Expanding EnergyFit

A Community-Led Model for Equitable Energy in Small Homes

SEPTEMBER 2023

SUMMARY

EnergyFit Affordable Small Homes is a community-led demonstration project that will repair, retrofit, and electrify 75 lower-income, small homes in Brooklyn. The goal is to help these homeowners use energy more efficiently, breathe cleaner air, make critical home repairs and reduce the carbon footprint of their buildings. Throughout this project, we will gather important data that will help policymakers and advocates improve the design and implementation of clean energy programs. Pratt Center and our partners are determined to meet the urgency of the moment and use a ground-up approach to make clean energy policy more effective and equitable—ensuring a just transition for all.

PRATT CENTER FOR COMMUNITY DEVELOPMENT

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WHY ENERGYFIT?

All New Yorkers deserve access to clean, reliable, and affordable energy. And yet, hundreds of thousands of the city's residents pay more for energy than they can afford while living in homes that slowly poison them from fossil fuel pollution.

In 2023, the Pratt Center for Community Development continues its fight for energy equity by expanding EnergyFit, our sustainability project for affordable small homes. The newest version of EnergyFit builds on a decade of energy program research and development to create a holistic model integrating home repairs, energy efficiency, and electrification-readiness.[1]

EnergyFit will utilize public and foundation funding to reduce GHG emissions and improve indoor air quality for 50 to 75 lower-income homeowners of 2- and 3-unit buildings in Central and Eastern Brooklyn. Households will receive a fully subsidized package of clean energy improvements based on the findings of comprehensive building assessments. These assessments will confirm the building's need for and the contractor's ability to:

1. Install attic insulation and perform building envelope work.
2. Change out gas stoves for electric induction stoves.
3. Upgrade the electrical panel and wiring for electrification readiness.
4. Repair health & safety issues that would hinder the installation of the other measures.
5. Electrify domestic hot water and/or install solar.

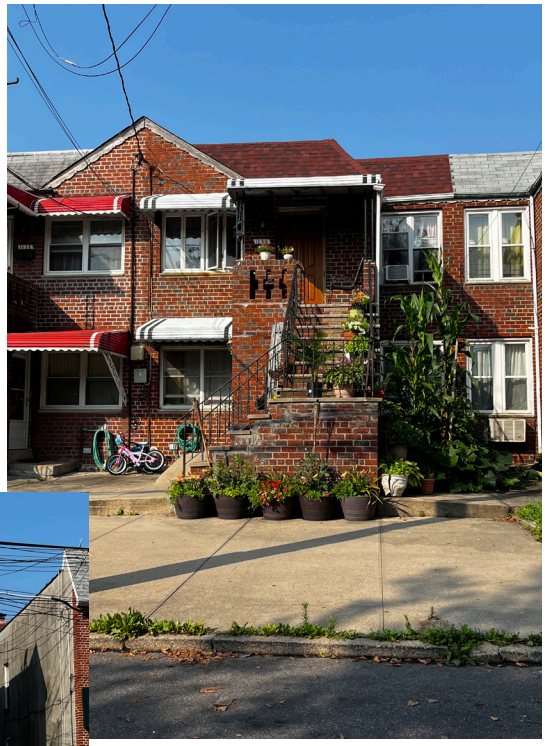
EnergyFit will gather important market data to assess the true monetary and behavioral costs of electrification for lower-income households, while modeling a strategy designed for bringing equity to the clean energy transition. Data collection will include both qualitative and quantitative information about the impacts of implementing these clean energy projects on energy efficiency and greenhouse gas reductions, healthy homes, and equitable access to clean energy for low- and moderate-income households. This data will prove valuable to those interested in seeing New York succeed in meeting its climate and environmental justice goals.

EnergyFit's approach is unique in that it is co-designed with two long standing community organizations—Cypress Hills Local Development Corporation (CHLDC) and IMPACCT Brooklyn—to prioritize ease, trust, flexibility for the communities they serve. EnergyFit removes from homeowners the logistical burden of navigating multiple applications and rules by integrating measures from conventionally disparate clean energy programs into one streamlined process.

Additionally, participants are guided through each stage of the project by a local housing counselor who coordinates with the contractor performing the work. In contrast to other incentive and financing programs which operate in silos, EnergyFit has aggregated multiple funding sources so that local contractors can deliver a package of clean energy services as a single scope of work with fewer administrative burdens. Finally, as a demonstration project, the EnergyFit model itself remains nimble and able to shift to respond to local market needs.

"When disadvantaged communities are co-equal partners in the design and implementation of programs that will impact their neighborhoods, it ensures the most pressing community needs are identified and targeted, program messaging is relevant and effective, and local partners build long-term capacity in new areas of expertise."

Ryan Chavez, Cypress Hills LDC



New York City's small homes—those containing between 1-4 units—come in many forms and configurations, from wood-framed to masonry, from fully attached to semi-detached. Two-thirds of these buildings are located in income tracts defined as low- or moderate-income.

THE CHALLENGE

New York City has over 863,000 1–4 unit small residential buildings, two-thirds of which are located in census tracts defined as low- or moderate-income (less than 80% of AMI). An internal Pratt Center analysis from 2017 estimated that New York has over 1.1 million households with over 3.6 million people residing in these buildings.[2] Most of these households are located deep in the outer boroughs, with rents that are still affordable for many tenants and where over 44% of these small buildings are owned by Black and Hispanic New Yorkers.[3] However, clean energy policy makers have not recognized this housing stock as a priority, despite it being a key way Black and brown households find affordable rents and build wealth.

Many of these small residential buildings are at least a century old and have a variety of home repair needs. Aging or poorly-maintained fossil fuel equipment, untreated lead and asbestos, deferred maintenance like roof repairs and ventilation fixes, and mold all pose serious health risks to residents. However, decades of discriminatory housing policies and income inequality have left lower-income homeowners with fewer financial resources to address these issues and maintain their properties.

The energy burden facing New Yorkers adds to this challenge. NYC households pay on average 35 to 40 percent more for energy than the rest of the country.[4] While some of that high cost is due to the inefficiency of the buildings—addressable by a subsidized retrofitting program like EnergyFit—it is also caused by the ever-increasing utility rates approved by the Public Service Commission.[5] This enables NYC's utilities to make record profits year after year.[6]

Forty-one percent of low income families in NYC are energy cost-burdened, meaning they pay more than 6 percent of their income on energy bills, compared to the citywide median of 2.9%.[7] In fact, lower-income households pay over three times as much as other New York households with low-income households of color spending up to six times more on energy than their white counterparts.[8] Confronted with such high energy costs, households are choosing whether to heat or eat—negotiating tradeoffs between necessities like heating, mortgage payments, and healthcare.[9] In an expensive city like New York, high utility costs compound issues such as rent burden to make the city even less affordable for low- to moderate-income (LMI) communities.

CURRENT CLEAN ENERGY POLICY

NY ENERGY PROGRAMS PERPETUATE RACIAL & ECONOMIC INEQUITIES

For over a decade, Pratt Center and our partners have watched New York State funnel millions of dollars into energy efficiency programs that target LMI families. Yet the data shows these investments have failed to solve the challenges faced by households in New York City's small residential buildings. Despite a decade of revamped policies, orders, and programs coming out of New York State Energy Research and Development Authority (NYSERDA), the Public Service Commission, the Mayor's Office, and the utilities, NYC's small buildings are chronically left behind.

Until mid-2023, New York City's LMI owners of 1–4 family buildings had access to three programs primarily: the state's EmPower New York Program, the state-run Assisted Home Performance with ENERGY STAR® Program, and the federal Weatherization Assistance Program (WAP).[10] NYSERDA administers the first two of these energy retrofit programs, which were recently consolidated, while New York State Housing and Community Renewal manages WAP.[11] NYSERDA has seen significant traction in suburban style, single-family, detached homes but has failed to help 2-, 3-, and 4-unit buildings in New York City, the state's largest population hub (Table 1).[12] The EmPower program has been lackluster with only 15 percent of retrofits occurring in New York City. The Assisted program has seen even less success with fewer than 1 percent of projects occurring in the city.[13] (Table 2)

This inequity in program delivery continues to be the status quo, despite the 2019 Climate Leadership and Community Protection Act (CLCPA)'s mandate that LMI communities receive 35–40% of all benefits that come from State climate action.[14] Considering that New York City has an estimated 550,000 buildings located in LMI census tracts, this constitutes a failure of imagination, program design and policy goals.[15] Above all else, it perpetuates the unacceptable racial and economic inequities facing Black and brown low-income communities.

Despite these results, NYSERDA and the State continue to pursue energy efficiency through the aforementioned programs with only minor tweaks.[16] Rather than working to revamp these programs, most leaders in the policy space have shifted their attention to electrification—the process of ridding a building of any fossil-fuel combustion equipment (such as stoves or boilers) in favor of electric-powered appliances.

ELECTRIFICATION AS GO-TO SOLUTION

As more data shows that gas-powered appliances endanger the health of people and the planet, policymakers across federal, state, and local governments are quickly bringing electrification policies to market to transition away from in-home fossil fuels.[17] When done correctly, electrification can significantly mitigate the environmental and health harms from energy usage. It reduces in-door air pollution and point-of-source GHG emissions.[18] If coupled with renewable energy supply, it enables a carbon-free electrified building.

Table 1
NYSERDA Retrofits by Unit Size, 2010–2022

Unit Size	New York State	New York City	Percent in NYC
1 unit	357,299	24,153	7%
2 units	6,082	1,098	18%
3 units	760	223	29%
4 units	562	45	8%
Total	364,703	25,519	7%

Table 2
NYSERDA Retrofits by Program, 2010–2022

NYSERDA Program	New York State	New York City	Percent in NYC
EmPower	155,458	23,769	15.3%
Assisted	110,793	994	0.9%
Market	98,452	756	0.8%
Total	364,703	25,519	7%

However, we urge caution on whether these policies can effectively serve the needs of every residential housing type.

While policymakers and their private sector supporters suggest electric equipment is less expensive than using gas powered alternatives, this assumption has yet to be tested in New York City's 1–4 family market. As federal funding for electrification work is coming to New York, more experiential data is urgently needed to assess the true cost of electrification for lower-income households. As the U.S. undergoes a publicly-incentivized electrification boom, policies at every level of government must support all homeowners, not just those who can afford electrification and its eventual impacts on a household's utility bill.

OPPORTUNITIES & RED FLAGS FOR NEW YORK CITY AND STATE

In January 2022, Governor Kathy Hochul announced a $450M allocation to achieve 2 million climate-friendly, electrified or electrification-ready homes in the State; 800,000 of which must be low-income households.[19] This allocation added to the tens of millions of dollars that NYSERDA had already budgeted and spent on energy efficiency and clean energy projects. New programs for multi-family housing are already rolling out.[20]

In Spring 2023, the Disadvantaged Communities (DAC) designation mandated by CLCPA was publicly released. The goal of the DAC is "to ensure that frontline and otherwise underserved communities benefit from the state's historic transition to cleaner, greener sources of energy, reduced pollution and cleaner air, and economic opportunities."[23] One would expect that areas across New York State receiving the DAC designation would be first in line for policy and program innovations. However, it appears that this is not the case for New York City's 2–4 unit buildings.

NYSERDA is currently piloting a location-based income verification option in the new Empower+ program, which will waive household income verification requirements for single-family homes in DACs. This simplified process will reduce the administrative burden on all parties—contractors, housing counselors, and most importantly low-income households—and get more homes into the pipeline for retrofits faster. However, NYSERDA does not waive this requirement for 2–4 unit buildings in DACs, despite their being defined as "single-family" in every other policy mention.[24] This is particularly problematic because most 2–4 unit buildings in New York City are found in communities of color. The decision to exclude this building type perfectly illustrates the shortcomings of program design that is not shaped by the communities that are most impacted.

It is this failure to prioritize racial equity—whether deliberately or not—that this paper is attempting to highlight. There is still potential for NYSERDA to expand this new income verification method to include 2–4 unit home owner-occupied buildings and we hope to see this come to fruition quickly.

At the City level, there has been little progress advancing energy efficiency policy for small homes under the current Mayoral Administration. The 2023 release of the administration's climate strategic plan, PlaNYC, makes little mention of energy efficiency. The only commitment to energy efficiency is the expansion of NYC's Retrofit Accelerator. Despite the City providing over $30 million through a corporate contract to help NYC buildings navigate the complex energy efficiency marketplace, this program does not apply to buildings under 25,000 square feet and has not released hard data measuring its impact. A solar initiative aimed at small residential is the only potential solution put forth for these buildings, but there is no funding allocated for it.[25]

With the shifting incentive marketplace and hundreds of millions of dollars on the table for New York State, it is imperative that program design is done well. EnergyFit will provide data to show how the Inflation Reduction Act and NYS decarbonization dollars can be directed for the greatest impact on New York City's stock of small homes.

The Inflation Reduction Act (IRA)

The IRA is Federal legislation passed in 2022. It provides billions of dollars in investments—through tax credits, grants, rebates, and loan programs—to accelerate the transition to a clean energy economy. The IRA is designed to provide robust incentives to households across the economic spectrum to support their transition off of fossil fuels. With this level of investment, we must be sure that the programs distributing this money are implemented in a way that works for the intended recipients.

For example, the Inflation Reduction Act allocates billions of dollars for residential energy efficiency and electrification upgrades.[21] Over $300 million of this is expected to pour into the New York market.[22] In theory, this funding will be a boon for programs with goals such as EnergyFit and the households they serve. However, NYSERDA will be distributing these funds and without serious changes to program design and community involvement, we fear the perpetuation of the aforementioned challenges facing the current suite of State programs.

THE ENERGYFIT MODEL & HOW IT WORKS

There is a strong appetite from homeowners to make their homes more healthy and efficient, despite the challenges that exist. In the three months of intense public outreach to find applicants for our predecessor pilot, EnergyFit NYC, Pratt Center was contacted by over 700 interested homeowners.[26] This was before electrification was even part of the conversation and gas stoves did not have the negative press that is now embedded in the public discourse around climate change.

PROJECT TEAM

Pratt Center has joined together with four organizations that are committed to reducing racial and social inequities in the 1–4 family building stock and stabilizing affordable housing. These partners include IMPACCT Brooklyn, Cypress Hills Local Development Corporation, Kinetic Communities Consulting and NYS Energy Audits. Their deep experience working alongside small homeowners and their unique skill sets and connections with the local community were integral in shaping the repair, retrofit and electrificaiton-readiness program model that EnergyFit Affordable Small Homes is implementing.

"Part of our mission is to preserve and develop safe and affordable housing. Being part of the EnergyFit team gives us the opportunity to advance this goal by using our understanding of the community to help design and implement what we hope will be a replicable model that will assist homeowners in preserving their homes."

Bernell K. Grier
Executive Director
IMPACCT Brooklyn

We are a team of energy efficiency specialists housing counselors, urban policy experts, and home performance contractors. Our model centers the relationship of housing counselors and the homeowners they have built trust with over decades of working in the community. We provide an opportunity for a local Women-owned home performance contractor (NYSEA) to grow their insulation services into electrification project management. We couple policy implementation experts with the housing organizations so they have the support they need to ensure their expertise is valued, heard, and integrated into recommendations shared with policymakers. We also bring together public and private dollars to make EnergyFit a robust example of how braiding resources can enable just and equitable clean-energy solutions.

EnergyFit Project Team

IMPACCT BROOKLYN

IMPACCT Brooklyn, is a community development corporation committed to helping residents build and sustain flourishing communities in Fort Greene, Clinton Hill, Bedford Stuyvesant, Crown Heights, and Prospect Heights.

CYPRESS HILLS LOCAL DEVELOPMENT CORPORATION

Cypress Hills Local Development Corporation seeks to build a strong, equitable East New York, where youth and adults achieve educational and economic success, secure and preserve affordable housing, and develop leadership skills to transform their lives and community.

PRATT CENTER FOR COMMUNITY DEVELOPMENT

Pratt Center for Community Development combines planning technical assistance, applied research, and public policy advocacy to support community-based organizations in their efforts to challenge systemic inequities and create a more just, sustainable New York City.

KINETIC COMMUNITIES CONSULTING

Kinetic Communities Consulting works with energy and affordable housing industry partners to connect, educate, and simplify energy efficiency opportunities for under-represented communities. KC3 strives to help these New Yorkers save money, feel safe, and live in a cleaner environment.

NYS ENERGY AUDITS

New York State Energy Audits helps families in New York City make their homes more comfortable and energy-efficient with one-stop-shop home energy audit, insulation, and air sealing services.

PROGRAM DESIGN

EnergyFit will provide a free repair, retrofit, and electrification-readiness package[27] to income-eligible households (table 3). EnergyFit expands traditional income eligibility from 80% AMI to households making up to 130% AMI or $183,560 per year for a family of four. During the co-design process, our team realized there was a strong need to increase the definition of "low-and moderate-income" to include higher income brackets than those used by State and City policymakers. Our lived experience in Brooklyn makes us acutely aware that household budgets do not cover the assumed project costs that the government's current income limits and incentive amounts underestimate.[28]

EnergyFit is also designed to break down the silos that exist across current housing and sustainability programs in New York City. Rather than requiring homeowners to work with multiple agencies, cobble together multiple applications, provide an entire history of every dollar coming in and out of their home, figure out how to navigate a fragmented landscape of funding sources, and be technically savvy enough to know the best options for greening their homes,

EnergyFit consolidates all of these processes into one offering. We require *one* application. Each homeowner has *one* assigned housing counselor per project from beginning to end. *One* efficiency contractor is being paid to project manage all work in the home. The program collapses private and public funding streams into *one* pot of money to pay for repairs and upgrades. And together we are *one* team from many organizations working to fight climate change and right historical wrongs.

Our holistic model provides money for households to implement home repairs that otherwise make the installation of energy efficiency measures impossible. We will pay 100% of the project costs. In return, households must commit to completing surveys on the experience, allow us to monitor their energy usage for a year post-retrofit, and be comfortable with the inability of the project to guarantee energy cost savings.[29] Although most programs lead with energy bill savings, we have decided that without more direct evidence of this within these LMI-owned buildings, it is inappropriate to advertise such a guarantee. Homeowners also must be willing to work with some amount of uncertainty as the model is being newly tested and will certainly come across challenges.

Table 3

Energy Fit Packages

	Package 1	Package 2	Package 3
Home Repairs (as needed)			
Mold remediation; Roof repairs; Ventilation fixes; Health & safety fixes; Heating system repairs; CO & smoke detectors; Asbestos remediation	●	●	●
Energy Efficiency Measures			
Targeted air sealing & weatherstripping of residence and basement; Insulation & air sealing of attic and roof hatch; Lighting change outs; Heating pipe insulation; Low-flow water fixtures	●	●	●
Electrification Readiness Measures			
Electric induction stoves	●	●	●
Wiring and electrical panel upgrades	●	●	●
Electric domestic hot water heater		●	●
Solar Photovoltaic Installation			●

RESEARCH GOALS

In addition to the retrofit package, the EnergyFit team will also be conducting research to assess the impact of the program. The goals of the research will be to gather data that can inform the work of policymakers in meeting goals related to energy efficiency and greenhouse gas reductions, health and safety improvements, and equitable access to clean energy for low- and moderate-income households. With a deeper understanding of costs, time spent on project completion, homeowner/tenant experience, and repair, retrofit and electrification issues related to this building typology, we will have vital information that can ensure government programming is effectively designed and implemented. We believe this information will help mitigate the potential for low- and moderate-income households in two- and three-unit buildings in NYC to be left behind in the clean energy transition.

The research outputs for this project will include quantitative and qualitative analyses of the demonstration project's impact, and an interim and final report detailing these findings related to our areas of focus (Table 4).

Table 4
Research Areas of Focus

Note: Since this is a demonstration project, our team will continue to refine and hone potential analyses based on learnings from the initial work.

Energy Usage	Project Delivery Timeline
• How does the implementation of repairs and the EnergyFit package change kWh, MMBTU, greenhouse gas emissions at both the household level and at the portfolio level?	• What is the average amount of time it takes a home to move from over-the-phone assessment through completion of repairs, retrofits, and electrification-readiness?
Energy and Housing Costs	**Homeowner Experience**
• How does the implementation of repairs and the EnergyFit package change energy costs for the homeowner? For the tenants? • What are the average changes in cost? Are household energy burdens reduced or eliminated? • If savings are achieved, how does that change the housing cost/benefit analysis for each household (e.g., impact on mortgage payments and extra income)?	• What did the homeowner learn while participating in this project? • What parts of the implementation process did they like? What parts were difficult? • What suggestions do they have for improving the experience? • Has the homeowner experienced improved comfort in the home? • Is there a reduction in air quality related issues such as smells, dust etc.?[30]
Building Stock Design	**Project Implementation Costs**
• What housing typology-specific design must be accounted for in project delivery? What are the challenges, and what are potential solutions? • How does building design impact the timeline and costs for completion of a project?	• What is the average cost of labor per project and project stage? • What is the cost for this work in the New York City market? • How close is the final cost estimate for each package to the actual final cost?
Home Maintenance Repairs	**Population Impacts**
• What are the range of home repairs needed for NYC's two- and three-unit building stock in order to take part in energy efficiency and electrification? • What are the average associated costs per repair? • How much time does it take to implement different repairs?	• What are the demographic characteristics of these participants (race, gender, income, number of people per household, number of years in home)?

CONCLUSION

Federal, state, and local governments have ambitious targets for climate change mitigation and a whole lot of money. To meet these targets will require working with many different types of people, including low-income households. In order to find success in the clean energy transition, public programs must be tailored to these households, and eliminate burdensome requirements. The success or failure of government implemented programs is more urgent than ever as we seek to address the existential crisis of climate change and rectify the racial and economic injustices of the past and present.

The hardship of increasingly expensive energy costs in an unaffordable city—coupled with the fact that a majority of low-income New Yorkers live in old buildings with many capital needs, health and safety issues, and poor indoor air quality—demands effective, creative, equitable, simplified, well-designed, and affordable interventions. This means clean energy policies and programs designed and implemented by people who work with and are informed by the lived experiences and needs of low-income households. It means understanding the market conditions for contractors in order to ensure they have a viable business model. It means developing a better understanding of the 2–4 unit building typology. It also means requiring flexible funding, unencumbered by arbitrary rules that keep disparate financing and incentive sources siloed and inaccessible for holistic solutions. EnergyFit is specifically designed to meet these needs.

Pratt Center has worked alongside these communities for over a decade to determine where the policy and program failures exist in the retrofit space and how to fix them. Our EnergyFit NYC report illuminated a number of these barriers.[31] In collaboration with our partners Cypress Hills Local Development Corporation, IMPACCT Brooklyn, Kinetic Communities Consulting and New York State Energy Audit, this demonstration project will help Brooklyn homeowners move past the barriers we identified in EnergyFit NYC. We hope this project will also ensure those barriers are eliminated as New York ramps up new clean energy programming. We are excited to pursue the next phase of this work, gathering essential insights on best practices for effectively designing an electrification-readiness model for New York City's 1–4 family residential market.

ENDNOTES

1. We use "electrification" and "electrification-readiness" interchangeably because the work in this demonstration project includes upgrades needed for preparing a building to use more electricity along with *some* electrification measures. EnergyFit will not install Air Source Heat Pumps because utility bill impacts are still not well known for the building stock of small homes, and we do not believe testing a new technology on low-income homes is a good strategy.
2. NYC Housing Vacancy Survey, 2016.
3. NYU Furman Center for Real Estate and Urban Policy, "State of Homeowners and Their Homes," in The State of New York City's Housing and Neighborhood Report, 2022.
4. ACEEE, "Report: Low-income Households, Communities of Color Face High 'Energy Burden' Entering Recession," press release, September 10, 2020.
5. Elizabeth Shwe, Sean Carlson, Nsikan Akpan, "Why your Con Ed bill rose this month — and how it's only the beginning" *Gothamist*, August 2023.
6. See: Macrotrends, "Consolidated Edison Inc Gross Profit 2010-2023, as accessed August 2023.
7. NYC Mayor's of Sustainability and NYC Mayor's Office for Economic Opportunity, "Understanding and Alleviating Energy Cost in New York City," August 2019, p. 6.
8. ACEEE, "Report: Low-income Households, Communities of Color Face High 'Energy Burden' Entering Recession," press release, published Sept. 10, 2020.
9. NYC Mayor's of Sustainability and NYC Mayor's Office for Economic Opportunity, "Understanding and Alleviating Energy Cost in New York City," August 2019, p. 2.

10. At the time of release, NYSERDA has just launched a combined Empower Plus program that brings together both programs under one administrative umbrella. Data on how this impacts enrollments is not yet available.
11. For more information on these programs, see: New York State Research and Development Authority (NYSERDA), Empower New York Program and Assisted Home Performance with ENERGY STAR® Program, as accessed June 2023.
12. The New York State Division of Housing and Community Renewal (DHCR) does not release Weatherization totals. Until they do, we cannot determine the program's success or failure.
13. New York State Open Data, The New York State Energy Research and Development Authority, New York Residential Existing Home Program, Residential Existing Homes (One-to-Four Units) Energy Efficiency Projects for Households with Income up to 60% State Median Income: Beginning January 2018.
14. See: New York State Climate Action Council, Ensuring Equity and Inclusion, program webpage, as accessed June 2023.
15. Pratt Center for Community Development, EnergyFit NYC Final Report, July 2018, page 7.
16. In August 2023, NYSERDA released an updated energy efficiency program called EmpowerPlus. This program combines Empower and Assisted Home Performance into one program, reducing some of the administrative costs but not changing much for the homeowner experience
17. See for example: Jeff Brady, "Gas stoves pollute homes with benzene, which is linked to cancer," NPR, June 16 , 2023.
18. WE ACT for Environmental Justice, Out of Gas, In With Justice, Page 33
19. New York State Governor's Office, Governor Hochul Announces Plan to Achieve 2 Million Climate-Friendly Homes by 2030, press release, January 5, 2022.
20. See: New York State Division of Housing and Community Renewal, Climate Friendly Homes Fund, program webpage, as accessed August 2023.
21. The Inflation Reduction Act allocates $14 billion for home energy efficiency upgrades and $20 billion for home energy supply improvements. For a full breakdown, see: Housing Partnership Network, "Overview of Funding from the Inflation Reduction Act," as accessed April 28, 2023.
22. United States Department of Energy, "Biden-Harris Administration Announces State and Tribe Allocations for Home Energy Rebate Program," press release, November 2, 2022.
23. See New York State Climate Act, Disadvantaged Communities Criteria, program webpage, as accessed August 2023.
24. Current NY government housing programs use the term single-family to denote buildings that have between one and four units. Multi-family is used to refer to buildings with 5 or more units. Pratt Center's work is focused on two- and three-unit buildings within the "single-family" market due to lack of uptake in this building stock, while we do not work on four-unit buildings due to lack of available project funding.
25. PlaNYC states that it will use expected (but not guaranteed) funding from the Federal IRA.
26. Pratt Center for Community Development, EnergyFit NYC Interim Report, October 2016, p.12.
27. Each EnergyFit package includes comprehensive air sealing and weatherization measures, attic and roof hatch insulation, gas to induction stove change-outs, updates to electrical wiring, and electrical panel upgrades. Some packages will also include electrification of the domestic hot water heater, and some will include solar, when feasible. All buildings that need repairs in order to install the energy efficiency and electrification measures will receive those repairs as well.
28. We were initially encouraged by NYSERDA's geo-eligibility pilot, which allows households in certain parts of NYC to qualify without having to prove their income. However, many areas with LMI households are not included in the final map and, as discussed, this pilot excludes 2–4 unit homes.
29. The project cannot guarantee energy cost savings due to current market volatility and lack of data about energy impacts of these measures on 2- and 3-unit buildings in New York City.
30. Air quality monitoring for reductions in toxic chemicals will not occur during this project due to availability of funding. Moreover, there is already substantial literature on the matter. See: WE ACT for Environmental Justice, Out of Gas, In With Justice, page 62-63.
31. See: Pratt Center for Community Development, EnergyFit NYC Final Report, July 2018, "Homeowner Experience," page 11.

PRATT CENTER FOR COMMUNITY DEVELOPMENT

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