement. Basic or mini/bare-bones comp plans may be viewed as not detailed or thorough enough.		Require that funded comp plans contain robust public input and engagement and meet the threshold legal standard for a comp plan that can be used as the basis for subsequent zoning and other land use ordinances.

Enabling strategy – LU-2: Empower Local Government to Achieve Smart Growth - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Create or expand smart growth grant programs to assist municipalities in the efficient development of comprehensive plans, district/corridor plans and zoning ordinances, including form-based codes, that adhere to clear State goals and outcomes; include priority considerations for disadvantaged and rural communities with less capacity/staff.	DOS	< 1 year – current pilot program	Regional entities and local governments
Define base criteria for comprehensive plans, including extensive community outreach and engagement, that would comport with case law; ensure that plans adhere to clear State goals and outcomes.	DOS	2 years	Partnering state agency legal staff
Provide centralized necessary baseline data for municipalities to access and use in developing plans, including data on affordability, poverty and public health.	DOS	2-3 years	Partnering state agencies

Enabling strategy – LU-2: Empower Local Government to Achieve Smart Growth - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Develop model local laws to assist municipalities of various sizes and capacities to implement smart growth plans and zoning ordinances, including model inclusionary zoning ordinances to address gentrification, displacement the concentration of poverty.	DOS/DEC	2-3 years	Local governments, academia, and partnering state agency legal staff
Expand the roles and responsibilities of DOS Smart Growth planning, NYSERDA Clean Energy Communities (CEC) Regional Coordinators and DEC Climate Leadership Regional Coordinators to provide smart growth planning and zoning technical assistance and capacity-building to municipalities, which would include the integration of land use, transportation and housing planning and projects.	DOS/NYSERDA/DEC	1-2 years	Regional entities and local governments
Support community-based planning to inform redevelopment of obsolete power plant sites and brownfields, particularly through NYSERDA's Power Plant Re-use initiative, in furtherance of the principles developed by the CLCPA Just Transition Working Group.	NYSERDA/DOS	1-2 years	Municipalities

Enabling initiative – LU-2:

Empower Local Government to Achieve Smart Growth

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Explore opportunities to address displacement, gentrification, the concentration of poverty, segregation, and inequitable access to opportunity by providing assistance and resources for community land trusts, land banks, inclusive zoning that promotes mixed-income, affordable, rental and supportive housing and shared/community-centered ownership models.	DOS and other state agencies	< 1 year	HCR, ESD and other state agencies, Universities, NGOs and local governments

Enabling strategy – LU-2: Empower Local Government to Achieve Smart Growth - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Provide grant funding to support community-based organizations to develop local land use plans for disadvantaged communities that can inform and guide development to reduce emissions, adapt to climate change, and achieve a just transition. Examples of such plans include UPROSE's Green Resilient Industrial District (GRID), El Puente's Green Light District, THE POINT CDC's South Bronx Community Resiliency Agenda, and PUSH Buffalo's PUSH GREEN / PUSH BLUE	DOS	1 year	Community-based not-for-profits
Evaluate options such as financial and technical incentives to support development of GEISs for local smart growth overlay zoning (preferably in priority development areas such as TODs), including early and comprehensive community engagement. Consider a State established revolving grant fund to support the GEISs, with a pay-back by the developer if they develop projects consistent with the zoning.	DOS	1-3 years	DEC/Regional Entities/Local Gov'ts/Private Developers/IDAs/Environmental Justice Community

Enabling initiative – LU-2:

Empower Local Government to Achieve Smart Growth Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

Expanding access to public transportation through Transit-Oriented Development (TOD) will have positive impacts for lower-income households and disadvantaged communities by addressing the spatial mismatches between lower-income households and the jobs they commute to.

- **Establish brownfields/BOAs and disadvantaged communities (as defined by the CJWG and CAC) as Priority Growth Areas** to bring planning/zoning resources and smart, sustainable, equitable projects to these communities.
- **Emphasize mixed-income/affordable housing in the smart growth formula** to de-concentrate poverty and address displacement and gentrification.
- **Smart Growth planning may also open the door to shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which build community wealth, increase homeownership, address displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.
- **New shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which build community wealth, increase homeownership, address displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.

Health and other co-benefits

Any reduction in VMT/transportation-based GHG emissions will improve air quality and help reduce the incidence of disease caused or exacerbated by air pollution, particularly in disadvantaged communities and communities of color. Co-benefits include, but are not limited to:

- **Greater physical activity**, which improves physical well-being and reduces chronic disease
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Just transition: businesses and industries, workers

Smart Growth has generated economic development, business attraction and job creation benefits to communities throughout the State. Additionally, smart growth land use patterns attend to the spatial mismatch between jobs and housing, particularly for lower-income households who spend a disproportionate amount of their time and income commuting. “Locations with housing and transportation options, a mix of uses close together, and a high quality of life can improve environmental outcomes while providing economic advantages for businesses...” - *Smart Growth and Economic Success: The Business Case*, EPA Office of Sustainable Communities, 2013

Enabling strategy – LU-3: Enable Equitable Smart Growth Projects - Overview

Description:	Enhance Resources to Enable Equitable Smart Growth Projects Provide local government with the necessary tools and resources to guide, enable and inform the process of achieving equitable smart growth projects such as TOD, mixed-income/affordable housing, downtown, village and hamlet centers, and infill development.	
Action type:	Programmatic and regulatory	
Cost and funding considerations:	\$ - total cost and most resources for successful implementation are already on hand. State and local government funds and public, private, and other sources	
Ease of implementation:	Medium	
Example case studies:	New Rochelle Downtown Overlay Zone, Westbury TOD Zone, Cambridge MA Affordable Housing Overlay	
Risks / Barriers to success		Possible mitigants
Must address concerns, particularly in distressed, disadvantaged communities, that expediting a development process will deny or decrease opportunities for community input.		Require extensive and early public outreach, education and engagement, possibly through a pre-filing “uber-scoping” requirement as a pre-condition to funding or permitting; develop training materials—including graphics, scenario analyses, maps and other visuals—to assist developers in effective outreach and engagement.

Enabling strategy – LU-3: Enable Equitable Smart Growth Projects - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Develop a Sustainable Development/Climate Act Resource Guidebook to serve as a resource to assist regional entities, counties, municipalities, developers in navigating, accessing and integrating of state programs relative to sustainable community development and clean energy development. Improve accessibility and ease coordination across programs.	DOS	1-2 years	Granting state agencies
Provide model outreach materials and other tools and guidance to support pre-development community outreach, engagement and education for smart growth projects in order to generate support, awareness and buy-in prior to a developer filing the project with a municipal board. Coordinate with community-based organizations, local government officials, universities and others, as needed.	DEC/DOS/DOT	2-3 years	Regional Entities/Local Gov'ts/Private Developers/IDAs/CBOs/Universities/Environmental Justice Community/Affected State Agencies

Enabling strategy – LU-3: Enable Equitable Smart Growth Projects - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Include all state funding programs in the annual Consolidated Funding Application to the extent practicable and provide a centralized source of information on all state funding opportunities for municipalities and not-for-profits.	ESD/affected agencies	1 year	Municipalities, not-for-profits
Investigate creating an expedited local review of supportive housing or affordable housing where at least 20% is affordable at 80% AMI or below.	HCR, OTDA, DOS	1-3 years	Local governments
Build on existing state data portals such as NYSERDA's Climate Science Clearinghouse and DOS's GIS Gateway, and DEC EJ mapping to provide a centralized, user-friendly digital repository of data resources useful to regional/county/local planners in the development of smart growth land use plans, zoning codes and projects—including data on affordability and other equity matters, disadvantaged communities, climate change projections and cumulative health impacts. This should be framed as a one-stop-shop to consolidate data and planning tools related to climate change mitigation and adaptation, disaster risk reduction, and regional and local land use planning and clean energy siting.	DOS/NYSERDA	2-3 years	Other state agencies, regional entities and local governments

Enabling strategy – LU-3: Enable Equitable Smart Growth Projects - Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Provide model zoning and site plan review ordinances that accommodate a variety of densities and uses for localities as a baseline. Such an ordinance should also make available siting for supportive housing, group homes, homeless shelters, multi-family housing, accessory dwelling units, and other affordable housing.	DOS, HCR, OTDA	1-2 years	Local governments

Enabling strategy – LU-3:Enable Equitable Smart Growth Projects – Benefits and Impacts

Anticipated Benefits and Impacts

Disadvantaged communities

Expanding access to public transportation through Transit-Oriented Development (TOD) will have positive impacts for lower-income households and disadvantaged communities by addressing the spatial mismatches

- **Establish brownfields/BOAs and disadvantaged communities (as defined by the CJWG and CAC) as Priority Growth Areas** to bring planning/zoning resources and smart, sustainable, equitable projects to these communities.
- **Emphasize mixed-income/affordable housing in the smart growth formula** to de-concentrate poverty and address displacement and gentrification.
- **Smart Growth planning may also open the door to shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which build community wealth, increase homeownership, address displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.

Health and other co-benefits

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Just transition: businesses and industries, workers

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Enabling strategy – LU-4: State Priorities

Overview

Description:	Align State Funding Priorities Prioritize smart growth, equity, and sustainability in all relevant state funding, including new infrastructure spending	
Action type:	Programmatic and regulatory	
Cost and funding considerations	\$ - Some additional resources needed, but primarily recommends enhanced prioritization of existing funds.	
Ease of implementation:	Medium - Strategy expands and strengthens existing state programs	
Example case studies:	Genesee County's Smart Growth Plan/Ordinance; New York State Smart Growth Infrastructure Policy Act	
Risks / Barriers to success		Possible mitigants
Could be viewed as Must address concerns, both in well-resourced and distressed, disadvantaged communities, that expediting a development process could potentially decrease opportunities for community input.		Public education for greater understanding of need to target spending; support for local and regional planning that is consistent with smart growth principles.

Enabling strategy – LU-4: State Priorities

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Review and refine the 11 Smart Growth criteria in the State Smart Growth Infrastructure Policy Act to more accurately identify new smart growth-and sprawl-inducing infrastructure projects and to align those criteria more directly with the CLCPA, including an emphasis on equity and affordability. Include definitions of priority development areas and priority conservation areas. Extend applicability of the Act to all state agencies and authorities and all relevant state programs, including planning and design grants (not just infrastructure).	Legislature/DOS	< 1 year	DOT and affected state agencies
Incentivize Smart Growth-inducing infrastructure by providing priority funding for infrastructure projects that score above a certain threshold in Smart Growth review, particularly those in Priority Development Areas; include definitions of Priority Development Areas and Priority Conservation Areas in the State Infrastructure Act.	Granting State Agencies	1-2 years	
Assess as-of-right funding programs to ensure alignment with new objectives to prioritize smart growth and restrict expansion of sprawl inducing infrastructure and develop updated Smart Growth threshold criteria to be considered for use in scoring State infrastructure grant proposals.	DOS/DOT	1-3 years	Affected State Agencies

Enabling strategy – LU-4: State Priorities

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Provide regular funding for RESTORE NY and DEC's Environmental Restoration Program to ensure dependable availability of support for the restoration of distressed, vacant, abandoned, contaminated and/or brownfield areas	ESD/DEC/DOS	1 year	Municipalities
Expand and enforce the “priority and preference” provision in the BOA statute to include other relevant grants beyond those already identified in statute.	DOS/DEC	2 years	Regional entities and local governments

Enabling strategy – LU-4: State Priorities

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

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- **Smart Growth planning may also open the door to shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which build community wealth, increase homeownership, address displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.

Health and other co-benefits

Any reduction in VMT/transportation-based GHG emissions will improve air quality and help reduce the incidence of disease caused or exacerbated by air pollution, particularly in disadvantaged communities and communities of color. Co-benefits include, but are not limited to:

- **Greater physical activity**, which improves physical well-being and reduces chronic disease
- **More opportunities for social interaction** for improved mental health outcomes
- **Enhanced access to health care** facilities that have become more dispersed and distributed.
- **Access to services** through walkable, bikeable and transit-friendly infrastructure
- **Greater access and proximity to fresh, nutritious food**, local food production and distribution
- **Accessible to transit** and other public transportation options.

Just transition: businesses and industries, workers

Smart Growth has generated economic development, business attraction and job creation benefits to communities throughout the State. Additionally, smart growth land use patterns attend to the spatial mismatch between jobs and housing, particularly for lower-income households who spend a disproportionate amount of their time and income commuting. “Locations with housing and transportation options, a mix of uses close together, and a high quality of life can improve environmental outcomes while providing economic advantages for businesses...” - *Smart Growth and Economic Success: The Business Case*, EPA Office of Sustainable Communities, 2013

Enabling strategy – LU-5: TOD

Overview

Description:	Facilitate and Accelerate Equitable Transit Oriented Development (TOD). Accelerate mixed-use, mixed-income transit-oriented development around key transit hubs served by rail and bus.
Action type:	Programmatic/Legislative
Cost and funding considerations:	\$\$- funding from existing and new grants and tax credits; cost of structure parking more expensive
Ease of implementation:	Easy
Example case studies:	New Rochelle, Westbury, Wyandanch

Risks / Barriers to success	Possible mitigants
Rural communities may feel left out of the equation, given that some don't have population densities to support TOD. Housing in TODs is often expensive and could contribute to displacement/gentrification. In addition, existing authority for comprehensive planning and zoning rests overwhelmingly with cities, towns, and villages individually. While the General Municipal Law provides for a role for counties in certain instances, the application is quite limited.	Upstate transit agencies and communities coordinate to accommodate rural transit needs. Ensure that housing affordability is included in planning, incentives and other support for TOD.

Enabling strategy – LU-5: TOD

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Support municipal equitable TOD plans and zoning, including form-based codes, through a grant program and guidance and technical assistance (including model local laws); promote equity tools and models, such as community land trusts, land banks, inclusionary zoning and shared/community-centered ownership and equity models, to address displacement, gentrification and the concentration of poverty; and require communities with commuter rail stations to have an adopted TOD plan that meets state criteria in order to be eligible for supportive state TOD resources, with due consideration for smaller rail stations that may not have a full TOD or TOD plan.	DOS/DOT	1 year	Municipal/regional planners, transit entities
Amend the State Smart Growth Public Infrastructure Policy Act to more effectively direct state resources to projects that advance TOD; add a definition of, and criteria for, TOD that includes rail and bus and the particular transit needs of rural areas; extend applicability of the Act to all state agencies and authorities and all relevant state programs, including planning and design grants (not just infrastructure).	Legislature/DOS	1 year	Affected agencies
Explore enhanced subsidies for TOD projects, especially those that include a meaningful threshold level of affordable housing and incorporate tools and measures such as community land trusts, land banks, inclusionary zoning and shared/community-centered ownership models—include the TOD State Housing Goal in HCR’s 9% Low-Income Housing Tax Credit program in all relevant state solicitations; consider other opportunities for tax credits for projects in TOD areas that are consistent with an adopted TOD plans and meet state criteria for equity and affordability, such as an additional “bump up” of Brownfield Cleanup Program tax credits in designated BOAs that are also TODs.	DOS/HCR	1 year	Municipalities/affected agencies

Enabling strategy – LU-5: TOD

Components of the strategy

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Fund and support GEISs to streamline the review process in TODs; create a revolving fund for municipalities to undertake GEISs for TOD zoning and projects—if a developer agrees to build according to the TOD zoning and accepts certain community benefits components, such as affordable housing, green infrastructure, green building or public spaces, the developer will pay back into the fund a portion of the cost of the GEIS; consider using TIFs for this purpose.	DOS	1 year	Municipal planners/ transit entities
Explore opportunities to support and incentivize lower municipal parking minimums and/or parking maximums in consideration of decreased household need, given proximity and accessible of transit.	DOS	2 years	Municipalities, MPOs, affected agencies
Facilitate appropriate structured parking to support a desired TOD density—explore opportunities to defray the cost of structured parking in conjunction with TOD development, such as state funding, low-cost financing, and tax credits; develop best practices for design and construction of structured parking that integrates ground-level retail and that is may be retrofitted for other uses should the demand for parking decline in the future.	Transit authorities/state agencies	1 year	Municipalities
Encourage municipalities to notify the relevant transit entity of planning, zoning and projects that will impact transit ridership and parking needs to allow transit agencies an early opportunity to offer input on such potential impacts.	DOS/DOT/DEC/ESD	1 year	MPOs, Municipalities/ transit entities

Enabling strategy – LU-5: TOD

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

Expanding access to public transportation through Transit-Oriented Development (TOD) will have positive impacts for lower-income households and disadvantaged communities by addressing the spatial mismatches between jobs and housing, which often forces lower-income households to spend more time and income on transportation and commuting. Equitable TOD presents an ideal opportunity for affordable, mixed-income housing. Other benefits include:

- **The emphasis on mixed-income/affordable housing helps** de-concentrate poverty and avoid or reduce displacement and gentrification.
- **Smart Growth development such as TOD may also open the door to shared equity/ownership opportunities**—e.g., community land trusts, deed-restricted ownership, owner-/community-operated businesses—which builds community wealth, increases homeownership, addresses displacement/gentrification and reduce the concentration of poverty in disadvantaged communities.

Health and other co-benefits

TOD is the most energy-efficient form of smart growth in terms of VMT reductions and increased transit use. The reduction in VMT/transportation-based GHG emissions will improve air quality and help reduce the incidence of disease caused or exacerbated by air pollution, particularly in disadvantaged communities and communities of color. Co-benefits include, but are not limited to:

- **Greater physical activity** through walkable, bikeable streetscapes and reduced automobile use, which improves physical well-being and reduces chronic disease .
- **More opportunities for social interaction** for improved mental health
- **Enhanced access to community health care** facilities that have become more dispersed and distributed.
- **Access to services** through walkable, bikeable and transit-friendly infrastructure
- **Greater access and proximity to fresh, nutritious, local food**, which addresses food deserts, particularly in lower-income neighborhoods.
- **Accessibility to transit** and other public transportation options.
- **Reduced urban heat island effect**, which disproportionately impacts disadvantaged communities.

Just transition: businesses and industries, workers

TOD has generated economic development, business attraction and job creation benefits to communities throughout the State; greater access to transit will help address the effects of job shifts to a clean energy economy, if planned smartly with job opportunities in mind. As discussed above, for example, TOD addresses the spatial mismatch between jobs and housing, particularly for lower-income households who spend a disproportionate amount of their time and income commuting. “Locations with housing and transportation options, a mix of uses close together, and a high quality of life can improve environmental outcomes while providing economic advantages for businesses...” - *Smart Growth and Economic Success: The Business Case*, EPA Office of Sustainable Communities, 2013

Clean Energy

Clean Energy - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
CE-1	Develop a statewide dashboard of community greenhouse gas emissions inventories to promote local climate action planning, monitor equity considerations, measure progress, and ensure data consistency at the county/municipality level.	Programmatic	Medium	Low
CE-2	Encourage local governments to demonstrate leadership in energy efficiency by developing model above-minimum energy conservation construction policies or adopting the NY Stretch Energy Code and promoting its adoption, enhanced code enforcement including streamlined permitting, third party inspections, and shared enforcement, and Property Assessed Clean Energy (PACE) financing.	Programmatic	Easy	Low

Clean Energy - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
CE-3	Establish statewide policies that require consistent advancement on building decarbonization by adopting a highly efficient State Energy Code aligned with CLCPA goals as soon as possible, establishing energy benchmarking and performance standards for buildings, and creating innovative public benefit financing mechanisms.	Legislative	Hard	Medium
CE-4	Facilitate clean energy siting through planning support and the development and promotion of model local laws, streamlined permitting, and local development regulations that clearly identify appropriate as-of-right installation opportunities for different clean energy technology types, and clear requirements and reasonable processes for installations that are not as-of-right.	Programmatic	Medium	Medium

Clean Energy - Enabling strategy summary

Initiative #	Description	Action type	Ease of implementation	Cost
CE-5	Connect homes, businesses, and community institutions with clean energy products, services, and job opportunities through Community Choice Aggregation programs, microgrids, district systems, workforce development initiatives, and community-scale campaigns to encourage adoption of new, innovative technologies to generate value and savings for consumers in an equitable manner.	Programmatic	Medium	Low
CE-6	Continue and expand state program opportunities, incentives, technical assistance, and centralized procurement services to motivate local governments and related public entities to improve assets they control with high-impact actions such as LED lighting, energy efficiency upgrades, heat pump projects, methane recovery for energy production from wastewater treatment and landfills, solar on municipal premises, and municipal and school district fleet electrification.	Programmatic	Medium	Medium

Enabling strategy – CE-1: Community Dashboard Overview

Description:	Develop a statewide dashboard of community greenhouse gas emissions inventories to promote local climate action planning, monitor equity considerations, measure progress, and ensure data consistency at the county/municipality level.	
Action type:	Programmatic; Regulatory	
Cost and funding considerations:	Low	
Ease of implementation:	Medium	
Example case studies:	Utility Energy Registry (UER); NREL State and Local Planning for Energy (SLOPE) Platform; ICLEI Clear Path	
Risks / Barriers to success		Possible mitigants
- Not all required data (i.e. fuel oil, gasoline, and diesel consumption, as well as vehicle miles travelled (VMT) and fuel mix) is currently reported at the county, city, town, and village level. - Dashboard must be easy to use and provide good, actionable information that local government officials, municipal staff, and community stakeholders can use to inform decision-making at the local level.		- Establish aggregated data reporting requirements for suppliers of fuels in a similar way to how the NYS Public Service Commission (PSC) requires electricity and natural gas consumption data reported by utilities (see PSC “Order Adopting the Utility Energy Registry” in CASE 17-M-0315 issued April 20, 2018). - Include data on energy production and clean energy actions. - Explore methods for estimating GHG of transportation at the county, city, town, and village level.

Enabling strategy – CE-1: Community Dashboard

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Track progress toward meeting clean energy goals at the community level, including in disadvantaged communities.
- Assist in targeting state resources to achieve benefits in disadvantaged communities.

Health and other co-benefits

- Dashboard provides data that can help manage local sources of air pollution.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Other

Enabling strategy –CE-1: Community Dashboard

Components for delivery

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Establish a Community GHG Working Group consisting of state agencies, academic institutions, consultants, and regional and municipal officials. Activities of the group include the following: • Review existing guidance including ICLEI’s U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (ICLEI Community Protocol) to identify methods. • Work with state agencies, MPOs, utilities, and other stakeholders to identify and secure New York-specific data needed to complete the emission inventories. • Develop standard GHG inventory reporting formats for regional and local community inventories.	NYSERDA	2 years	MPOs, utilities academic institutions, consultants, state agencies, and regional and municipal officials.
Launch and maintain the dashboard, ensuring it is accessible to all communities	NYSERDA	1 year	Community stakeholders

Enabling strategy – CE-2: Local Policies Overview

Description:	Encourage local governments to demonstrate leadership in energy efficiency by developing model above-minimum energy conservation construction policies or adopting the NY Stretch Energy Code and promoting its adoption, enhanced code enforcement including streamlined permitting, third party inspections, and shared enforcement, and Property Assessed Clean Energy (PACE) financing.	
Action type:	Programmatic	
Cost and funding considerations:	Low	
Ease of implementation:	Easy	
Example case studies:	Clean Energy Communities; Climate Smart Communities; NYStretch Energy Code	
Risks / Barriers to success		Possible mitigants
Many local governments, especially small, resource-constrained communities, struggle with tight budgets and limited staff capacity which limits their ability to take local climate actions.		State programs like Clean Energy Communities and Climate Smart Communities that offer clear guidance, grants, technical assistance, and recognition can motivate communities to take local climate action and demonstrate climate leadership with a focus on equity.

Enabling strategy –CE-2: Local Policies Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Programs designed to encourage local climate action should include rules that focus the benefits of clean energy investments in disadvantaged communities.

Health and other co-benefits

- Local climate actions often reduce local sources of air pollution including combustion fuels used for heating and transportation.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Enabling strategy – CE-2: Local Policies

Components for delivery

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead	Time to implement	Other key stakeholders
Utilize the Clean Energy Communities and Climate Smart Communities programs to encourage local climate action	NYSERDA; DEC	2 years	Counties, Cities, Towns, and Villages
Continue and expand NYPA Clean Energy Services to reach more communities	NYPA	2 years	Counties, Cities, Towns, and Villages
Expand the Regional Coordinator Network to enhance and strengthen assistance to local governments and related entities across a range of climate actions and increase support to small, resource-constrained, and underserved communities.	NYSERDA; DEC	2 years	Regional Planning Boards

Enabling strategy – CE-3: Statewide Policies

Overview

Description:	Establish statewide policies that require consistent advancement on building decarbonization by adopting a highly efficient State Energy Code aligned with CLCPA goals as soon as possible, establishing energy benchmarking and performance standards for buildings, and creating innovative public benefit financing mechanisms.	
Action type:	Legislation	
Cost and funding considerations:	Medium	
Ease of implementation:	Hard	
Example case studies:	New Efficiency: New York report; NYC Local Law 97	
Risks / Barriers to success		Possible mitigants
Local governments often have limited capacity to adopt and enforce regulations and are often leery of taking on initiatives that may place them at what they perceive to be a competitive disadvantage to other communities in their region.		Rather than a patchwork of different rules and opportunities in different communities, adopt statewide policies that apply evenly across the board.

Enabling strategy – CE-3: Statewide Policies

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Regulations may be applied to focus the benefits of clean energy investments in disadvantaged communities.

Health and other co-benefits

- Regulations are designed to reduce local sources of air pollution including combustion fuels used for heating and transportation.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Other

Enabling strategy –CE-3: Statewide Policies

Components for delivery

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead	Time to implement	Other key stakeholders
Establish energy benchmarking and performance standards for buildings through state legislation	Legislature	2 years	AG
Establish targets for the Energy Code to align with CLCPA goals.	Legislature	2 years	
Revise the Energy Law relating to the Energy Code to extend the consideration of a 10-year cost effectiveness period to allow for assessment over a longer time horizon, potentially the equipment lifecycle or be based on secondary or societal effects, such as reductions in carbon emissions.	Legislature	2 years	
Provide funding for administrative costs of code updates incurred by local governments and state agencies, including enforcement, purchase of codes books, guidance documents, and training for stakeholders.	DOS, NYSERDA	2 years	
Consider programs to offer municipal based financing for required decarbonization building improvements based on clean water financing model.	tbd	5 years	

Enabling strategy – CE-4: Planning Support Overview

Description:	Facilitate and promote deployment of clean energy to expand equitable access, maximize local economic benefit and resiliency, and minimize environmental impacts through planning support, provision model local laws, streamlined permitting, and local development regulations that clearly identify appropriate as-of-right installation opportunities for different clean energy technology types, and clear requirements and reasonable processes for installations that are not as-of-right.
Action type:	Programmatic
Cost and funding considerations:	Medium
Ease of implementation:	Medium
Example case studies:	Clean Energy Communities; SolSmart; Scenic Hudson's Solar Mapping Tool

Risks / Barriers to success	Possible mitigants
Local governments often have limited capacity to anticipate and plan for solar and energy storage development in their communities	State programs like Clean Energy Communities and Climate Smart Communities that offer clear guidance, grants, technical assistance, and recognition can motivate communities to adopt appropriate siting policies at the local level.

Enabling strategy –CE-4: Planning Support

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Regulations may be applied to focus the benefits of clean energy investments in disadvantaged communities.

Health and other co-benefits

- Regulations are designed to reduce local sources of air pollution including combustion fuels used for heating and transportation.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Enabling strategy – CE-4: Planning Support

Components for delivery

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Develop and promote model local laws and development regulations.	NYSERDA	<1 year	Community Stakeholders, Solar Industry
Promote adoption of the NYS Solar Permit and other local actions to streamline the permitting process for clean energy technologies including energy storage at a variety of scales.	NYSERDA	<1 year	Code Enforcement Officers
Develop tools and resources including mapping to help municipalities undertake a comprehensive evaluation of the potential for clean energy development in their communities and plan pro-actively for deployment that maximizes local benefit and minimizes impact on lands with high-quality soils and other competing uses.	NYSERDA	2 years	Community Stakeholders, Agriculture and Forestry; Solar Industry; Utilities
Provide technical and financial support to help local governments plan for and review solar projects.	NYSERDA	2 years	Regional Planning Boards

Enabling strategy – CE-5: Community Initiatives

Overview

Description:	Connect homes, businesses, and community institutions with clean energy products, services, and job opportunities through Community Choice Aggregation programs, microgrids, district systems, workforce development initiatives, and community-scale campaigns to encourage adoption of new, innovative technologies to generate value and savings for consumers in an equitable manner.	
Action type:	Programmatic	
Cost and funding considerations:	Low	
Ease of implementation:	Medium	
Example case studies:	Sustainable Westchester; Solarize; Heatsmart Tompkins	
Risks / Barriers to success		Possible mitigants
- Local governments often have limited capacity to adopt and implement complex clean energy policies. - Job training in the clean energy field does not always lead to job placement.		- State programs like Clean Energy Communities and Climate Smart Communities that offer clear guidance, grants, technical assistance, and recognition can motivate communities to adopt appropriate siting policies at the local level. - Workforce Development programs that focus on job placement.

Enabling strategy – CE-5: Community Initiatives

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Potential to reduce the energy burden in disadvantaged communities by reducing household energy costs.
- Help create jobs and drive investment in disadvantaged communities.

Health and other co-benefits

- Reduce local sources of air pollution including combustion fuels used for heating and transportation.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Enabling strategy – CE-5: Community Initiatives

Components for delivery

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Continue to encourage development of Community Choices Aggregation (CCA) programs where communities choose 100% renewable energy as the default supply, and where participants are automatically enrolled in Community Distributed Generation (CDG).	NYSERDA	1 year	Community Stakeholders; CCA Administrators; ESCOs
Enable county governments to authorize and form CCA programs with local opt-out.	DPS	1 year	Local Governments; Community Stakeholders
Promote community-scale campaigns to encourage adoption of new, innovative technologies to generate value and savings for consumers.	NYSERDA	1 year	Community Stakeholders
Expand workforce development programs focused on training and job placement in clean energy and emerging technologies.	NYSERDA	2 years	Unions; Clean Energy Industries
Enable the development of microgrids (municipal, schools and private) and district clean energy systems.	NYSERDA	10 years	Utilities; Campuses

Enabling strategy – CE-6: Local Assets

Overview

Description:	Continue and expand state program opportunities, incentives, technical assistance, and centralized procurement services to motivate local governments and related public entities to improve assets they control with high-impact actions such as LED lighting, energy efficiency upgrades, heat pump projects, methane recovery for energy production from wastewater treatment and landfills, solar on municipal premises, and municipal and school district fleet electrification.
Action type:	Programmatic
Cost and funding considerations:	Medium
Ease of implementation:	Medium
Example case studies:	NYPA Clean Energy Solutions; Clean Energy Communities; Climate Smart Communities

Risks / Barriers to success	Possible mitigants
- Local governments often have limited financial resources and capacity to make improvements with the greatest potential impact. - Local government and related public entities could achieve greater savings if they worked through shared services models.	- State programs that offer clear guidance, grants, technical assistance, and recognition can motivate local governments and related public entities to improve the assets they control. - Create opportunities for communities like inter-municipal conference calls, planning institutes, work groups, or aggregations to provide a framework for communities to complete high-impact actions in mutually supportive cohorts.

Enabling strategy – CE-6: Local Assets

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

- Program can be designed to prioritize the improvement of energy consuming assets located in disadvantaged communities

Health and other co-benefits

- Projects may reduce local sources of air pollution including combustion fuels used for heating and transportation.

Just transition: businesses and industries, workers

- Clean energy investments can create jobs and attract businesses establishments while saving energy and money that can be reinvested locally. There are an estimated 164,000 clean energy jobs across New York State including energy efficiency, renewable energy, grid modernization and storage, renewable fuels, and alternative transportation. These jobs are in installation, maintenance and repair, sales and distribution, manufacturing, and professional services.

Other

Enabling strategy – CE-6: Local Assets

Components for delivery

Components required for delivery	Implementation lead	Time to implement	Other key stakeholders
Provide technical support to help local governments and related public entities develop and implement clean energy projects.	NYSERDA	1 year	Community Stakeholders
Evaluate options to reduce interconnection costs for municipal-owned priority sites.	NYSERDA	2 years	Solar Industry
Prioritize funding for projects that recover methane from wastewater treatment and landfills for energy production.	NYSERDA	5 years	Community Stakeholders
Develop tools and resources to help municipalities procure energy and enable direct purchases of energy by municipalities from the wholesale market.	NYSERDA; DPS	2 years	
Support electrification of municipal and school district fleets while increasing fleet-wide fuel economy.	NYSERDA; DEC	10 years	School Districts
Encourage local governments to track and report the energy use of municipal buildings and facilities (benchmarking).	NYSERDA	2 years	
Increase waste reduction and recycling rates in municipal operations and in the community.	DEC	10 years	Counties

Carbon Sequestration

Carbon Sequestration - Mitigation strategy summary

Initiative #	Description	Action type	Emissions impact	Ease of implementation	Cost
CS-1	FRESHWATER WETLANDS Maintain and enhance the carbon sequestration potential of freshwater, non-tidal wetlands in New York State through protection, restoration, and monitoring.	Legislative and regulatory	Low	Medium	\$-\$\$
CS-2	BLUE CARBON Maintain and enhance the carbon sequestration potential of “blue carbon” in New York State, including coastal and estuarine tidal wetlands, submerged aquatic vegetation, and other coastal habitats, through protection, restoration, and monitoring.	Legislative and regulatory	Low	Medium	\$-\$\$

Mitigation strategy – CS-1: Freshwater Wetlands

Overview

Description:	Maintain and enhance the carbon sequestration potential of freshwater, non-tidal wetlands in New York State through protection, restoration, and monitoring.		
Action type:	Legislative and regulatory		
GHG reduction by 2030:	Low	GHG reduction by 2050:	Low
Cost and funding considerations:	\$-\$\$: agency staff, land acquisition, grants needed		
Ease of implementation:	Medium		
Example case studies:	See State Wetland Protection: Status, Trends & Model Approaches (Environmental Law Institute [ELI]); Pennsylvania's Wetlands Net Gain Strategy; NYC DEP's Land Acquisition Program		
Risks / Barriers to success		Possible mitigants	
1.) potential opposition to increased regulation 2.) municipal resistance to land protection 3.) insufficient funding and staff 4.) competing interests (e.g., agriculture, renewable energy) 5.) policy differences in permitting agencies 6.) variable landowner interest in selling or easements		1.) stakeholder engagement, outreach, education 2.) reimbursement programs for lost municipal tax revenue 3.) new funding (e.g., environmental bond act) and partnerships 4.) prioritize and increase funding for NYS Open Space Plan acquisitions that support climate strategies 5.) cross-agency and cross-industry communication, coordination	

Mitigation strategy – CS-1: Freshwater Wetlands

Components of the strategy (p. 1 of 2)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Improve and expand regulation of all freshwater, non-tidal wetlands and adjacent areas by fundamentally changing New York’s statutory system for regulating these wetlands, including shifting wetland maps from regulatory to informational, and establishing jurisdictional boundaries through field delineation. Further improve implementation of the regulatory program by updating state regulations and developing internal and external guidance.	Legislature, DEC	5 years	DOS, APA
Ensure regulatory oversight for wetlands and waterbodies that were removed from federal protection under the 2020 promulgated “Navigable Waters Protection Rule.” In addition, explore expanded use of Unusual Local Importance designation to restore oversight to a portion of the wetlands that lost protections under the Rule.	Legislature, DEC	3 to 5 years	DOS, ORES, DPS, OAG

Mitigation strategy – CS-1: Freshwater Wetlands

Components of the strategy (p. 2 of 2)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Develop regional permits (or specific Nationwide Permit 54 regional conditions) with Army Corps of Engineers (ACOE) to incentivize use of natural and nature-based features to enhance resilience and ecosystem benefits.	DOS, DEC, DOT	Unknown (depends in part on ACOE willingness)	ACOE
Increase NYS and other investment in the protection, restoration, and monitoring of freshwater, non-tidal wetlands and adjacent areas, including riparian areas, to maximize carbon sequestration potential (e.g., Environmental Bond Act and Environmental Protection Fund; grants programs like DEC Water Quality Improvement Program and NYS Conservation Partnership Program).	Legislature, DEC, DOS	10 years	OPRHP, conservation NGOs, counties, municipalities, land trusts, SWCDs

Mitigation strategy – CS-1: Freshwater Wetlands

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities	Improving wetland function provides natural areas for enjoyment, recreation, and education; helps to mitigate flooding risk by moderating storm water; and contributes to clean water through natural filtration. Need to assess potential negative impact of green gentrification.
Health and co-benefits	Healthy wetlands provide services that benefit people: flood mitigation, recreation (e.g., fishing, hunting, wildlife viewing), carbon sequestration, clean water. Exposure to nature provides physical and mental health benefits. Biodiversity is supported and contributes to mosquito control in healthy wetlands.
Just transition: businesses and industries, workers	Benefits include flood mitigation, reduced flood risk to communities and public infrastructure, improved guidance for regulatory compliance. Impacts include regulatory restrictions in wetlands and adjacent areas.
Other	Healthy, resilient fish and wildlife resources; open space for all New Yorkers; increased recreational opportunities in urban and suburban areas.

Mitigation strategy – CS-2: Blue Carbon

Overview

Description:	Maintain and enhance the carbon sequestration potential of “blue carbon” in New York State, including coastal and estuarine tidal wetlands, submerged aquatic vegetation, and other coastal habitats, through protection, restoration, and monitoring.		
Action type:	Legislative and regulatory		
GHG reduction by 2030:	Low	GHG reduction by 2050:	Low
Cost and funding considerations:	\$-\$\$: agency staff, land acquisition, grants needed		
Ease of implementation:	Medium		
Example case studies:	See Where the Wetlands Are—And Where They Are Going: Legal and Policy Tools for Facilitating Coastal Ecosystem Migration in Response to Sea Level Rise and State Wetland Protection: Status, Trends & Model Approaches (ELI)		
Risks / Barriers to success		Possible mitigants	
1.) potential opposition to increased regulation 2.) municipal resistance to land protection 3.) insufficient funding and staff 4.) competing interests (e.g., waterfront development) 5.) policy differences in permitting agencies 6.) variable landowner interest in selling or easements		1.) stakeholder engagement, outreach, education 2.) reimbursement programs for lost municipal tax revenue 3.) new funding (e.g., environmental bond act) and partnerships 4.) prioritize and increase funding for NYS Open Space Plan acquisitions that support climate strategies 5.) cross-agency and cross-industry communication, coordination	

Mitigation strategy – CS-2: Blue Carbon

Components of the strategy (p. 1 of 2)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Improve and expand regulation of all tidal wetlands and adjacent areas, coastal habitats, and Coastal Erosion Hazard Areas that meet regulatory criteria. Further improve implementation of the regulatory program by developing internal and external guidance, and changes in law and regulation (e.g., review NYCRR Part 661 to consider measures for preventing conversion).	Legislature, DEC	5 years	DOS, APA
Develop regional permits (or specific Nationwide Permit 54 regional conditions) with Army Corps of Engineers (ACOE) to incentivize use of natural and nature-based features to enhance resilience and ecosystem benefits.	DOS, DEC, DOT	Unknown (depends in part on ACOE willingness)	ACOE

Mitigation strategy – CS-2: Blue Carbon

Components of the strategy (p. 2 of 2)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Increase NYS and other investment in the protection, restoration, and monitoring of tidal wetlands and coastal habitats, including migration pathways and submerged aquatic vegetation (SAV), to maximize carbon sequestration potential (e.g., Environmental Bond Act and Environmental Protection Fund; grants programs like NYS Conservation Partnership Program).	Legislature, DEC, DOS	10 years	OPRHP, conservation NGOs, counties, municipalities, land trusts, SWCDs

Mitigation strategy – CS-2: Blue Carbon

Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities	Resilient coastal areas have greater protection against property damage in EJ communities from flooding and storm surge. Increased protection of waterfront areas to allow for tidal wetland migration provides public open space and enhanced access to recreation like fishing and wildlife viewing. Need to assess potential negative impact of green gentrification.
Health and co-benefits	Healthy wetlands and coastal habitats provide services that benefit people: flood mitigation, recreation (e.g., fishing, boating, wildlife viewing), carbon sequestration, clean water. Exposure to nature provides physical and mental health benefits. Biodiversity is supported.
Just transition: businesses and industries, workers	Benefits include flood mitigation, reduced flood risk to communities and public infrastructure, improved guidance for regulatory compliance. Impacts include regulatory restrictions along shorelines and coastal habitats.
Other	Healthy, resilient fish and wildlife resources; open space for all New Yorkers; increased recreational opportunities in urban and suburban areas.

Enabling strategy summary:

Mapping, Research, Planning, and Assistance

Initiative #	Description	Action type	Ease of implementation	Cost
CS-3	Maintain and enhance the carbon sequestration potential of natural areas in New York State, including wetlands, coastal habitats, forests, and grasslands through improved mapping (both regulatory and non-regulatory), research, conservation planning guidance, stewardship, and assistance for local governments and landowners.	Mapping, analysis, research, technical assistance, funding	Easy	\$

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Overview

Description:	Maintain and enhance the carbon sequestration potential of natural areas in New York State, including wetlands, coastal habitats, forests, and grasslands through improved mapping (both regulatory and non-regulatory), research, conservation planning guidance, stewardship, and assistance for local governments and landowners.
Action type:	Mapping, analysis, research, technical assistance, funding
Cost and funding considerations:	\$: staff to provide technical assistance and training; funding for small grants, research, mapping, analysis, development of implementation material and tools, stewardship initiatives
Ease of implementation:	Easy
Example case studies:	Hudson River Estuary Wildlife and Habitat Conservation Framework ; OSI Climate Resilient Landscape Initiative; NYS Matrix Forests and Linkages; Tompkins County Unique Natural Areas, Conservation Plan and Strategy ; LiDAR Enhanced Wetlands Mapping in New York City Watershed; Land Cover Mapping and Modeling Initiatives in Chesapeake Bay Watershed and Delaware River Basin, Object-based Wetland Mapping Approach for Pennsylvania; Hudson River Estuary Program's Conservation and Land Use Team ; GulfCorps ; Planting Westchester
Risks / Barriers to success	Possible mitigants
1.) resistance to mapping of resources for conservation or protection 2.) insufficient uptake and application of planning tools and approaches 3.) variable interests and goals of decision-makers (e.g., landowners, municipalities)	1.) new funding (e.g., environmental bond act) and partnerships 2.) education and outreach 3.) training and technical assistance for key decision-makers and stakeholders

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Components of the strategy (p. 1 of 4)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Apply the best available technology to update maps of wetlands (regulated and unregulated; tidal and non-tidal); shallow water habitats; Significant Coastal Habitats; Coastal Erosion Hazard Areas; and priority forests and natural areas. Ensure all maps and inventories are accurate and publicly available, and schedule recurring updates using the best available technology. Replace Article 24 wetland maps with updated informational Article 24 wetland maps.	DEC	5 years	OPRHP, DOS, conservation NGOs, SWCDs, research partners, other state agencies
Develop statewide conservation framework that incorporates current, accurate spatial data on critical ecosystems (terrestrial and aquatic), including priority ecosystem complexes and future needs that address climate adaptation needs (e.g., landscape connectivity, wetland migration pathways, source water areas); and provides basis for prioritizing state funding, tax relief, land acquisition, and technical assistance programs to conserve priority natural areas and promote smart growth. Make publicly accessible and provide outreach and assistance to ensure appropriate and effective use of framework.	DEC	5 years	OPRHP, DOS, conservation NGOs (e.g., OSI), SWCDs, research partners, regional planning commissions, land trusts

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Components of the strategy (p. 2 of 4)

Components required for delivery (Brief description of action required)	Implementation lead (Entity responsible for completing)	Time to implement (Time required to implement)	Other key stakeholders (Entities that need to be engaged)
Assist county and local governments to create land-use policies, land conservation programs, and smart growth strategies that prioritize and protect wetlands, forests, grasslands, stream buffers, and other natural areas (e.g., statewide authorization of Community Preservation Act [CPA]; training and support on use of CRRA model local laws, comprehensive planning language, zoning, and other conservation planning approaches; funding for CACs and EMCs; etc.) *	DOS, DEC, Legislature (CPA)	2-10 years	Regional and county planning commissions, counties, municipalities, conservation NGOs, SWCDs
Enhance and create landowner incentives and other techniques to conserve and restore tidal and non-tidal wetlands, forests, grasslands, and natural areas and utilize living shoreline and nature-based solutions (e.g., tax abatement programs; tax incentives; land conservation programs; payment for ecosystem services). *	Legislature	5 years	DOS, DEC, counties, municipalities, land trusts, landowners, conservation NGOs
Provide or support technical guidance and incentive programs, based on latest scientific understanding, to forest landowners including land trusts and municipalities, to increase carbon sequestration through management and stewardship .*	DEC	3 years	Research partners, land trusts, conservation NGOs, Extension, SWCDs

***Note: Agriculture and Forestry is leading on forest carbon recommendations.**

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Components of the strategy (p. 3 of 4)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Fund research, analysis, and monitoring to determine carbon storage and sequestration potential of tidal and non-tidal wetlands, SAV, forests, and other priority natural areas, to increase understanding of mitigation opportunities and to establish siting protocols and priorities for conservation and restoration.	DEC, DOS	5-10 years	research partners
Develop cost-benefit analysis tools that incorporate the value of carbon for use in planning, environmental assessment, and permitting of conservation and restoration projects.	DEC	1 year	DOS, research partners
Initiate climate resilient demonstration projects by working with existing wetland protection, restoration, or NNBF projects to add additional components for maximizing climate resilience and carbon sequestration capacity, developing quantification models and best practices, and monitoring effectiveness.	DEC, DOS	1 year	counties, municipalities

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Components of the strategy (p. 4 of 4)

Components required for delivery <i>(Brief description of action required)</i>	Implementation lead <i>(Entity responsible for completing)</i>	Time to implement <i>(Time required to implement)</i>	Other key stakeholders <i>(Entities that need to be engaged)</i>
Create a conservation and restoration service corps program (for early and experienced professionals) and a youth climate conservation corps (for unemployed young people ages 18-25) that focuses on ecosystem stewardship, management, and restoration activities to maximize carbon sequestration in natural and developed areas (e.g., tree plantings in lower-income, suburban neighborhoods; wetland restoration; native grassland establishment in municipal parks). (Added benefit to support just transition and “green job” career training.)	DEC, OPRHP	5 years	Many possibilities, e.g., DOS, NOAA, Student Conservation Association, proposed Civilian Climate Corps, AmeriCorps, existing conservation corps programs, counties, municipalities, conservation NGOs, SWCDs

Enabling strategy – CS-3: Mapping, Research, Planning, and Assistance - Benefits and impacts

Anticipated Benefits and Impacts

Disadvantaged communities

Expanding and improving natural areas provides recreational opportunity; storm water management and reduced flood risk; clean air and water. Technical and funding assistance can enable greater participation in local land use by disadvantaged communities. Need to assess potential negative impact of green gentrification.

Health and other co-benefits

Healthy ecosystems provide services that benefit people: flood mitigation, recreation (e.g., hiking, camping, fishing, hunting, wildlife viewing), carbon sequestration, clean water and air, and mental and physical health benefits. Biodiversity improves resilience to disturbance and can moderate disease and pests like mosquitos and ticks.

Just transition: businesses and industries, workers

Benefits include mitigation of floods and associated property damage; reduced flood risk to communities and public infrastructure; green job career training; improved understanding, guidance, and tools for decision-making; tax incentives for nature-friendly practices.

Other

Healthy, resilient fish, wildlife, and habitat; open space for all New Yorkers; increased recreational opportunities in urban and suburban areas; up-to-date decision-making tools accessible to all.

Appendix: Case Studies

Priority Development Area Plans

Jurisdiction:	<i>Genesee County/Tompkins County</i>
Context:	<i>Genesee county sought to preserve its agricultural land and rural character, while also redeveloping and revitalizing in municipal centers and attracting businesses.</i>
Description of action(s):	<i>Genesee County designates Smart Growth “Development Areas”—including hamlets, villages, urban centers, industrial centers—and allows water infrastructure extensions only to development in those areas; Tompkins County designated Development and Conservation Focus Areas to inform local land use planning and zoning</i>
Type of action(s):	<i>Executive (Genesee/Tompkins County Planning Departments)/Legislative (Tompkins County Legislature)</i>
Impact:	<i>Focusing development in walkable, bikable, transit-friendly municipal centers and preserving open space reduces GHG emissions and air pollution from VMT; helps attract businesses and jobs; and sequesters carbon.</i>
Cost and bearer of cost:	<i>County; cost of plans and implementation unknown</i>
Ease of implementation:	<i>Medium</i>

Priority Conservation Area Plans

Jurisdiction:	<i>Municipal/Multi-Municipal; State—Hudson River Estuary Program (HREP).</i>
Context:	<i>Municipalities, with support from HREP, sought to direct growth to municipal centers/downtowns and protect priority conservation/biodiversity areas in planning and zoning.</i>
Description of action(s):	Red Hook Centers & Greenspaces Plan. <i>The Town incorporated designated centers (development areas) and greenspaces (conservation areas) into its comp plan and zoning ordinance.</i> HREP Pilot Multi-Municipal Conservation Planning Project. <i>HREP helped 3 municipalities—Red Hook (Town/Village) and Tivoli—to apply a Cornell habitat connectivity model to municipal planning. The pilot project resulted in a framework of conservation opportunities and strategies to incorporate the connectivity model into planning, and resulted in the addition of designated priority habitat linkages into the communities’ Community Preservation Plan.</i> Town of Wawarsing. <i>Town used biological data on conservation to inform designation of Critical Environmental Areas under SEQRA.</i>
Type of action(s):	<i>Executive</i>
Impact:	<i>Conservation areas help direct growth into municipal centers, which reduces VMT and contributes to climate adaptation.</i>
Cost and bearer of cost:	<i>State/Municipal</i>
Ease of implementation:	<i>Medium</i>

Centralized Baseline Planning and Zoning Database

Jurisdiction:	<i>Region—Boston Metro Area Planning Council; State—CT</i>
Context:	<i>Both initiatives seek to provide baseline data to municipalities to assist in their development of comp plans, zoning ordinances and other land use policies, particularly for municipalities that may not have the staff or capacity to hire consultants to gather/access these data.</i>
Description of action(s):	• Boston Metropolitan Area Planning Council (MAPC) Open Data Zoning Atlas: https://zoningatlas.mapc.org/ Centralized database for municipalities • CT Desegregate Connecticut Zoning Database: www.desegregatect.org/atlas Centralized database for municipalities, focusing on equity issues, including equitable TOD.
Type of action(s):	<i>Organization</i>
Impact:	<i>The databases help municipalities plan for smart, sustainable, equitable development, which reduces VMT, supports public health and promotes equity.</i>
Cost and bearer of cost:	<i>Sponsoring organization/cost unknown</i>
Ease of implementation:	<i>Hard</i>

Expedited Comp Plans with Region-/County-Based Technical Support

Jurisdiction:	<i>Regional—NYS Commission; County—Alleghany County</i>
Context:	<i>Tug Hill and Alleghany county seek to proliferate the number of comp plans by providing technical support and capacity-building, rather than one-off grants and efforts.</i>
Description of action(s):	<i>Tug Hill Mini-Comp Plan program</i>—Commission uses circuit riders and existing regional plans and data to inform, jump-start and expedite the development of short municipal comp plans, which can then lead to zoning. <i>Alleghany County’s Comprehensive Planning School</i>—with a NYSERDA Cleaner, Greener grant, the county developed and delivered a “Comprehensive Planning School” to four municipalities and then helped them develop and pass individual municipal comp plans.
Type of action(s):	<i>Executive (Tug Hill—agency-based; Alleghany—county-based)</i>
Impact:	<i>[Please include the resultant GHG emissions impact, economic impact (e.g. jobs, economic growth), local pollution and health impact, impact on disadvantaged communities, and other impacts as relevant]</i>
Cost and bearer of cost:	<i>Agency/cost unknown</i>
Ease of implementation:	<i>Easy</i>

TOD Support and Incentives

Jurisdiction:	<i>Municipal</i>
Context:	<i>Municipalities were seeking to expedite, support and incentivize smart growth/TOD.</i>
Description of action(s):	• New Rochelle Downtown/TOD Overlay Zone—City created several overlay zones covering 279 acres of downtown land that include smart growth design elements as a form-based code—projects that comport with this overlay zoning can receive incentives, such as height/density bonuses; a revolving fund supports GEISs consistent with the zoning, costs to be paid back to the fund by the developer if the project is built; a step-by-step guide was created to help developers to build according to the code. • Westbury TOD Zone: The Village re-zoned 52 acres of prime land around the Westbury LIRR station, with density bonus incentives for workforce, veterans and senior housing and an expedited review process by the Village Board (re-zoning funded by the DRI).
Type of action(s):	<i>Executive</i>
Impact:	<i>TOD was recognized as the most energy-efficient form of development in the 2015 State Energy Plan; TOD significantly reduces VMT and offers the greatest opportunities for mixed-income/mixed-use, walkable, bikable and transit-friendly development.</i>
Cost and bearer of cost:	<i>Municipality/cost unknown</i>
Ease of implementation:	<i>Easy</i>

IDA Smart Growth Tax Incentives

Jurisdiction:	<i>Municipal/IDA</i>
Context:	<i>IDAs include tax incentives for downtown redevelopment projects in their Unified Tax Exemption Policy.</i>
Description of action(s):	<i>Erie County IDA—extended tax incentives to vacant/abandoned properties in downtowns. Tompkins IDA—Created the City of Ithaca Community Investment Incentive Tax Abatement program to further incentivize the redevelopment of the city’s downtown, increase density and housing availability and affordability promote redevelopment of vacant/abandoned buildings.</i>
Type of action(s):	<i>Regulatory/Executive</i>
Impact:	<i>Downtown redevelopment reduces VMT, promotes outdoor activity and offers opportunities for affordable, mixed-use/mixed-income development.</i>
Cost and bearer of cost:	<i>Municipalities/IDAs (through tax abatements)</i>
Ease of implementation:	<i>Easy</i>

Gentrification/Displacement Protections and Community Wealth-Building

Jurisdiction:	<i>State/Municipal</i>
Context:	<i>Gentrification and displacement are risks that must be addressed within the planning and development process, in partnership with grass-roots entities that are well-versed in the impacts and solutions.</i>
Description of action(s):	<i>Albany County Land Bank/Community Land Trust Partnership</i>—land banks redevelop vacant properties and community land trusts build long-term affordability into their ownership model by owning the underlying land; these two entities partnered to reinforce one another’s work and create more opportunities for long-term, successive affordability, while allowing for managed equity creation. <i>Kearney Realty Artist/Affordable Housing Mixed-Income Projects</i>—the developer maximizes public programs, including the DRI, in order to continue as property managers to achieve equity—design is high quality and woven into the surrounding community; projects sponsor/support artists, arts and cultural events; properties are strategically located in transitional neighborhoods in order to de-concentrate poverty, create a mix of incomes and ultimately reduce gentrification.
Type of action(s):	<i>Executive</i>
Impact:	<i>These entities reduce and avoid displacement and gentrification, increase homeownership for lower-income households, create community wealth through both home-ownership and business-ownership and reduce the concentration of poverty in disadvantaged communities.</i>
Cost and bearer of cost:	<i>Municipalities/IDAs (through tax abatements)</i>
Ease of implementation:	<i>Easy</i>