

EQUITABLE ELECTRIFICATION

PROGRAMS AND INCENTIVES

The Switch is On

- A collaborative campaign to support home electrification by providing tools, support, and resources to Californians
- Founded in 2019 by the [Building Decarbonization Coalition \(BDC\)](#)

LIWP (Low-Income Weatherization Program)

- Provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents
- Offered by [CA Department of Community Services & Development](#)

SOMAH Program (Solar on Multifamily Affordable Housing)

- Provides financial incentives for installing solar PV systems on multifamily affordable housing in California
- Offered by [California Public Utilities Commission \(CPUC\)](#)

Tariff-on-bill Financing

- The electricity provider finances the energy upgrades upfront and recovers the cost by charging a monthly “tariff” on bills equal to estimated bill savings. The tariff stays with the property and does not follow renters when they leave. [Silicon Valley Clean Energy](#) is starting a pilot on tariff-on-bill and [PG&E](#) plans to start incorporating it in their equity toolkit.

KEY TERMS

Deed-restricted affordable housing

A limitation placed through a property deed that imposes maximum rent and tenant eligibility standards for a fixed period of time to protect affordability.

NOAH (Naturally Occurring Affordable Housing)

Term for lower-cost rental homes that do not receive a direct government subsidy. The landlords are not required to limit rents to make them affordable, but they charge lower rents regardless. These homes are relatively affordable to low-income households due to landlord choice, rather than regulatory requirement. *Definition provided by [East Bay Housing Organizations \(EBHO\)](#)*

Reach Code

A local ordinance which is more stringent than the state’s building code or energy requirements (i.e. Title 24, Part 6). A reach code can stand alone or can be combined with water efficiency, electric vehicle charging or green materials requirements into a green building ordinance.

Definition provided by [Bay Area Regional Energy Network \(BayREN\)](#)

Split incentives

Improvements to energy use, like solar, energy efficiency, and building electrification primarily produce benefits for the person paying the bills even though the cost of improvement falls to the owner. This creates a split incentive.

Definition provided by [The Greenlining Institute](#)



PUBLICATIONS



A Pocket Guide to All Electric Retrofits of Single Family Homes

A “how-to” guide by [Redwood Energy](#) to help homeowners, home renters, utilities, and policymakers who want to replace existing gas appliances with efficient electric alternatives. Many of the electric products highlighted here are simple and require no home modifications.



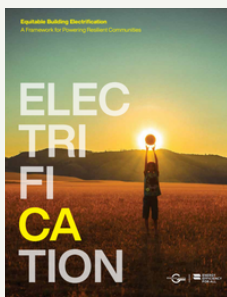
A Zero Emissions All-Electric Multifamily Construction Guide

This booklet by [Redwood Energy](#) aims to explain the trend toward all-electric multifamily housing, summarize best practices and provide designers with a useful catalog of electric products. Also, retrofit case studies are shared with a brief explanation of their electrification strategy.



Los Angeles Building Decarbonization: Tenant Impact and Recommendations [Two-page summary] | [Full report]

This report by [Strategic Actions for a Just Economy](#) shows how decarbonization could end up saddling tenants with a higher rent burden, cause a spike in prices across Los Angeles’ rent-stabilized housing stock, and lead to the displacement of our most vulnerable tenants. The findings emphasize the importance of an equitable approach to building decarbonization that centers on tenants and prioritizes housing and energy justice principles.



Equitable Building Electrification - A Framework for Powering Resilient Communities

This report by [The Greenlining Institute](#) presents the five-step Equitable Building Electrification Framework for how the current goals of building electrification can be aligned with producing healthy homes, creating high quality, local jobs that cannot be outsourced, and establishing stronger connections between everyday Californians and our climate change policies and goals.



PUBLICATIONS



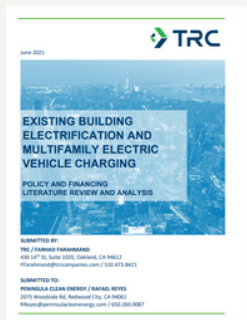
Prioritizing California's Affordable Housing in the Transition Towards Equitable Building Decarbonization | Summit Report 2021

A comprehensive summary of the challenges and recommendations in “equitably electrifying California’s affordable rent-restricted multifamily housing” from a five-part summit hosted by [California Housing Partnership](#) with support from the [Greenlining Institute](#).



Accelerating Electrification of California's Multifamily Buildings

A two-part report by [StopWaste](#) that provides high-level policy recommendations and a deep-dive technical reference for the hands-on implementation of electrification at existing multifamily buildings.



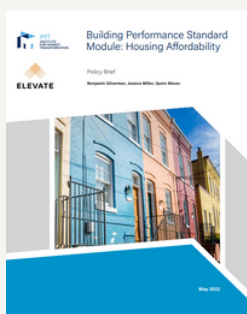
Existing Building Electrification and Multifamily Electric Vehicle Charging - Policy and Financing Literature Review and Analysis

This study by [TRC](#) shares the compilation of research on relevant state and local building codes and financing approaches for existing building electrification and multifamily EV charging infrastructure retrofit. TRC has preliminarily identified gaps and developed recommendations for future programs.



Los Angeles Affordable Housing Decarbonization Study Phase 2

This study by [Arup](#) provides research and analysis into the state of affordable housing in Los Angeles, challenges of electrification, and recommendations to design effective policy and programs that centers decarbonization efforts around housing affordability and preservation.



Building Performance Standard Module: Housing Affordability Policy Brief

This introductory brief by [Institute for Market Transformation](#) and [Elevate](#) is for jurisdictions working on building performance standards (BPS) to develop strategies, policies, and programs that go beyond regulating energy performance and greenhouse gases to address housing affordability and prevent displacement.

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BAY AREA PILOT PROGRAM AND RESEARCH REPORTS

MCE Low-Income Families and Tenants Pilot Program Evaluation

This report provides the results of DNV's evaluation of Marin Clean Energy's (MCE) Low Income Families and Tenants (LIFT) pilot program for 2017-2020. This includes results across the key performance metrics of the program (e.g. residents receiving program information in language other than English and site savings per dwelling unit for energy efficiency & heat pump measures).

Staff Report (Draft) to City of Menlo Park Environmental Quality Commission

A report by TRC on the cost effectiveness analysis and policy options to electrify existing buildings for the City of Menlo Park.

TOOLS

Housing Needs Assessment

Provides detailed reports with maps and visualizations for every US Census jurisdiction to describe local demographics and measures of housing affordability, housing stock characteristics, and variations in key housing indicators by race, ethnicity, age and income.

Resources on Building Electrification

Building Electrification Institute provides a landing page to share the context of building electrification and housing affordability, the importance of building electrification, equitable approaches to building performance standards, and an overview of building electrification technologies, barriers, and opportunities.

JURISDICTIONAL POLICIES

Alameda's Draft Equitable Building Electrification Plan

Includes an equity statement in its principles: "Electrification policy should also support housing and anti-displacement policy."

San Jose's Existing Building Electrification Framework

Includes a focus area that states: "There is a critical need to ensure building electrification efforts do not contribute further to displacement or increased costs for low- and moderate-income families."

Know of another useful resource that promotes
equitable electrification for Californians?
Please let us know by emailing us at
hello@builditgreen.org.



Build It Green will continue moving this work
forward in the Building Our Future Affordable,
Equitable Building Decarbonization Working
Group. You can learn more here.