For vulnerable communities, even solutions can become challenges
Traditional Considerations for Electrification Policy
Electrification in Context for Affordable Housing

Electrification is a **disruption** interacting with underlying **stressors**
Displacement is the Driving Stakeholder Concern

Drivers of Displacement

- Loss of unit, damage to the unit, loss of affordability, or increase in operating expenses
- Current drivers of displacement: e.g., housing shortage, COVID-19, rent increase
- Potential or future drivers of displacement: e.g., costs from retrofits or utilities, stranded assets, climate impacts

Investment

- Capital cost for retrofits
- Operational cost (or savings)
- All electric, energy-efficient retrofit

Costs

- Displacement
- Costs of displacement
- Avoided cost
- Co-benefits

Benefits
Equitable Transition to Energy Resilience

- Eliminate Fossil Fuels
- Ready New Construction
- Transition the Existing Building Stock
- Improve Power Reliability
- Protect Vulnerable Populations During Power Outages
- Prevent Displacement
- Bring Benefits to Disadvantaged Communities
- Transition Workforce
Recommendations

- Capital is needed for resilience retrofits to keep it **fit for purpose**
- Investment can trigger **displacement**
- Policy should be designed to **protect residents** from displacement
- Suites of policies should expand **co-benefits**

*Existing affordable housing stock is essential and must be preserved*
Requirements for Equitable & Resilient Policy

- **Leverage** change to build resilience
- **Integrate** mitigation and adaptation
- **Strong** partnerships and stakeholder engagement
- Complementary policy **bundles**
- **Relevant** incentives and subsidies
- Focus on multi-family and **renters**
- Recognition of **societal** costs and benefits
Thank you

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