

Mobilizing for Community Electrification

Mayor's Innovation Conference



Roadmap



Overview of Electrification



Federal incentives



Electrification Policy Menu

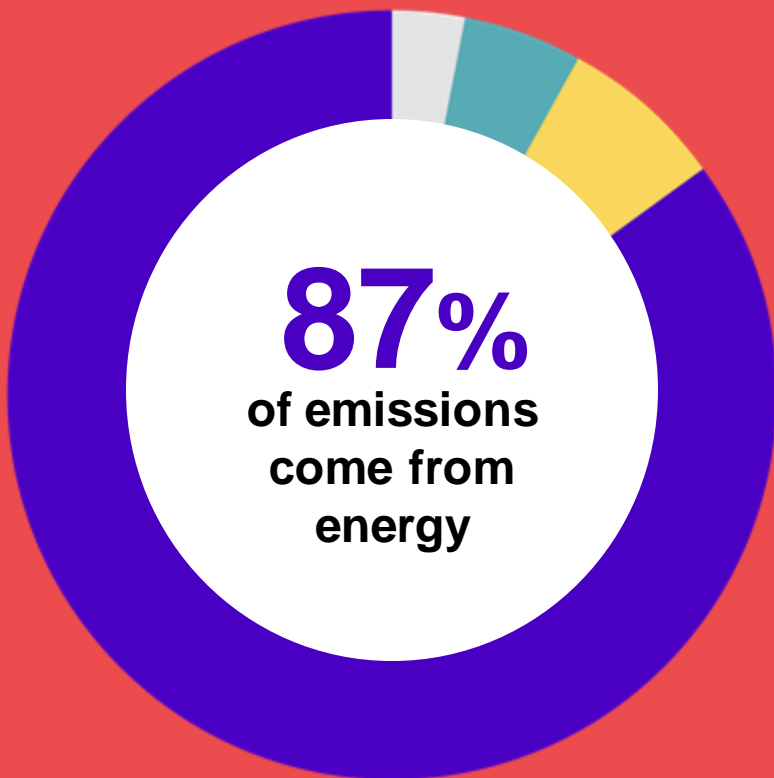


Electrification Pilots and Programs

ONE IDEA



Rewiring America was founded
in July 2020 with one simple idea:
Electrify Everything



- Soil management (N₂O)
- Enteric fermentation and manure
- Refrigerants
- Coal
Natural gas
Oil



42%

of our energy-related emissions come from decisions made around the kitchen table.

This includes:



The cars we drive.



How we heat our buildings and water.



How we cook our food.



How we dry our clothes.



Where our electricity comes from.

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1 billion machines
to replace or install by 2050
for a shot at 1.5°C warming

The footrace is climate change versus our pace of progress.

To get every machine to be efficient and electric by 2050, we need to achieve 100 percent sales penetration much sooner. That means inducing market activity above the projected “business as usual” market case.

	Three Year BAU (2024-2026, in thousands)	Three Year Climate Target (2024-2026, in thousands)
Heat Pump HVAC	5,673	10,164
Heat Pump Water Heater	619	1,123
Induction Stove	1,409	4,110
Rooftop Solar	2,689	6,668
Electric Vehicles	2,567	12,252
Total	12,957	34,317

LOCAL PACE OF PROGRESS

Local Pace of Progress

Each community will need will need to meet the pace of **electric adoption** to jumpstart the market and be on track as we near the end of the decade.

Local POP provides local leaders with **actionable data** to make **informed decisions** on the pace at which they need to electrify **to meet the scale of climate action we need to achieve.**

[LEARN MORE](#)

See how your community stacks up!

Search for a city, county, or state
Montgomery County, Pennsylvania



Space Heating

Most space heating machines have a lifetime around 15 years, so we set a target of electric heat pumps comprising 100 percent of sales by 2035.

MONTEGOMERY COUNTY, PENNSYLVANIA

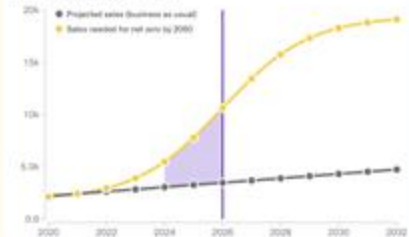
BENCHMARK YEAR 2026

DOWNLOAD CSV

- **24k** Sales needed between 2024 and 2026
- **10k** Projected sales between 2024 and 2026 (business as usual)
- **14k** Additional sales needed above business as usual between 2024 and 2026 in Montgomery County, Pennsylvania

(24K - 10K) = 14K

Annual electric heat pump sales





Federal Incentives (IRA & IIJA)

Jumpstarting the electrification movement for every community in the nation

ELECTRIFICATION FEDERAL FUNDING FOR LOCAL GOVERNMENTS

Our federal funding guide provides information on recent **federal tax incentives, grants, and loans** available to help local governments electrify.

[LEARN MORE](#)

Recent Federal Funding Opportunities to Help Local Governments Electrify

Why electrify?

Investments in clean energy and electrification are a win-win-win proposition for local governments. These investments — whether rooftop solar on government buildings, zero-emission municipal buses, or all-electric HVAC systems in schools — can cut costs, increase resilience, and create jobs. They are also the only way to achieve our national, state, and local climate goals.

Municipal governments are highly respected and visible institutions. By embracing and deploying clean energy technologies, local leaders can demonstrate the benefits of those technologies, educate their constituents, and inspire additional action from individuals and businesses.

Why now?

The Inflation Reduction Act (IRA) and Infrastructure Investment and Jobs Act (IIJA) represent historic federal investments in climate solutions and environmental justice. As always, though, federal clean energy investments are realized at the local level. The ultimate impacts of the IRA and IIJA — on climate pollution, environmental justice, job creation, and economic development — will be determined by how local governments leverage the incentives available to them and communicate the incentives available to their constituents.

The economic case for electrification is also better now than it has ever been. For the first time, local governments and other non taxable entities can utilize clean energy tax incentives through **direct pay** (also referred to as **elective pay**) — explained below — in addition to traditional federal grant programs. These tax incentives can cut upfront costs considerably, enabling projects that can reduce energy bills for years to come.

MONEY FOR YOUR CONSTITUENTS

The IRA has allocated billions of \$\$ in funding for consumer facing tax credits and rebates that can help your constituents pay for the upfront costs of electrification

Name	Technologies	Target Population	Max \$ Amount per Household	Total Budget	Who can use?
Electrification Rebates (HEEHRA)	Heat pumps, heat pump water heaters, electric stoves, heat pump clothes dryers, panels, wiring, weatherization	Low- and moderate-income households	\$14,000	\$4.5B	SF homeowners MF building owners Renters
Energy Efficiency Rebates (HOMES)	Whole-home improvements (including heat pumps)	50% of funding reserved for low-income households	\$4,000 (LMI) \$8,000 (non-LMI)	\$4.3B	SF homeowners MF building owners
Electrification/efficiency tax credits (25C)	Heat pumps, heat pump water heaters, weatherization, panels	Homes with federal tax liability	30%, up to \$3,200 per year	Uncapped	SF homeowners Renters
Solar/storage tax credits (25D)	Solar, storage, geothermal	Homes with federal tax liability	30%	Uncapped	SF homeowners Renters
EV tax credits (30D and 25E)	New EVs (30D) and used EVs (25E)	Non-high-income households	\$7,500 (new) \$4,000 (used)	Uncapped	Everyone
Energy Efficient Commercial Buildings Deduction (179D)	Investments in energy efficiency for commercial buildings and some multifamily buildings (of 4+ stories)		Varies by measure and prevailing wage	Uncapped	MF building owners
Energy Efficient New Construction Tax Credit (45L)	Can stack on top of LIHTC for affordable housing		Up to \$5,000 per unit	Uncapped	SF and MF building developers



The IRA's **direct pay provisions** allow local governments to utilize clean energy tax credits by enabling tax-exempt entities to receive direct payment equal to the full value of a relevant tax credit.



IRA Tax Credits Eligible for Direct Pay for Local Governments

Clean Energy Investment Tax Credit (48)

- 30% tax credit (uncapped) for solar, geothermal, energy storage, and more
- Can be used for utility-scale projects (like a **municipal-owned community solar development**) or building-scale projects (like rooftop solar on a nonprofit institution)
- Credit bonuses for projects that use domestic content or are located in energy communities or low-income communities

Clean Energy Production Tax Credit (45)

- \$27.50 per megawatt hour for the first 10 years of production at qualifying renewable electricity production facilities including solar, geothermal, and more.
- Credit bonuses for projects that use domestic content or are located in energy communities

Commercial Clean Vehicle Credit (45W)

- Covers up to 30% of the cost of **zero-emissions commercial vehicles**. Capped at \$7,500 for light-duty vehicles and \$40k for heavy-duty vehicles.

EV Charging Tax Credit (30C)

- Covers up to 30% of the cost (up to \$100,000 per charger) for **electric vehicle charging installed in low-income or rural census tracts**



**Grants &
Loans
Available to
Local
Governments**

Building Energy Code Adoption Technical Assistance

- \$1B → ambitious energy building codes. \$530M for customized codes or BPS.

Energy Efficiency and Conservation Block Grants

- \$550M → energy efficiency. \$430M formula grants, \$8.8M competitive grants

Climate Pollution Reduction Grants

- \$5B → climate pollution reduction. \$250M planning, \$4.6B implementation

Environmental and Climate Justice Block Grants

- \$3B → climate justice. \$2.8B financial assistance, \$220M technical assistance.

Greenhouse Gas Reduction Fund

- \$27B → low-cost financing for clean energy solutions. \$7B for municipalities and tribal governments, \$20B for nonprofit institutions.

Clean Ports Program

- \$3B → reduce pollution at ports in disadvantaged communities.

Clean-Heavy Duty Vehicles

- \$1B → zero-emission vehicles and infrastructure.

Charging and Fueling Infrastructure Grant Program

- \$2.5B → public EV charging. Corridor charging & Community charging



The ultimate impacts of the IRA and IIJA will be determined by **implementation at the local level** and the role local leaders play in **leveraging incentives** and **accelerating decarbonization** in their communities.



Local Electrification Policy

ELECTRIFICATION POLICY MENU FOR LOCAL LEADERS

Enumerates the various ways in which local leaders can use **policy as an instrument to accelerate building decarbonization**

[LEARN MORE](#)

Rewiring America's Electrification Policy Menu for Local Leaders

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ELECTRIFICATION POLICY MENU FOR LOCAL LEADERS

UPDATING LOCAL RULES



Building codes → new construction and renovations

Building Performance Standards → existing buildings

Permitting → expedite electrification and solar

Zoning laws → piloting electrification

FINANCING ELECTRIFICATION



Local green banks → low cost financing for clean energy

Energy Service Contracts → cover upfront cost for public buildings

Local Grant and Rebate Programs → offset upfront cost for constituents

Tools to Raise Capital → loans, bonds, grants, tariffed on-bill financing, local taxes

LOCAL LEADERSHIP



Electrification Plans → community-wide electrification

Workforce Development Programs → local contractor expertise with electrification

Target Delivered Fuels → electrifying propane and fuel oil households

Procurement → collective purchasing of electric appliances

CASE STUDIES OF COMMUNITY-LED ELECTRIFICATION PILOTS AND PROGRAMS

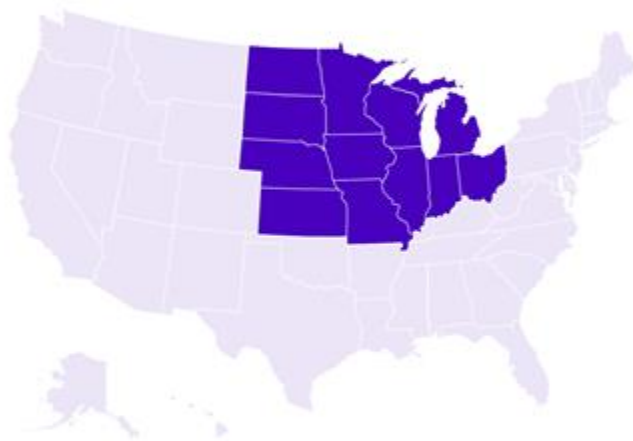
Local leaders taking a proactive effort to electrify homes across their communities.

From new construction to existing buildings and from small towns to huge metropolises – we collected **25+ case studies of communities across the US that are or have implemented electrification pilots and programs.**

[LEARN MORE](#)

Case Studies of Community-led Electrification

From new construction to existing buildings and from small towns to huge metropolises – we collected 25+ case studies of trailblazing communities across the US that have implemented electrification pilots and programs. Check out the case studies below.



Midwest

Ann Arbor, MI: 121 E Catherine St All-Electric Affordable Housing Development.
Local Government Non-profit Full Electrification New Construction 50+ unit Buildings
[See case >](#)

Ann Arbor, MI: Equitably Decarbonizing the Bryant Neighborhood
Local Government Non-profit Full Electrification Retrofit Single-Family Commercial
[See case >](#)

Chicago, IL: Garfield Green Sustainable Apartment Development
Local Government Non-profit Full Electrification New Construction 50+ unit Buildings
[See case >](#)

NEW CONSTRUCTION



All-electric, Affordable Housing → Access to affordable housing that is also healthy and resilient

Smart Neighborhoods → All-electric neighborhoods with distributed energy resources that are integrated with the electric grid that are demand-responsive

Full electrification

EXISTING BUILDINGS



Single Family → homeowners; focus on LMI homeowners

Small Multifamily retrofits → building owners of 1-4 unit buildings; LMI homeowners

Large Multifamily retrofits → building owners of 5-50 unit or 50+ unit buildings; affordable housing

Manufactured Homes → LMI owned

Partial & Full Electrification

INCENTIVES



Rebates for multiple efficient, electric appliances → heat pumps, heat pump water heaters, electric/induction stoves, electric clothes dryers

Rebates for Heat Pumps → Energy Smart Eastside

Help Desk

JOIN OUR COALITION

Local Government Leaders for Electrification

OVERVIEW

200+ Members

including Mayors,
Legislators and Staff

33+ States

And growing



Dan Aymar-Blair
Councilmember
Beacon, NY



Chandra Farley
Chief
Sustainability
Officer
Atlanta, GA



Jenny Hernandez
Sustainability
Specialist
Las Cruces, NM



Lisa Batey
Mayor
Milwaukie, OR



Wei-Tai Kwok
Councilmember
Lafayette, CA



Devin Murphy
Mayor
Pinole, CA



Melissa Schmitz
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Lauren Clemens
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Whatcom County,
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Adam Khosroabadi
Councilmember
Milwaukie, OR



Svante Myrick
Former Mayor
Ithaca, NY



Bill Peduto
Former Mayor
Pittsburgh, PA



Kai Hagen
Former
Councilmember
Frederick County,
MD



Steve Patterson
Mayor
Athens, OH



Christiana Rigby
Councilmember
Howard County,
MD

A group of electrification-minded local government leaders convened by Rewiring America to put communities on the path to electrification and decarbonize at scale.



localgovleadersforelectrification.org

REWIRING
AMERICA

EMBOLDENED BY OUR VISION AND OUR PARTNERS

POWER FORWARD

Our work is galvanized by our convening of the Power Forward Coalition, to establish a \$9.5B application for GGRF funding.

REWIRING
AMERICA

Enterprise

LLSC



powerforwardcommunities.org

We are
building the
electrification
movement.

Join us.

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