

Barriers

What are the barriers to decarbonization that are specific to the limited income sector?

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Extraordinary upfront costs/barriers for older properties to retrofit

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Reaching out to people who speak different languages

We certainly have to consider apathetic property owners of multi family buildings. The only reason they need to rehab the buildings is because they have totally neglected their prope

Heating cost shifting from owner to tenant when go from central gas heating to individual heat pumps

Challenges related to resident operations; need for training

Education - Residents may not understand the concept or need for electrification.

Knowledge/access to info pertaining to programs

Program funded marketing and lead generation and qualification for limited income clients. Fund a call center, have utilities provide leads, etc

Lack of funding and ability to leverage debt

People in LI MF housing are unable to pay the amortized costs associated with the needed building upgrades, and federal/state/local incentives can be hard to access

The state lacks a state-wide North Star target. Without a state low-income decarbonization goal (could be # of homes or #of units installed), it's difficult for agencies to plan.

It takes time to build trust with community groups and residents for them to consider government programs.

Limited funding for energy efficiency during retrofits.

Limited funding to support necessary building rehab.

Split incentive - landlords bear the cost of upgrades and tenants benefit in their utility bills.

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Qualified leads sourcing on a ramped up basis is primary barrier to achieving LI implementation/success, from perspective of a WAP contractor (I'm co-owner of Efficient Home)

Homes may have multiple families living in them --landlord would not qualify for incentives, although repairs much needed.

Existing conditions in the home, including lead, mold, and trip and fall hazards, that significantly impact quality of life and prevent EE repairs.

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Ability to afford additional repairs needed if retrofit identifies larger-scale concerns

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Additional home repairs that cannot be completed ahead of decarbonization improvements (e.g., mold, roof leaks, asbestos)

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Solutions/Incentives

What are programs, resources, and investments that can help address those barriers identified on the last page? How can we best distribute decarbonization incentives?



Success

What are the metrics to measure success? What mechanisms will help ensure equity is prioritized in the solutions?

