

# *Philadelphia Energy Authority & PGCC*

## *Built to Last: Restoring Safe, Healthy, Affordable Homes*

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The Philadelphia Green Capital Corp (PGCC) is a 501(c)3 “green bank” created to enable the mission of the Philadelphia Energy Authority (PEA), to create a robust, equitable clean energy market in Philadelphia and to respond to the local challenges of climate change. PGCC serves as Program Administrator on behalf of PEA.

PEA’s Built to Last initiative, whose initial pilot began in 2021, uses a novel approach to completing deep energy retrofits and electrification and determining the value of the impacts of holistic home repairs for low-income households. Built to Last provides a powerful backbone that improves the efficacy of the existing Weatherization Assistance Program to layer, coordinate, and supplement home repair programs that achieve energy efficiency and weatherization, health and safety improvements that address social determinants of health, climate resilience, and preservation and stabilization of existing affordable housing.

Each comprehensive retrofit relies on coordinated funding from partner programs, such as the City’s Basic Systems Repair Program, WAP, HUD’s Lead and Healthy Homes, and local utility conservation programs. PEA and partners will evaluate holistic home repair needs and match those first with existing funding sources and then fill unmet clean energy and health needs by utilizing the requested funding.

This initiative focuses on historically marginalized communities and will serve at least 250 homes by 2025. A 50-home subset of this cohort will be utilized for deeper economic evaluation. The requested funding will enable PEA and its partners to demonstrate the efficacy, impact, and cost/payback of several WAP enhancements, including 1) identifying and completing pre-weatherization home repair needs; 2) providing enhanced counseling and enrollment services to avoid administrative WAP deferrals; 3) addressing home health and safety issues; 4) identifying opportunities for electrification and developing a data-driven methodology for determining which measures should be completed immediately versus at the end of the effective useful life of fossil-fuel equipment; 5) completing necessary roof repairs and installing rooftop solar PV systems where technically feasible; and 6) assessing the long-term economic impact of this work.

Built to Last is paired with a workforce development program (Green Retrofit Immersive Training, or GRIT) that graduates a well-trained, local, diverse workforce to fulfill the jobs created by Built to Last contractors. GRIT prioritizes trainees from marginalized communities, and fieldwork includes hands-on training at existing affordable housing units.