

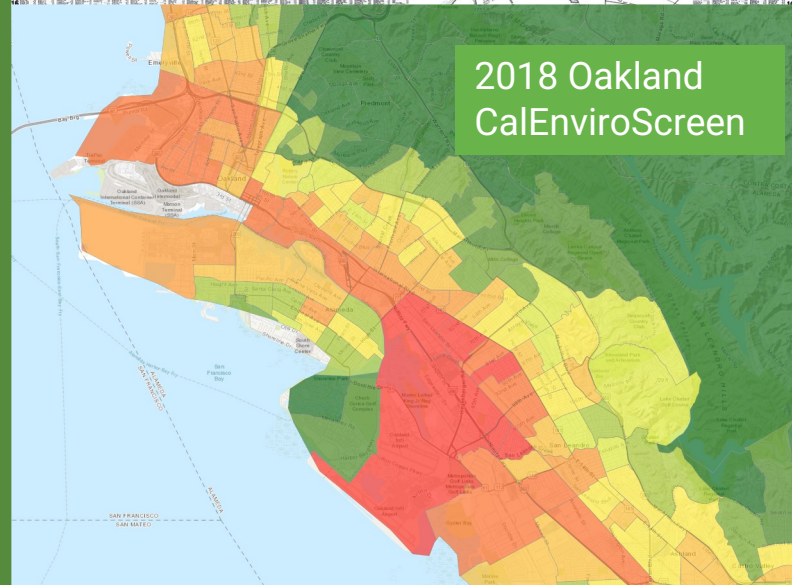
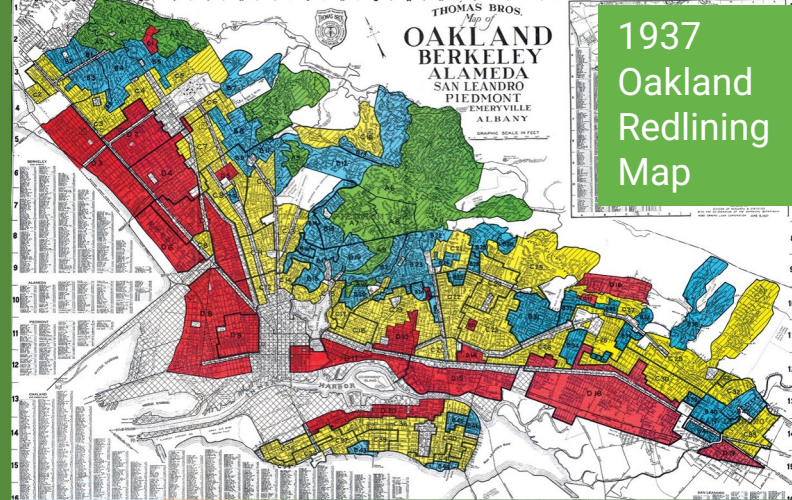


Barriers and Paths Forward for Equitable Building Decarbonization

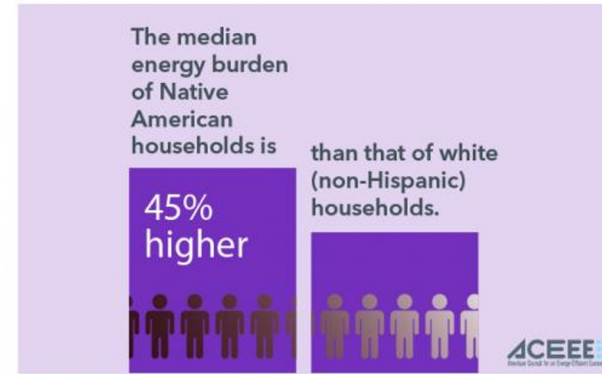
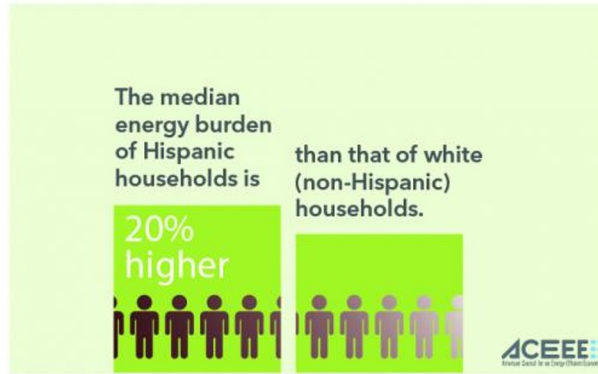
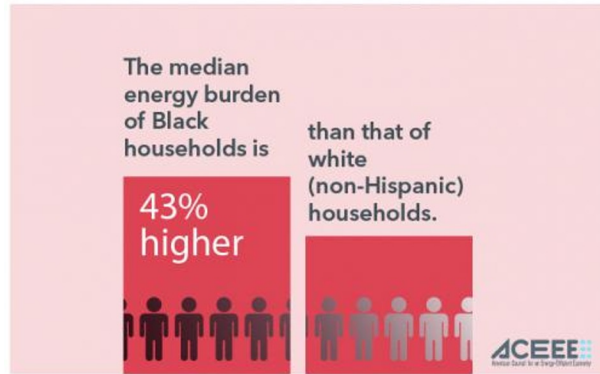
March 2023
Fatima Abdul-Khabir
(she/her)

Our Vision

The Greenlining Institute works towards a future where communities of color can **build wealth, live in healthy places filled with economic opportunity**, and are ready to **meet the challenges posed by climate change**.

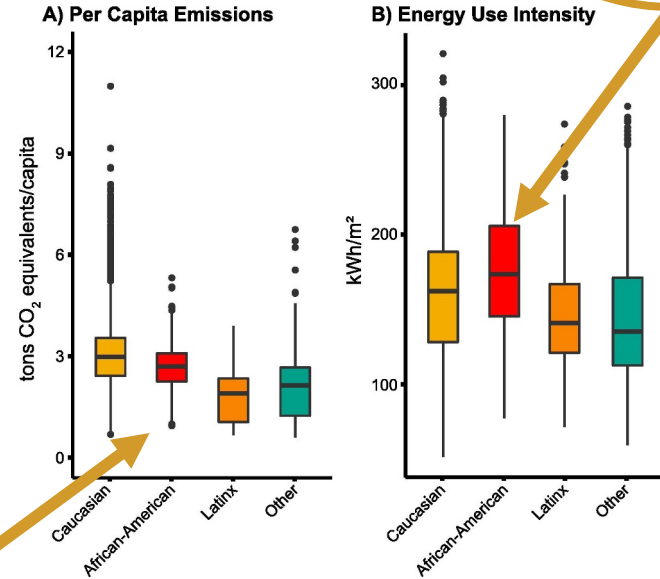


Energy insecurity disproportionately affects low income communities of color



African-Americans live in older, less energy efficient homes in the U.S.

Lower per capita emissions



Higher energy usage intensity

Barriers to Equitable Electrification: Cultural Considerations



Household/community
perspective and priorities



Untrained contractors

Barriers to Equitable Electrification: Financial



High upfront cost of electrification



Higher energy bills after electrification



Split incentive for landlords/renters

Barriers to Equitable Electrification: Implementation



Home remediation needs



Harassment/displacement of tenants



Too many programs



Not utilizing local contractors



Alpaugh, CA - Community Energy
Option Assessment Workshop June
2018

Credit: Wade Stano

Case Study: San Joaquin Valley Electrification Pilots

- Outreach in **170 communities** in Central Valley relying on wood and propane
- **11 pilots** across the region, **86% eligible households** reached by outreach staff
- **250+ homes** had pilot measures installed, **~500** completed in-home assessments
- Included infrastructure upgrades, bill protection



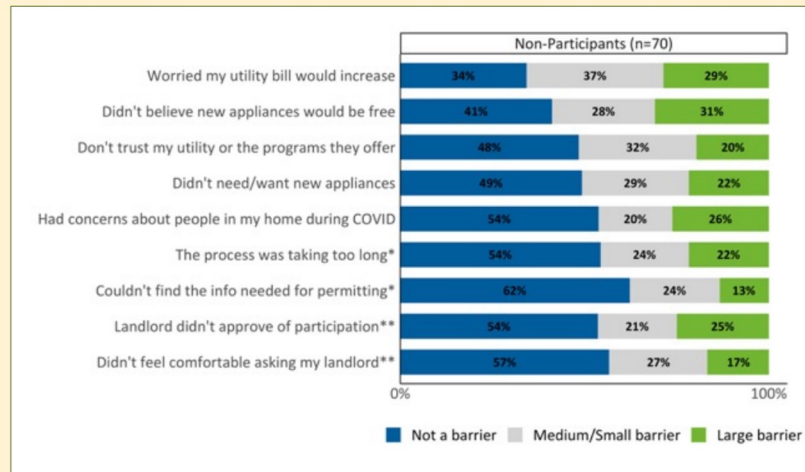
Self-Help
ENTERPRISES



Recommendations: SJV Electrification Pilots

- Conduct outreach in a staggered, targeted geographic manner to account for electrical upgrades and home repairs needed
- Consider using program implementers for other leveraged programs to increase participation
- Improve communication of bill protections (cost was the top reason for non-participation)
- Further research needed on mobile homes permitting and barriers to participation

Non-Participant – Barriers to Participation



Perceived costs drive non-participation.

Source: [SJV DAC Pilot Projects Process Evaluation](#) and the [Results Public Workshop Slides](#)

Recommendations: CEC Equitable Building Decarbonization

Recommendations	Recommendation Details	Barriers It Addresses
Focus eligibility criteria on low-income households in DAC areas	<ul style="list-style-type: none"> • Simple income verification process • Include incentives for landlords, contractors as appropriate • Consider prioritizing hard-to-reach areas and those severely impacted by extreme heat 	<ul style="list-style-type: none"> • High upfront cost of electrification • Split incentive for landlords/renters
Adopt a one-stop-shop holistic approach to electrification	<ul style="list-style-type: none"> • Include funding for health and safety repairs • Coordinate with existing solar and community solar programs 	<ul style="list-style-type: none"> • Higher energy bills after electrification • Too many programs
Robust and continuous community engagement throughout design and implementation process	<ul style="list-style-type: none"> • Compensate CBO involvement in process • Set aside funding for community engagement events 	<ul style="list-style-type: none"> • Household/community perspective and priorities • Too many programs
Require tenant protections for rental properties	<ul style="list-style-type: none"> • Agreements not to raise rent • Agreements to include 	<ul style="list-style-type: none"> • Harassment/displacement of tenants
Require prevailing wage and other workforce standards	<ul style="list-style-type: none"> • Hiring from MWDBE contractors • Hiring from local businesses • Cultural competency training for contractors 	<ul style="list-style-type: none"> • Not utilizing local contractors • Untrained contractors



**THE
GREENLINING
INSTITUTE**



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Resources - Building Decarbonization and Equity

- [Residential Retrofits for Energy Equity](#), 2023
- Emerald Cities Collaborative and Rocky Mountain Institute, [Equitable Home Electrification Toolkit](#), 2022
- Urban Sustainability Directors Network, [Equity and Buildings Framework](#), 2021
- American Council for an Energy Efficient Economy, [A New Lease on Energy: Guidance for Improving Rental Housing Efficiency at the Local Level](#), 2021
- Los Angeles Alliance for a New Economy and Strategic Actions for a Just Economy, [Los Angeles Building Decarbonization: Tenant Impacts and Recommendations](#) and [Community Concerns, Employment Impacts, and Opportunities](#), 2021
- National Association for the Advancement of Colored People, [Guidelines for Equitable Community Involvement in Building and Development Projects and Policies](#), 2021
- Facilitating Power and Upright Consulting Services, [Process Guide for City-Community Collaboration](#), 2021
- Poder SF and Emerald Cities Collaborative, [Climate Equity and Community Engagement in Building Electrification](#), 2021
- National Association of Climate Resilience Planners and Movement Strategy Center, [Community Driven Resilience Planning Framework](#), 2020
- Emerald Cities Collaborative and Policy Link, [Inclusive Procurement and Contracting: Building a Field of Policy and Practice](#), 2018