

IMPACT TRACKER: 2018 - 2023

	NAME OF POLICY, PROGRAM, INITIATIVE	YEAR	CITY/STATE/ REGION	TYPE	RESULTS OF BEI's INVOLVEMENT
1	Berkeley Building Emissions Savings Ordinance (BESO) 2.0 Policy	2023 - 2024	Berkeley	Policy	Since 2015, the City of Berkeley's Building Emissions Savings Ordinance (BESO) has required: annual benchmarking for buildings over 15,000 square feet, regular energy assessments for buildings over 25,000 square feet, and an energy assessment at the time of listing for buildings under 25,000 square feet. In 2023, City Council directed Berkeley's Sustainability Office to update the ordinance to require upgrades at time of sale (in addition to the energy assessment) for all 1-4 unit homes. If enacted, this would be one of the first local policy requirements for existing single family homes outside of building codes at time of major renovation. In 2023, BEI supported the City on policy design, including development of a GHG- and cost-based points system for a list of compliance measures (designed to lower legal risk given the 9th Circuit Court of Appeals' recent ruling) and is advising on equitable policy engagement with community.
2	Berkeley Natural Gas Ban for New Construction	2021 - Ongoing	Berkeley	Policy	In 2019, Berkeley was the first city in the country to enact a ban on gas hookups in new construction. BEI began working with Berkeley on building electrification in early 2019, laying the groundwork that helped Berkeley City staff feel comfortable with the concept of all-electric new construction and connecting City staff to key technical partners to develop the implementation approach. Since then, over 70 jurisdictions across California, New York, and Washington followed suit, and four states (CA, NY, WA, and MD) are considering or have enacted similar laws. Unfortunately, a recent ruling from the 9th Circuit Court of Appeals found that Berkeley's gas ban is preempted by federal law. BEI is now working with Berkeley and other cities on alternative codes that will strongly encourage all-electric new construction but do not trigger federal preemption.
3	Berkeley Existing Building Electrification Strategy	2021	Berkeley	Initiative	BEI helped Berkeley plan the approach to develop the <i>Berkeley Existing Buildings Electrification Strategy</i> and reviewed the plan in depth to better incorporate equity considerations, including elevating the need for public funding directed to historically marginalized communities and reflecting language and priorities heard directly from the community. BEI also provided input on the strategic actions identified in the Plan and BEI helped the City identify options and next steps for implementation.

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4	Berkeley Climate Equity Fund + Related Coordination with Berkeley's Housing Department	2021 - Ongoing	Berkeley	Program	As a result of discussions with BEI on the implementation of the <i>Berkeley Existing Buildings Electrification Strategy</i> , Berkeley successfully advocated for a \$600,000 allocation from City Council to a Climate Equity Fund (CEF) to invest in electrification and resilience initiatives for low- and moderate-income (LMI) communities. BEI had a direct influence in helping City staff set the vision for the fund and identify high-need buildings by developing a building and housing stock analysis for Berkeley. BEI also provided affordable housing training sessions that allowed Berkeley staff to collaborate and advocate for funding with their Housing department. BEI will support the City in 2024 on how to potentially expand the programs and documenting lessons learned for Program Area 1 (Resilient Homes Programs) and Program Area 3 (specifically, the creation of a Community Climate Collaborative).
5	Berkeley Neighborhood Electrification & Strategic Decommissioning Initiative	2020 - 2022	Berkeley	Initiative	BEI held space for discussions of a neighborhood electrification and strategic gas decommissioning pilot in Berkeley, a concept that was introduced at a 2020 RMI eLab session. BEI convened technical stakeholders and iterated on potential equity aspects as a foundation for future community conversations. BEI also worked with the City, PG&E, and East Bay Community Energy (now known as Ava) to identify potential constraints in this approach. BEI then brought in Gridworks to collaborate, which is now working on a project funded by a California Energy Commission (CEC) EPIC grant to test whether targeted electrification paired with gas decommissioning can provide net gas system savings. Outputs of this project will include developing a replicable framework for utilities, conducting community needs assessments, and the identification of candidate pilot sites.
6	Berkeley Just Transition Residential Electrification Pilot Program	2022 - Ongoing	Berkeley	Program	In May 2022, Berkeley City Council adopted a resolution directing \$1.5M toward a 2-year pilot to address residential building electrification retrofits and identify just transition opportunities, including minimum labor standards. BEI influenced this process by connecting the City to the Construction Trades Workforce Initiative (CTWI) and other workforce partners, who helped develop proposed labor standard language. In 2022 and 2023, BEI advised the City on pilot approach and design, including the development of a request for proposals for selecting a consultant team to implement the pilot, which is set to kick off in 2024.

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7	San Francisco Bay Area High Road Training Partnership (H RTP)	2021 - Ongoing	Berkeley/ SF Bay Area	Initiative	BEI and its consultants at Inclusive Economics supported Berkeley in developing an initial workforce strategy that led to the identification of the High Road Training Partnership (H RTP) grant opportunity. The Rising Sun Center for Opportunity then worked with BEI and the City to develop a successful grant application, resulting in a partnership between 18 organizations in the San Francisco Bay Area that envision creating a residential building decarbonization industry that supports the creation of high road jobs, engages a qualified workforce, and provides stable career pathways for disadvantaged workers. In 2023, BEI supported the Public Agency Working Group and developed funding and financing guidance for public agencies strategizing on how to make building decarbonization retrofits affordable across different building types.
8	Bay Area Air Quality Management District (BAAQMD) Appliance Emissions Standards Implementation	2023 - Ongoing	Berkeley / SF Bay Area	Policy and Potential Program	In March 2023, the Bay Area Air Quality Management District (BAAQMD) adopted amendments to Rules 9-4 and 9-6, which create appliance emissions standards that will require all furnaces and water heaters sold in the BAAQMD territory to emit zero nitrogen oxide (NOx) - effectively phasing out the sale of gas water heaters and furnaces by 2031. The rules will go into effect for residential water heaters in 2027, for furnaces in 2029, and for large commercial and multifamily water heaters in 2031. BEI led a sign-on letter offering support for the amendments while also requesting that BAAQMD create a co-creation process for rule implementation that includes a one-stop shop program for policy compliance, high-road workforce policies, and new funding and financing structures to cover the costs for LMI buildings. The City of Berkeley, Rising Sun Center for Opportunity, and The Greenlining Institute signed on to BEI's letter. Since then, BEI has been working closely with these and other stakeholders to advance these priorities through BAAQMD's Implementation Working Group, with new programs and funding structures now under consideration. Stakeholders across California are watching BAAQMD's implementation process closely to inform similar approaches for other air districts and for the California Air Resources Board (CARB), which has committed to implementing similar rules by 2030.

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9	Boston Building Emissions Reduction & Disclosure Ordinance (BERDO 2.0)	2021	Boston	Policy	In September 2021, Boston's City Council passed BERDO 2.0 unanimously as an update to the City's existing benchmarking and energy assessment requirements. BEI attended the Technical Advisory Group meetings for development of Boston's BERDO 2.0 policy, bringing relevant technical resources into discussions and providing strategic advice on how to balance technical aspects with community priorities from the Resident Advisory Group. BEI also helped Boston approach its Housing Department for coordination on implementation of the law, shaped the idea of a planned Resource Hub to help under-resourced buildings comply with the ordinance, and helped inform a potential Equitable Emissions Investment Fund to provide funding to under-resourced buildings for the first compliance cycle beginning in 2025.
10	Solarize Eastie Pilot	2022	Boston	Initiative	Solarize Eastie is a pilot to install a small number of solar and battery systems in the East Boston neighborhood, with a particular focus on low- and moderate-income owner-occupied small multifamily homes. BEI supported the Solarize Eastie pilot to ensure learnings can be scaled to additional neighborhoods and be applied to potential building electrification programs, particularly in immigrant and low-income communities. BEI also provided tailored data from Boston's multifamily housing stock analysis (originally completed in 2020) to target priority audiences, and helped craft a plan for collecting metrics throughout the pilot phases. BEI also assisted Boston and their community implementation partner GreenRoots in pulling lessons learned, barriers, and potential solutions for target audiences.
11	Boston Retrofit Resource Hub	2022 - 2023	Boston	Program	Boston passed the Building Emissions Reduction & Disclosure Ordinance ("BERDO 2.0") in 2021 that will require large existing buildings to reduce their GHG emissions over time. Boston staff will develop a complementary Retrofit Resource Hub to support equitable implementation and compliance with the law. To kickstart this program, the City worked with BEI to curate resources for a Resource Hub website, which guides building owners and tenants through existing programs and resources and connects individuals to the Resource Hub City staff. BEI also provided guidance around equitable program design, advised on how to incorporate stakeholder input for the Hub design, and worked with staff to lead discussions on strategic program needs and offerings, including how to leverage Inflation Reduction Act funds.

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12	Boston Equitable Emissions Investment Fund (EEIF)	2021 - 2023	Boston	Program	The Equitable Emissions Investment Fund (EEIF) is a fund that will be created by the alternative compliance payments from BERDO 2.0. The BERDO Review Board, which will consist of two-thirds community-appointed seats, will dictate how the EEIF Fund is spent. BEI supported this initiative by providing a multifamily housing stock analysis and a funding gap analysis to see where the largest financial support is needed in the small residential sector. BEI also advised on the Retrofit Resource Hub and BERDO 2.0 regulations development, which will inform how the EEIF may be structured and spent in the coming years. The final version of the BERDO regulations were approved in December 2023 and allocated \$3.5M in the EEIF to begin supporting under-resourced buildings to comply with the ordinance requirements.
13	Boulder Comfort365 Campaign	2020	Boulder	Program	Boulder launched its "Comfort365" campaign in 2017, in coordination with BEI's preceding initiative (the Thermal Decarbonization Initiative for Cities) and Mitsubishi Electric, to accelerate heat pump adoption in the community. The campaign resulted in a three-fold increase in heat pump installations between 2018 and 2019, but also highlighted the need to serve more than Boulder's "early adopter" customers and design new program and funding options for low-income customers. BEI facilitated a stakeholder workshop in 2019 to apply the concepts of "Targeted Universalism" to future programs. Since then, Boulder made updates to its Comfort365 and EnergySmart programs to support a broader and more diverse population and assessed tariffed on-bill financing as a complementary strategy to better enable renters and LMI households to access building electrification technologies.
14	Boulder Existing Buildings Roadmap	2023 - Ongoing	Boulder	Initiative	The City of Boulder, in collaboration with Boulder County, is developing a Building Electrification Roadmap in 2023 that will include policy requirements, supportive programs, and funding. BEI led the development of a draft list of potential policies and programs appropriate for Boulder's building stock that would be considered in the Roadmap and helped the City research existing community priorities relevant to building decarbonization. Boulder is now identifying additional partners and consultants needed to create an inclusive stakeholder and community engagement structure and develop the final Roadmap. BEI is currently helping Boulder staff write an RFP and select the consultant team that will move this work forward.

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15	Boulder Existing Building Policies	2023 - Ongoing	Boulder	Policy	Boulder is developing opportunities to augment their existing building requirements, which include SmartRegs and their existing Building Performance Ordinance, through new local ordinances and building code updates that can increase the impact of their existing policies. Boulder will continue working on policy updates throughout 2024.
16	Boulder Gap Funding Program	2023 - Ongoing	Boulder	Program	Boulder is providing \$5M over five years in gap funding for building decarbonization in single family homes, multifamily buildings, and nonprofit buildings. The funds come from the City's Climate Tax and will be distributed and implemented by a local nonprofit called Energy Outreach Colorado (EOC). The gap funding will cover health and safety improvements and deferred maintenance for buildings as they electrify and will fill the gaps left by incentive programs from the local utility, Xcel. BEI's staff training on targeted universalism, support on customer protections, advocacy for Xcel's tariffed on-bill financing program, and advisory support on Boulder's Existing Building Roadmap strongly influenced Boulder staff to decide to leverage their resources to fund holistic home upgrades in LMI housing.
17	Burlington Minimum Housing Code Weatherization Ordinance	2020	Burlington	Policy	Burlington staff began working with BEI in 2018 and expressed concerns about potentially high heating loads and bills in Burlington's cold climate as a result of electrification. BEI worked with Burlington to identify changes to their existing housing code to address these concerns, which in 2019 Burlington updated to require the installation of weatherization and other "heat pump-ready" measures in rental properties with heating loads above 50kBTU/year. This will help ensure lower bills for customers and help prepare Burlington's existing building stock for electrification.
18	Burlington Cold Climate Heat Pump Rebate / Green Stimulus Program	2017 - Ongoing	Burlington	Program	In 2019, Burlington became one of the first cities in the country to launch a cold-climate heat pump rebate program, which includes a combination of weatherization and high-efficiency electric heat pumps and was informed by early work with BEI and a preceding initiative. The program prioritizes funding for low- and middle-income customers so they can be first to benefit from energy savings and will gain access to the cooling that heat pumps provide. The Burlington Electric Department (BED) expanded its incentive program offerings under a "Green Stimulus" program which saw a 25x increase in heat pump installations for their residential program since. As of December 2023, BED has helped install 1,100 residential heat pump systems.

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19	Burlington Net Zero Energy Revenue Bond	2021	Burlington	Initiative	Burlington voters approved a \$20 million Net Zero Energy Revenue Bond in December 2021 that has accelerated progress toward Burlington's bold climate goals while reducing upward rate pressure for Burlington Electric Department (BED) customers. The bond expanded local "Green Stimulus" incentives that helped hundreds of Burlingtonians switch from fossil fuel-burning cars and furnaces to electric vehicles (EVs) and cold-climate heat pumps. The bond is also supporting grid updates for reliability, technology systems to better serve customers, and new EV charging stations. Over \$12 million from the bond will fund grid upgrades to accommodate new loads from EVs and heat pumps, and nearly \$4 million will fund technology systems (including heat pumps) to better serve BED customers and offer new dynamic rates to help more customers switch economically from fossil fuels.
20	Burlington Primary Renewable Heating Ordinance (with Carbon Fee)	2021	Burlington	Policy	BEI's customer economics analysis for new construction in Burlington provided the impetus for Burlington to enact its renewable heating ordinance policy. The policy required that all new buildings must be constructed such that at least 85% of the heating load is provided by renewable energy (which in Burlington includes electricity), unless they can demonstrate that building with gas is more cost effective after the inclusion of incentives and a proposed carbon fee of \$100/ton of CO ₂ e. Burlington also pursued a charter change that allows the city to charge a carbon fee at the time of construction (see more information below). Burlington staff acknowledge that without BEI's analysis, they would not understand the technologies or economics well enough to move forward with these policies. In 2022, South Burlington followed Burlington's lead and adopted the same ordinance for new construction. In 2023, the City enacted the Carbon Pollution Impact Fee (see below), which replaces this policy and includes more comprehensive requirements for new construction, expands to existing buildings, and offers additional alternative compliance options.
21	Burlington Charter Change on Thermal Energy	2021 - 2022	Burlington	Policy	Burlington pursued a City Charter Change to allow the city to charge a carbon fee of \$100/ton of CO ₂ e, which is based on the City's internal analysis of the "social cost of carbon." The carbon fee was initially applied to the renewable heating ordinance for new construction (see more info above), and is now being applied to certain existing buildings as well (see more below). The Charter Change was approved by Burlington voters in March 2021 and was approved by the Vermont state legislature in May 2022.

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22	Burlington Carbon Pollution Impact Fee and Thermal Energy Policy for Large Existing Buildings	2022 - 2023	Burlington	Policy	The City of Burlington began exploring policies and fees to reduce GHG emissions from its existing buildings in 2022, following the enactment of the City Charter Change described above. BEI provided Burlington with case studies of existing building policies in other cities, options for existing building policies (including building performance standards), and an analysis of potential compliance fees based on different carbon fee structures. Burlington used these resources in discussions with stakeholders and developed a policy proposal that includes a carbon fee at the time of equipment replacement for all commercial buildings over 50k sq ft, with an option to receive a portion of the fee back as a rebate if the building implements other GHG-reducing measures. This policy is expected to impact about 80 buildings and has potential to be expanded into other building typologies in the future. The policy concept was approved by 67% of voters on a ballot in March 2023 and was officially approved by Burlington City Council in November 2023.
23	Burlington Residential Decarbonization Policy Development	2023 - Ongoing	Burlington	Policy, Program	As of 2023, Burlington passed electrification policies for large existing commercial buildings and new construction. Burlington will now pivot to focus on supporting electrification in residential buildings. BEI and Burlington worked with community partners to develop a community engagement process with several CBOs that serve and represent local disadvantaged communities. The community engagement process will potentially be launched later in 2024, with the goal of ensuring potential new policies and program options are identified with the needs of Burlington's most vulnerable communities in mind.
24	California Energy Commission 2019 Title 24 Updates	2019	California	Policy	In late 2019, Berkeley shared with BEI their concerns with the state's baseline building modeling for compliance with Title 24, which was structured in such a way that developers in cities with all-electric or electric-encouraged Reach Codes would be penalized. BEI shared this issue with NRDC and a regional engineering firm called Redwood Energy, who began working with the California Energy Commission on solutions to the baseline modeling issue, which was improved by the time cities' Reach Codes went into effect in January 2020.
25	California Energy Commission 2022 Title 24 Updates	2021 - 2022	California	Policy	Building on the progress and momentum of more than 50 cities across the state of California who by 2021 had enacted all-electric Reach Codes since 2019 (including two BEI cities, Berkeley and San Jose), in 2022 the California Energy Commission updated Title 24 to strongly encourage all-electric new construction. The updated state code made it significantly easier for more cities to pass electric-required codes, including San Diego, where the changes to Title 24 are helping City staff make the case to developers and other stakeholders for their proposed all-electric code.

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26	CPUC Responsible Contractor Standards for SGIP HPWH Program	2022	California	Program	The California Workforce Development Board, Rising Sun Center for Opportunity, BEI, and other partners submitted a letter and engaged with the CPUC in 2021-2022, advocating for minimum contractor standards as a way to help improve job quality and pay for contractors, as well as ensure high-quality installations. The final decision for the SGIP HPWH program includes the responsible contractor standards and requirements recommended by this group.
27	RMI Equitable Home Electrification Cohort	2022	California	Initiative	BEI provided substantial input on the structure of RMI's Equitable Home Electrification Cohort, much of which RMI implemented in the final design to ensure more equitable approaches and outcomes from the cohort. During one BEI Steering Committee meeting, Billi Roman from Berkeley said: "It's entirely thanks to BEI that RMI transitioned to an equity focus for their California cohort." BEI also presented on the intersection of housing affordability and building electrification to this cohort in 2022.
28	Colorado Tariffed On-Bill Financing Program	2021 - Ongoing	Colorado	Program	In 2021-2022, BEI led research and engagement efforts in Colorado related to a pending Tariffed On-Bill Financing (TOBF) program proposal by Xcel Energy. Boulder, Denver, and a group of Colorado-based organizations engaged in Xcel's Demand Side Management (DSM) Strategic Issues plan filing to set the direction of Xcel's 2024-2027 DSM programs. Xcel proposed a TOBF program within this plan, and Boulder, Denver, and other groups advocated for improved aspects of program design and that gas appliances be excluded (a key consideration elevated to the group by BEI). The Colorado Public Utilities Commission (PUC) was expected to decide on the case in early 2023. However, while the PUC generally supports TOBF, the commission indicated concerns about the source of financing. The details of the TOBF will be decided through another cycle of demand side management planning, with Xcel's next plan likely to be filed at some point in 2025. In the meantime, Denver, Boulder, and the Colorado Energy Office are developing a proposal for a \$50M Colorado Clean Energy Fund, which could be a source of funding for TOBF in the future.
29	Denver Renewable Heating and Cooling Plan	2020 - 2021	Denver	Initiative	BEI assisted Denver staff with all aspects of visioning and development of the plan, including helping inform the scope of work, reviewing RFP responses, selecting a contractor team, and then working closely with the team on analysis, engagement, strategy, and report drafting. BEI's input led to notable changes in study methodology, including informing a more accurate representation of heat pump performance in Denver's cold climate, along with a solutions-oriented framing of how building electrification can support a better performing and more affordable electric grid. BEI also informed stakeholder engagement priorities based on experience with inclusive engagement in other U.S. cities.

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30	Energize Denver Ordinance	2021	Denver	Policy	The Energize Denver Building Performance Requirements include two key elements: a performance standard for large multifamily and commercial buildings, and an electrification requirement at the time of replacement (when cost effective) for all multifamily and commercial buildings, regardless of size. The electrification requirements were strongly influenced by BEI's input on the Denver Renewable Heating and Cooling Plan, and particularly the heat pump performance opportunities for Denver's climate. BEI has also guided Denver city staff on implementation of the law, including an extensive engagement process with under-resourced building owners and tenants to understand their needs to comply with the policy. BEI facilitated discussions with Denver staff to understand takeaways and incorporate these findings into the alternate compliance pathways and supportive programs, including the Building Electrification Incentive Program (see below).
31	Denver Building Electrification Incentive Program	2022 - Ongoing	Denver	Program	BEI is influencing Denver's process to design and implement the Building Electrification Incentive Program, which is a \$41M program funded by their Climate Protection Fund, to ensure equitable outcomes and compliance with the Energize Denver requirements (see above). BEI helped Denver develop their Request for Proposals and select the consultant team for the incentive program. BEI is also advising the Denver team on their process to collaborate with community stakeholders and incorporate their input, including through an expansion of their public outreach and contracting with local community-based organizations to share out information. BEI's input has been critical to help staff understand the impact of this program on local housing affordability and the opportunities staff have to preserve and protect affordability throughout these retrofits. A key role BEI is holding is to create opportunities for ongoing program iteration to incorporate community priorities that arise through the community engagement process.
32	Denver Healthy Homes Electrification Pilot	2022 - Ongoing	Denver	Program	BEI is helping Denver staff develop and implement the Healthy Homes Program, which is a \$6M program that will electrify 100 single family homes and 100 multifamily housing units. BEI helped Denver develop their Request for Proposals and select the consultant team for the incentive program. BEI will continue to advise the Denver team on opportunities to ensure equitable outcomes such as preserving housing affordability and health-specific upgrades through the pilots. BEI's role is to help the team document lessons learned, because a key goal of this pilot is not to just retrofit easy-to-electrify homes, but to also address harder-to-reach buildings to learn how future work can be scaled up in all affordable homes.

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33	Denver NEST Rapid Assessment Process	2022	Denver	Initiative	Denver city staff implemented a "rapid assessment" of the city's 10 NEST neighborhoods . The goal of these assessments are to start a dialogue between community-based organizations and Denver's climate team about opportunities from Denver's Climate Protection Fund. BEI worked with Denver's staff to review the approach for the first rapid assessment in the Sun Valley neighborhood and advise on key opportunities to incorporate building electrification-related questions and educational information, which were then replicated in the rapid assessments of the other neighborhoods. BEI is also ensuring that the Building Electrification Incentive Program, Healthy Homes Program, and other work streams are incorporating community priorities and lessons from the rapid assessments.
34	Denver New Construction Policy and Incentives	2022	Denver	Policy	BEI's early advising in Denver laid the foundation for Denver's new construction policy and incentives. In Jan 2021, Denver published their Net Zero Energy (NZE) New Buildings & Homes Implementation Plan, committing to net-zero energy for new buildings and homes by 2030 and new strong standards over the next four code cycles. Denver is also providing incentives for buildings constructed all-electric, including design and pilot incentives, and are prioritizing applications from minority and women-owned businesses and affordable housing developers, with a goal of 50% of funds being spent in under-resourced communities. Working groups met in 2022 to make recommendations, and in January 2023 Denver enacted its new building code, which requires the electrification of space and hot water heating in commercial and large multifamily buildings and incentivizes electrification in new small residential buildings.
35	LA Existing Building Decarbonization Policies: Community Reports	2021 - 2022	Los Angeles	Policy	In 2021, the City of Los Angeles, in response to community requests, designed a building decarbonization policy development process to prioritize input from marginalized and frontline communities. Three reports from separate City departments were provided to City Council in the fall of 2022, including the Department of Building & Safety (DBS), the Climate Emergency Mobilization Office (CEMO), and the Housing Department. BEI provided advising to DBS, CEMO, and two community coalitions working on these three stakeholder reports and provided relevant BEI resources and analysis to help inform City policies moving forward.

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36	LA All-Electric New Construction Code	2022 - 2023	Los Angeles	Policy	Following the lead of dozens of cities across California and the country, LA enacted an all-electric new construction ordinance in December of 2022. BEI provided strategic support to the Department of Building & Safety, including an energy analysis of LA's building stock, and shared relevant lessons learned from workforce discussions in San Diego to inform LA's context and approach to stakeholder conversations.
37	Los Angeles for Resilient & Healthy Homes (LARHH) Coalition	2023 - 2024	Los Angeles	Initiative	The Los Angeles for Resilient & Healthy Homes (LARHH) coalition is a coalition of labor, environmental justice, housing, and tenants' rights groups in LA advocating for the careful consideration of the impacts of building decarbonization to disadvantaged communities. BEI, through a partnership with NRDC, provided detailed feedback on LARHH's recommendations for a planned building performance standard being designed by the City of LA's Department of Buildings & Safety, which focused on how the City can support under-resourced buildings within a policy and any accompanying programmatic support.
38	Community Climate Shift	2022 - Ongoing	National	Initiative	BEI is a key partner for Community Climate Shift, an initiative led by the Institute for Market Transformation (IMT) and the People's Climate Innovation Center (PCIC) to transform how communities and local governments work together to develop and implement building retrofit policies and programs through more collaborative approaches. BEI has served as a Equitable Building Decarbonization Partner and informed the design of the initiative, and in 2024 will begin working directly with up to 5 jurisdictions on research, community co-creation, and program and policy design, thanks to the federally-funded Resilient and Efficient Codes Implementation (RECI) grant awarded to Community Climate Shift in late 2023 (see more below).
39	National Partnership on Community-Driven Building Retrofit Programs	2023 - Ongoing	National	Initiative	In 2023, BEI launched a national partnership focused on developing best practices and communications on the community-driven retrofit accelerator program model. In addition to BEI, this partnership includes Elevate, Emerald Cities Collaborative, the Greenlining Institute, Greenlink, Rising Sun Center for Opportunity, Evergreen Action, C40, and NRDC. In January 2024, the partnership released Guidelines for Maximizing the Benefits of Federal Investments in Buildings to provide a starting point for policymakers designing programs with IRA and IIJA funding, and provided trainings for USDN's Climate Pollution Reduction Grant (CPRG) Assistance Project. In 2024, the partnership's goals are to launch community-driven retrofit accelerators in at least five locations, hone our understanding of best practices, and inspire a wider network of policymakers and advocates to advance the accelerator model across the country.

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40	ACCC & USDN Building Performance Standards Cohort & Framework	2020 - 2021	National	Initiative	BEI co-hosted the American Cities Climate Challenge/Urban Sustainability Directors Network (USDN) Cohort for cities on Building Performance Standards, together with NRDC, the Institute for Market Transformation (IMT), USDN, and New Buildings Institute (NBI). BEI led presentations and workshop sessions focused on program design, equitable stakeholder engagement, market segmentation, cost analyses, and building electrification/gas transition. BEI also co-authored the final "Framework for Equitable Policies to Address Existing Buildings," contributing particularly to the sections on stakeholder engagement and program design.
41	USDN/BEI Building Electrification and Gas Transition Learning Group	2019 - 2022	National	Initiative	BEI led a Building Electrification and Gas Transition Learning Group from 2019-2022 for member local governments of the Urban Sustainability Directors Network (USDN). The Learning Group included participation from a total of more than 100 local governments, with 40-60 local government staff who regularly attended each monthly webinar and facilitated discussion.
42	USDN Energy Equity Learning Group	2023 - 2024	National	Initiative	USDN is hosting a monthly learning and sharing series for city sustainability staff on topics related to energy equity, including energy efficiency, renewable energy, rental and low- to moderate-income housing, and energy affordability and burden. BEI is providing strategic advisory support on session topics, equity framing, and gathering relevant resources and guest speakers. BEI has also presented on several calls, on topics like equitable community engagement, connection to affordable housing, funding and financing of LMI decarbonization retrofits, and building performance standards. To date, more than 60 staff from over 35 cities have participated in the sessions, helping to guide their work across a broad range of energy topics.
43	U.S. Department of Energy Resilient and Efficient Codes Implementation (RECI) Program	2022 - Ongoing	National	Program	BEI and NRDC submitted a joint response to the U.S. DOE's Request for Information on the Resilient and Efficient Codes Implementation (RECI) program, which is a \$225M funding opportunity from the 2021 Bipartisan Infrastructure Law. In the joint response, BEI and NRDC advocated for inclusion of existing building policies in the program, prioritization of teams that include local governments and diverse stakeholders, and prioritization of proposals that include equitable programs that support compliance. The U.S. DOE's Funding Opportunity Notice reflected all of BEI and NRDC's priorities included in the joint response. BEI was then part of a coalition of partners led by the Institute for Market Transformation (IMT) who applied for and were awarded RECI funding for the Community Climate Shift initiative, which will provide support to 9 jurisdictions across the country on community-led policy and program development (see more detailed information above).

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44	U.S. Environmental Protection Agency Greenhouse Gas Reduction Fund (GGRF)	2022 - Ongoing	National	Program	BEI provided substantial input on the Federal Electrification Policy Coalition's (FEPC) response to the U.S. EPA's Request for Information (RFI) on the planned \$27B Greenhouse Gas Reduction Fund (GGRF), which is funded by the 2022 Inflation Reduction Act. BEI's comments were incorporated about prioritizing the need to address structural, health, and safety upgrades in buildings, which often prevent buildings from being able to access funding for clean energy upgrades, and advocating for prioritizing one-stop shop models that allow for braiding of funding streams to ensure equitable access to funding. The EPA issued guidance for the program in 2023, incorporating many of the recommendations included in the FEPC's RFI response. In late 2023, BEI engaged with multiple applicants to GGRF to inform their approach to pipeline development and advocating for the development of regional, community-driven "one-stop shop" programs to support building retrofits. BEI signed letters of commitment for two proposing teams, and will play a role in implementation if one or both of these teams is awarded funding.
45	U.S. Environmental Protection Agency Climate Pollution Reduction Grants (CPRG)	2023 - Ongoing	National	Program	BEI provided significant input on a response led by Rewiring America to the U.S. EPA's Request for Information (RFI) on the Climate Pollution Reduction Grant program (CPRG), which is a \$5B program funded by the 2022 Inflation Reduction Act. In the RFI response, BEI elevated the importance of community co-creation, "one-stop shop" building retrofit programs, and the inclusion of strong equity, workforce, and EJ criteria for EPA's grant selection process. BEI is now providing technical assistance to metropolitan planning authorities through the USDN-led CPRG Assistance Project. The EPA is accepting priority climate action plans (PCAPs) from states and metropolitan planning authorities, and BEI is working via the CPRG Assistance Project to ensure metropolitan planning authorities are well-positioned to apply for community-driven building retrofit programs for applications that are due by the spring of 2024.
46	U.S. Department of Energy Assistance for Latest and Zero Building Energy Code Adoption Program	2023 - Ongoing	National	Program	BEI provided significant input on a Federal Electrification Policy Coalition response to the U.S. Department of Energy's (DOE) Request for Information (RFI) on the Assistance for Latest and Zero Building Energy Code Adoption program, which is a \$1B program funded by the 2022 Inflation Reduction Act. BEI advocated for the inclusion of building policies and programs that achieve an equivalent or greater amount of energy savings than energy codes, and elevated in the RFI response the importance of community co-creation, "one-stop shop" retrofit programs, and strong equity and workforce criteria within the DOE's grant selection process. DOE's final guidance, issued in late 2023, includes many of these suggestions.

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47	NYC Local Law 97	2019	New York City	Policy	New York City's Building Emissions Law was influenced by cohort learning and analysis completed under BEI's preceding initiative, the "Thermal Decarbonization Initiative for Cities." Through this initiative, funded by the Urban Sustainability Directors Network (USDN), New York City staff gained access to consultants, heat pump manufacturers, and peer cities who encouraged the integration of electrification-friendly components of the law, including the use of greenhouse gas emissions as the final building performance metric – a groundbreaking approach that other cities have followed. BEI also helped share case studies of NYC's law with other cities, including Boston and Burlington, to support development of similar policies.
48	ElectrifyNYC	2021 - 2022	New York City	Program	ElectrifyNYC is a program run by the Mayor's Office of Climate and Environmental Justice, in partnership with Kinetic Communities and Neighborhood Housing Services of Queens and Staten Island, to help New Yorkers adopt solar panels and air source heat pumps. The program provides no-cost technical assistance for property owners and promotes workforce development for contractors, with a focus on minority and women-owned firms. BEI staff advised on program implementation and hosted interviews with other program administrators to understand how best to work with contractors. The takeaways from these interviews informed New York City's approach, which includes narrowing down the amount of contractors in order to engage more closely and provide tailored referrals to each contractor.
49	NYC Accelerator Expansion	2021 - 2022	New York City	Program	The NYC Accelerator is an expansion of the NYC Retrofit Accelerator that now includes dedicated program assistance for building owners to build all-electric – which will soon be required under Local Law 154 – and for a high performance retrofit track to encourage all-electric retrofits. These program tracks were inspired by research and analysis completed by BEI and its preceding initiative, the Thermal Decarbonization Initiative for Cities. BEI also supported Local Law 154 with case studies and research, as described in more detail below.
50	NYC All-Electric New Buildings Law (Local Law 154)	2021	New York City	Policy	BEI participated in stakeholder working groups to inform the development of New York City's All-Electric New Buildings Law, where BEI highlighted the policies of other cold climate cities to help inspire NYC staff to enact the law. BEI also provided case studies on all-electric high rise buildings in cold climates, which helped ensure that NYC did not create a carve-out for high-rise buildings. Instead, the City decided to phase in implementation for high-rise buildings given the potential complications with sizing and designing heat pump systems for these buildings.

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51	PGW Business Diversification Study	2021	Philadelphia	Initiative	BEI was a close advisor to the city and its consultants throughout development of the <i>Philadelphia Gas Works (PGW) Business Diversification Study</i> . This first-of-its-kind effort will inform next steps for how to decarbonize PGW, the largest municipal gas utility in the U.S., which serves roughly 500,000 customers in Philadelphia. Following the study, BEI is working with City staff and their partners on a PGW workforce study and labor engagement process to identify "just transition" opportunities for PGW workers.
52	PGW Geothermal Pilot	2022	Philadelphia	Initiative	Following the release of the PGW Business Diversification Study (described in more detail above), the Philadelphia Gas Commission approved a \$500,000 geothermal feasibility study for PGW to explore geothermal as one of the most promising pathways identified in the Diversification Study. BEI is helping the City track PGW's implementation of the study and will pull lessons learned into future efforts.
53	PGW Workforce Impacts Study and Labor Engagement	2022 - 2023	Philadelphia	Initiative	BEI advised on the <i>PGW Business Diversification Study</i> in 2021 (described in more detail above), which recommended further study of the impacts and opportunities for existing gas workers under the multiple building decarbonization pathways studied. BEI partnered with a local partner called the Economy League of Greater Philadelphia to assess the PGW gas utility workforce and skillset alignments between these workers and those needed for potential decarbonization pathways. The report, titled <i>Philadelphia Building Decarbonization Workforce Impacts and Opportunities</i> , finds that it is possible to decarbonize Philadelphia's buildings and protect gas workers throughout a multi-decade, planned transition away from fossil fuels and by deploying multiple fossil fuel-free technologies – including large-scale district geothermal networks. BEI is now sharing the findings of this analysis with local stakeholders as a first step to identifying and developing a long-term transition strategy that protects existing workers.
54	Philadelphia Energy Authority Built to Last Program	2021 - 2024	Philadelphia	Program	BEI provided strategic advisory support, including a review of cost analyses, to support the development of the Philadelphia Energy Authority's (PEA) Built to Last program. PEA works with low-income homeowners who are living in neighborhoods with high poverty rates to identify and stack all possible incentives and benefits--a key need for homes with structural and health upgrade needs that are often turned away from existing energy incentive programs. BEI also coordinated with PEA staff on the workforce and labor engagement process described above. BEI considers PEA an important partner to coordinate with on scaling up equitable building electrification in Philadelphia and Built to Last a promising program model that others can follow.

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55	Salt Lake City Redvelopment Agency (RDA) Sustainable Development Policy Requiring Building Electrification	2021	Salt Lake City	Policy	BEI supported Salt Lake City staff and its partners at Utah Clean Energy with analyses, engagement, and policy support since 2019. Analysis of the cost of all-electric new construction – which found that all-electric construction is lower cost than mixed fuel construction with gas – inspired the City's Sustainable Development Policy in 2021 that requires all-electric construction for projects support by the Salt Lake City Redvelopment Agency.
56	Salt Lake City Equitable Building Electrification Collaborative	2022 - 2024	Salt Lake City	Initiative	BEI supported Utah Clean Energy's efforts, funded by a U.S. Environmental Protection Agency grant, to engage residents in Salt Lake City's west side on building electrification issues. BEI has informed the strategy for creating the "Equitable Electrification Collaborative" that will work long term to co-create solutions for building electrification policies and program implementation with government and key stakeholders. Engagement began in the fall of 2022 and the project will be completed by 2024.
57	San Diego Labor Engagement on Building Decarbonization & Jobs Impact Analysis	2021	San Diego	Initiative	San Diego began pursuing an all-electric "reach code" policy for new construction in 2021, but initially had no plans to engage labor partners. BEI jumpstarted and supported a labor engagement process that covered the reach code and other building decarbonization initiatives, including an analysis of potential job impacts from the policies under consideration. BEI led a participatory research and labor engagement effort that resulted in the jobs impact analysis , which allowed most labor partners to be either in support of or neutral to the reach code policy (described in more detail below).
58	San Diego Reach Code	2021 - Ongoing	San Diego	Policy	BEI engaged with San Diego staff in early 2021 as they decided to pursue an all-electric reach code and helped build out an inclusive stakeholder engagement strategy to ensure successful passage of the bill. BEI developed a participatory research approach for a jobs impact analysis (described in more detail above), supported code language development with their Department of Development Services (DSD), and helped lead community engagement with four local community organizations in a series of roundtables. BEI presented to stakeholders on the basics of building electrification and ways that new construction policies can improve key community priorities relevant to the groups, including housing affordability and workforce impacts. In 2023, the City paused adoption of the reach code based on a pending decision from the 9th Circuit Court of Appeals on federal preemption. The City is now exploring the development of alternative code options that will not be federally preempted and expects to introduce an ordinance in 2024.

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59	San Diego Existing Building Electrification Roadmap	2023 - Ongoing	San Diego	Initiative	The City is developing a Roadmap that will lay out their approach to achieving their Climate Action Plan (CAP) target of phasing out 90% of gas from existing buildings by 2035. The City, with BEI's support, is currently developing a request for proposals for the lead consultant who will develop the Roadmap. The City envisions the Roadmap to include a phased suite of actions to achieve the target, funding/financing analysis, GHG reduction potential, barriers to equitable implementation, and support services needed to overcome those barriers. The City does not currently have funding for a community engagement consultant so plans to lead that effort in-house with City staff. BEI's role in 2024 will focus on guiding the prioritization of policies and support services, and ensuring equitable engagement occurs in development of the Roadmap.
60	Electrify San Jose Framework	2021 - 2022	San Jose	Initiative	Following the passage of its reach code policy for new buildings, San Jose set out to complete an existing building electrification plan. BEI supported a community co-creation process that included working with two "co-creation consultants," ICAN and Veggielution, who represent San Jose's Vietnamese and Latinx communities (the two largest communities of color in San Jose). BEI helped city staff prepare for meaningful engagement with these groups, facilitated the co-creation discussions between city staff and the groups, helped design a broader engagement strategy to reach a diverse range of additional stakeholders, and wrote the final <i>Electrify San Jose Framework</i> . San Jose would not have pursued a co-creation process without BEI and likely would not have included community priorities in its plan without BEI's support.
61	San Jose Building Performance Ordinance (BPO)	2023	San Jose	Policy	San Jose's Energy and Water Building Performance Ordinance (BPO) is a key policy that targets large commercial buildings and supports the electrification goals outlined in the City's Pathway to Carbon Neutrality by 2030 strategy. Beginning in 2023, the BPO goes beyond building benchmarking and requires that buildings meet energy and water efficiency standards. BEI's support and development of the Electrify San Jose Framework influenced and informed the City's Pathway to Carbon Neutrality by 2030 initiative and subsequent BPO policy.

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62	San Jose Retrofit Accelerator	2023 - 2024	San Jose	Program	San Jose's planned Retrofit Accelerator is an element of the City's Electrify San José Framework (described above) and the City's Pathway to Carbon Neutrality by 2030 strategy. The Retrofit Accelerator will serve as a pilot to advise best practices for future electrification programs. As a pilot, the Retrofit Accelerator will support building owners in their retrofit journey, provide a total of 250 individual electrification retrofits in primarily LMI census tracts, offer incentives of roughly \$500 for health and safety upgrades, provide a summary of eligible incentives to the building owner, and ensure contractors performing upgrades are qualified through an RFI process. BEI provided strategic guidance to City staff on the design of the pilot and participated in the Community Advisory Board meetings.
63	South Burlington Building Electrification and Carbon Price Ordinance	2022	South Burlington	Policy	Building on the work that BEI led in Burlington, South Burlington adopted Burlington's renewable heating ordinance policy, which passed in 2021 and requires that all new buildings must be constructed such that at least 85% of the heating load is provided by renewable energy.
64	Utah Stakeholder Engagement on Building Electrification	2020 - 2021	Utah	Initiative	BEI catalyzed stakeholder engagement in northern Utah alongside partners from Salt Lake City and Utah Clean Energy, which included formal interviews with 24 organizations including building industry experts, HVAC contractors, air quality advocates, affordable housing advocates, and local governments. These efforts continue to inform programs, policy, and research next steps in the state and led to the identification of the need for a new construction economics study for the state of Utah (described in more detail below).
65	Utah E3 All-Electric New Construction Economics Report – Engagement, Sharing, and Influence Activities	2022	Utah	Initiative	BEI led development of an engagement strategy and developed presentation materials to share the results of a new construction customer economics study for the state of Utah, which was commissioned by BEI and completed by the firm E3 in 2022. This effort included two large group presentation sessions in May 2022 that drew attendance from roughly 30 stakeholders across all sectors. BEI engaged in dedicated one-on-one meetings with single-family developers, multifamily developers, and affordable housing developers within the state, as well as local government policymakers from other cities in Utah. These efforts inspired an increase in voluntary all-electric construction across Utah and helped shift politics in favor of all-electric new construction, leading to a 2022 "electric ready" code proposal (described in more detail below).

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66	Utah UBCC Residential Electric Ready Code Proposal	2022	Utah	Policy	BEI helped inspire a code proposal to require "electric ready" residential new construction across the state of Utah, which includes the electrical capacity and wiring necessary for electrification. The proposal received a positive recommendation from the Utah Uniform Building Code Commission's Technical Advisory Committee in early 2022, but was tabled by the full Commission in late summer 2022. Utah Clean Energy reworked the code proposal to require new construction to be "electric vehicle ready," which would also provide sufficient electrical capacity for future electrification retrofits, and continues to work toward its passage.
67	End of Gas Appliance Incentives in DC Sustainable Energy Utility Incentive Programs	2021	Washington, DC	Program	BEI's analysis of customer economics of building electrification in Washington, DC influenced the DC Sustainable Energy Utility (DCSEU) to decide to eliminate all incentives for gas appliances as of July 2021. BEI conducted its analysis for three common building typologies (existing multifamily, existing single family, and multifamily new construction) and led multiple focus groups with stakeholders to socialize the findings. A key finding from the analysis is that electrification can reduce energy bills in most DC buildings, but large gaps remain to bring upfront costs to parity with gas equipment – which at the time was exacerbated by ongoing incentives for gas appliances. DCSEU later eliminated all gas incentives from its offerings.
68	Washington DC All-Electric Code	2022	Washington, DC	Policy	Washington DC's Clean Energy DC Building Code Amendment Act of 2022 requires all-electric new construction and substantial renovations for all residential buildings less than four stories high, beginning in 2026. Commercial buildings and residential buildings with more than four stories were removed from the policy due to concerns from the local utility over grid impacts, but the District has a backstop in place that will require all-electric construction for these buildings by 2026. BEI's customer economics analysis influenced DC's law by proving that all-electric construction costs less to build and operate than mixed fuel construction with gas in DC.

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69	Washington DC Community Engagement on Building Electrification	2022	Washington, DC	Initiative	BEI led a series of focus groups with stakeholders, including affordable housing advocates, market rate developers, and environmental advocates to socialize the findings of its customer economics analysis in the spring of 2021. After this engagement, DC staff realized they need to build stronger relationships with more community-based organizations and better understand community priorities and concerns around building electrification. In 2021, BEI supported the DC team on internal prep work to ensure that the team was ready for meaningful engagement. BEI helped the DC team select National Housing Trust as a local partner to design a community engagement strategy. This strategy allowed DC to build relationships with a broad range of community organizations to which the district can now turn to inform updates to its existing policies and programs.
70	DC SEU Affordable Housing Retrofit Accelerator	2021 - 2023	Washington, DC	Program	BEI led discussions with DC staff and stakeholders about the challenges of electrifying affordable housing and LMI buildings. BEI pointed DC staff and stakeholders to the NY Accelerator as a potential model that would support these buildings' compliance with DC's Building Energy Performance Standard (BEPS). DCSEU's Affordable Housing Retrofit Accelerator now offers a "one-stop shop" suite of services for both subsidized and unsubsidized affordable housing that must comply with BEPS. The program offers training on the law and potential compliance pathways, an ASHRAE Level II audit, and one-on-one assistance to identify retrofit opportunities, select contractors, and identify financing and enhanced incentives to cover the upgrade costs.
71	Networked Geothermal Coalition and Pilot Projects	2023 - Ongoing	Vermont	Initiative	BEI is working with the Vermont Community Thermal Networks (VCTN) to influence the expansion of networked thermal systems in Vermont and is engaging on a promising geothermal project in Hinesburg, VT, that is under development by U.S. DOE and VGS – Vermont's investor-owned gas utility – using IRA funding. BEI will work with that team to analyze project progress and support the development of case studies and other public-facing materials to increase awareness of the viability of networked thermal systems throughout Vermont. BEI will also investigate regulatory, workforce, financial, and ownership model challenges that need to be addressed for the technology to scale across the state.

IMPACT TRACKER: 2018 - 2023

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72	Vermont Affordable Heat Act Implementation	2023 - Ongoing	Vermont	Policy	Vermont passed the Affordable Heat Act in 2023. Now the PUC is holding program design proceedings to define the details of the Act and create clear guidance for the clean heat credits, which must be earned by fossil fuel companies (including fuel oil distributors and utilities) through investments in clean energy installations to offset their emissions. BEI is partnering with values-aligned organizations engaged in the proceedings to assist in the development of the implementation program. The proceedings are taking place throughout 2024, and BEI will continue engaging with active participants to ensure that the clean heat credits drive equitable building electrification and support the expansion of networked geothermal systems throughout the state (see more above).