Please be sure to check out the Events and Career Opportunities section below and here on our website. Several interesting new webinars coming up!

NY City Council to vote on Gas Ban in New Buildings – This coming Wednesday, December 15th, the New York City Council is expected to pass landmark legislation that will effectively ban gas in new construction. 2317-A would apply to buildings of less than seven stories starting in 2024, and taller buildings in 2028. The bill also requires two studies to be filed by June 1, 2023 – one on heat pump technology and the other on the impact of the bill on the City’s electrical grid. The bill was introduced by Councilmember Alicka Ampry-Samuel and of the 51 Councilmembers 28 are co-sponsors.
LCOR Breaks Ground on “Largest Geothermal Project in NY City’s History” – from Real Estate Weekly - LCOR today broke ground on its newest development at 1515 Surf Avenue in Coney Island. The site will consist of 463 apartments, including 139 affordable units and 11,000 s/f of ground floor retail space. Through a partnership with NY-GEO member Ecosave USA, the project was awarded a grant from the New York State Energy Research and Development Authority's (NYSERDA) Community Heat Pump System Pilot Program. A geothermal heat pump system effectively uses the earth to heat and cool the building and its domestic hot water systems, which eliminates the need for traditional equipment that runs on fossil fuels. The result will be the largest geothermal project in New York City’s history which will significantly reduce carbon emissions by over 60 percent and serve as a model for residential developments across the country. NY-GEO Board Member Zach Fink is a consultant to the project with design contributions from NY-GEO Member Jeff Urlaub of MEP Geothermal. Full article here.
RMI Takes on the 100 Foot Gas Subsidy – “If you’ve ever thought to yourself, ‘I wish I had a ~15 page report on an obscure fossil fuel subsidy we could get rid of’ – today is the day your wish comes true.” So says Sherri Billimoria from RMI upon the release of their new report: Overextended: It’s Time to Rethink Subsidized Gas Line Extensions. The paper dives into the common practice of utilities requiring current customers to cover the construction costs of extending the gas system to new customers. This practice effectively subsidizes gas system expansion, at a time when decarbonization requires dramatic cuts to gas usage. Given this expected shift away from gas use, line extension allowances also build up a big financial burden that will be challenging to pay off. The report explores what these policies are, how and why they have historically been justified, and why the context has changed such that they should be phased out now. Here’s a quick 1-minute teaser video on the report.

NY-GEO Looks at Thermal Utilities – In its December 7th session of the Electrify with Heat Pumps webinar series, NY-GEO featured 5 examples of thermal utilities, which can be a great way of eliminating the upfront cost of geothermal installations. To see a recording of the session, the slides and the partially transcribed Q & A, click here and scroll down the list.
Progressive Climate Agenda This Session for NY Legislature? - The state needs to wean itself off fossil fuels, but lawmakers disagree about how – and how quickly – to do that – by Zach Williams – City & State – “A growing group of left-leaning legislators want to block the use of fossil fuels in a variety of ways, which has already led to some friction between colleagues urging a more gradual approach. ‘This is a 911 emergency,’ state Sen. James Sanders Jr. of Queens said in an interview. ‘We have to move on and say: No more new fossil fuel infrastructure.’” Full article here

Senator James W. Sanders

Building electrification momentum grew in US cities in 2021 - From Denver to Ithaca, New York, cities are imposing stricter decarbonization policies that target new and old buildings. Published Dec. 8, 2021 – by Utility Dive - Maria Rachal – “Much of the national focus around electrification has centered on the transportation sector and the push toward electric vehicles. But at the local level, a growing number of cities have also increased attention to their building stocks, using electrification strategies that have evolved in scope.” Full article here. (Tip from Chloe Zilliac at the National Building Electrification Network and Sunstone Strategies)
Fossil Fuel Heating Prices More Volatile than Electric – Study from Rewiring America - Households using natural gas for heat should expect to pay $161 more than last year over the heating season, and more than $500 greater for those using propane and fuel oil. Meanwhile, households with electric heat pumps can only expect to pay $21 more—just 13% of the cost increase gas heated homes will face. See more here.

![Graph showing household winter heating costs over time](image)

Figure 3: Average U.S. household heating cost variation by fuel type between 2000 and 2020. Electric heat pumps create stable winter heating bills compared to fossil alternatives.

Most Recent Natural Gas Prices Are Falling • After a relentless rise, prices at the pump are heading south. The national average price for a gallon of regular as fell to a seven-week low of $3.35 a gallon on Tuesday, according to AAA. The outlook for home heating costs this winter is also improving significantly. [CNN] (from 2021 12 08 Green Energy Times)

NY-GEO 2020 Membership Drive – Joining NY-GEO is a great way to support the transition away from fossil fuel heating. Our calendar year membership includes a subscription to Just In! Click here now to access the 10% discount we’re offering on memberships through December.
Geothermal Cooling at the Nashville Airport – Of special interest to those attending IGSHPA’s conference in Nashville this week. (IGSHPA is the International Ground Source Heat Pump Association)- This is the largest project of its kind in North America and possibly the world, according to the Metropolitan Nashville Airport Authority. The $10.4 million project is estimated to save the airport close to $430,000 a year in cooling costs for the next 50 years. It replaces the current centralized system that relies on Metro Nashville’s potable water as make up for cooling towers. The GeoExchange system is expected to save the city 30 million gallons of potable water a year and cut 1.3 million kilowatt hours in electricity costs, according to Robert Ramsey, the airport authority’s chief engineer. See more on the airport here and the conference here. Thanks to California GEO Executive Director Bill Martin for this tip.

Canadian Study on Air Source Heat Pump Performance – Working with four cold climate air source heat pump installations, “The Government of Yukon’s Energy Branch, with Natural Resources Canada, is coordinating a pilot project on air-source heat pumps and their performance in the Yukon’s cold climate... The goal of this technical report is to provide Coefficient of Performance (COP) results for each of the heat pump installations, compare against manufacturers’ specifications, and, using further data metrics, make conclusions on their current performance. Results show three out of four installations are generally oversized, with overall performance reduced. This can be seen from the COP results, and when heat capacity is compared to the expected output of the heat pump. These results demonstrate that the heat pump is performing significantly lower than expected. However, there is a possibility that results might increase with more data points once the units are monitored for a full heating season.” Thanks to Dave Hatherton for directing us to this study.
N. Carolina Governor Stands Up to Gas Industry - North Carolina’s Governor Roy Cooper just vetoed that state’s preemption bill (HB 220). The bill would prohibit North Carolina’s cities and counties from setting standards for transitioning off fossil fuel. Cooper said: “This legislation undermines North Carolina's transition to a clean energy economy that is already bringing in thousands of good paying jobs. It also wrongly strips local authority and hampers public access to information about critical infrastructure that impacts the health and well-being of North Carolinians.” Thanks to Alejandra Mejia Cunningham of NRDC for this tip.

NC Governor Roy Cooper

White House Executive Order – Net Zero Buildings Portfolio by 2045 - “President Biden Signs Executive Order Catalyzing America’s Clean Energy Economy Through Federal Sustainability - December 08, 2021 - U.S. Government Will Lead by Example to Leverage Scale and Procurement Power to Drive Clean, Healthy, and Resilient Operations…A net-zero emissions building portfolio by 2045, including a 50 percent emissions reduction by 2032” is one of five ambitious goals identified in the fact sheet
New Jersey Bill Would Prohibit Electric Heating Mandate - New Jersey S-4133, would prohibit the state from mandating "the use of an electric heating system as the sole or primary means of heating buildings in the State." According to NY-GEO member Bob Wyman: "While we've seen a number of bills that would prevent fossil fuel bans, this may be the first that would restrict requirements for electric heat."

International Perspective – Denmark – by Svend Vinther Pedersen, Danish Technological Institute - – from Heat Pump Technologies Magazine – "As gas prices in the period from 2015 have generally been low, it has been difficult for heat pumps to compete in the replacement market for gas boilers, but this currently seems to be changing with the current increases in oil and gas prices, which are to the advantage of heat pumps, also supported by the reduction in tax for electricity used for heating. Today, district heating heats 54% of the heated area in Denmark. In recent years, there has been a conversion from coal-burning to biomass at the CHP plants, and the transition is now underway from biomass to heat pumps and other renewables." See more here.

![Figure 3. Heat Pump sale per year](image)

*From the Denmark Technological Institute article*
Shoreline, WA City Council Adopts 100% Clean New Buildings Ordinance - On Monday, Dec. 6, the Shoreline City Council voted unanimously to approve an ordinance that eliminates most uses of fossil fuels for space heating and hot water in newly constructed commercial buildings, as well as multifamily buildings that are four stories or taller. With the vote, Shoreline became the second city in the Pacific Northwest region to adopt a policy that aids in accelerating the transition to all-electric buildings by eliminating most fossil fuel uses from new commercial and large multi-family development. The Seattle City Council adopted a policy similar to Shoreline’s in February 2021. Full article here.

Heat As A Service Propositions: One Of The Keys To Unlocking The Residential Retrofit Market For Heat Pumps – by Lindsay Sugden, Delta-EE, the United Kingdom – from Heat Pump Technologies Magazine – "'Heat as a Service’ can improve the customer economics by removing or reducing – the upfront cost barrier for a heat pump and giving greater certainty about running costs through a fixed-rate heat cost. Heat as a service, and the range of service-based heat propositions discussed in this article, can play a key role in the decarbonization of heat in the existing buildings segment, potentially supporting the installation of a further 100,000 heat pumps per year or more across Europe’s main markets by 2030. From a policy-maker perspective, heat as a service overcomes some of the major barriers to decarbonizing heat in existing buildings and could be one of the key tools in the toolbox to tackle this segment, where very little progress has been made to date. Full article here.
A Tiktok Food Star On Why Gas Stoves Are Overrated - As the natural gas industry tries to defend its turf, chefs are touting the benefits of induction cooking. - By Rebecca Leber – “The American stovetop is increasingly a battleground in a war over the fate of the 70 million buildings powered by natural gas…Kung’s home kitchen has a gas stove. But he almost always uses a portable induction cooktop — for private dinners and pop-up events he’s hosted around Detroit and, more recently, for his short, playful cooking tutorials on TikTok, where he’s amassed 1.5 million followers.” Full article here. (Tip from Chloe Zilliac at the National Building Electrification Network and Sunstone Strategies)

Jon Kung – see video here

NY Has 10th Most Solar Development – “Markets and policy matter more to solar success than geography and politics.” Full article from Canary Media here.
Climate Updates

There are many reasons our customers prefer geothermal heat pumps – saving money, superior comfort, health and safety. Their impact in totally eliminating greenhouse gas emissions is also a key benefit for many customers, and a key reason New York State is providing incentives and attempting to rev up the heat pump market. **Just In!** provides a limited number of important climate updates most weeks to keep you in the know on this crucial topic that is important to so many New Yorkers.

**Public Comment Deadline January 7, 2022 - Policies on Climate Change and DEC Action** - The CLCPA includes economy-wide requirements to reduce greenhouse gas (GHG) emissions in New York State by 40 percent below 1990 levels by 2030, and 85 percent below 1990 levels by 2050. It requires DEC to specify economy-wide emissions limits that correspond to those reduction requirements, which have been promulgated under 6 NYCRR Part 496. Section 7(2) of CLCPA requires all state agencies to consider whether agency administrative decisions are inconsistent with, or will interfere with, the attainment of the statewide GHG emission limits. Further, if deemed inconsistent, the state agency must provide a detailed justification and identify alternatives or GHG mitigation measures to be imposed. The revised CP-49 lays out the roadmap for staff and the public on how DEC will implement Section 7(2). You can find the full text and pdf printable version of this policy on DEC's website. Submit written comments by mail or email by **5 p.m. January 7, 2022**. Include "Comments on CP-49" in the subject line. Contact: Maureen Leddy, NYSDEC Office of Climate Change, 625 Broadway, Albany, NY 12233-1050, (518) 402-8448, climateregs@dec.ny.gov.

**Frequent Sources for Just In!**: [Green Energy Times](#) [City & State First Read](#) [POLITICO](#) Weekly NY & NJ Energy email) [Bill McKibben’s weekly New Yorker](#) [Climate Crisis Column](#) [Canary Media](#) [Sage Welch - National Building Electrification Network & Sunstone Strategies](#) [The Guardian](#)