



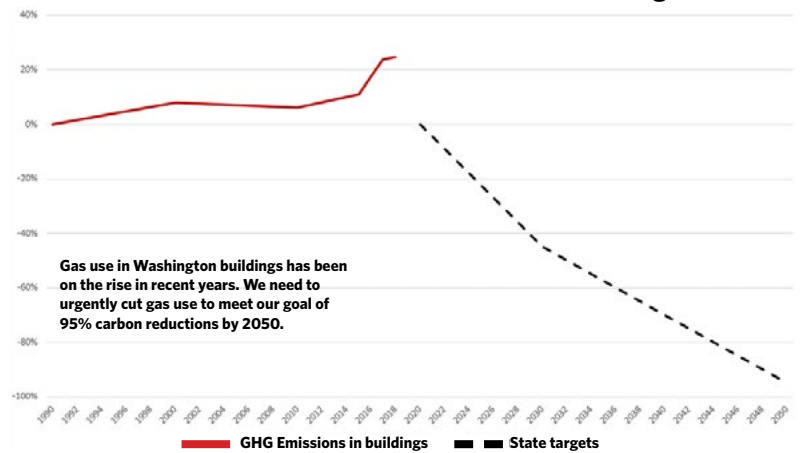
EMBRACING CLEAN

Investing in our future's clean homes and buildings

Buildings are the fastest-growing source of greenhouse gas emissions in Washington, due to the use of gas appliances in our buildings and rising population.

To meet our 2030 decarbonization goals, Washington must reduce greenhouse gas emissions from our buildings by 60%. Reducing gas use and moving to clean, safe, all-electric buildings will protect our climate, while improving health and safety, and creating new local green jobs. But we need substantial investment to make sure we don't leave residents behind.

GHG Emissions from Combustion in Buildings



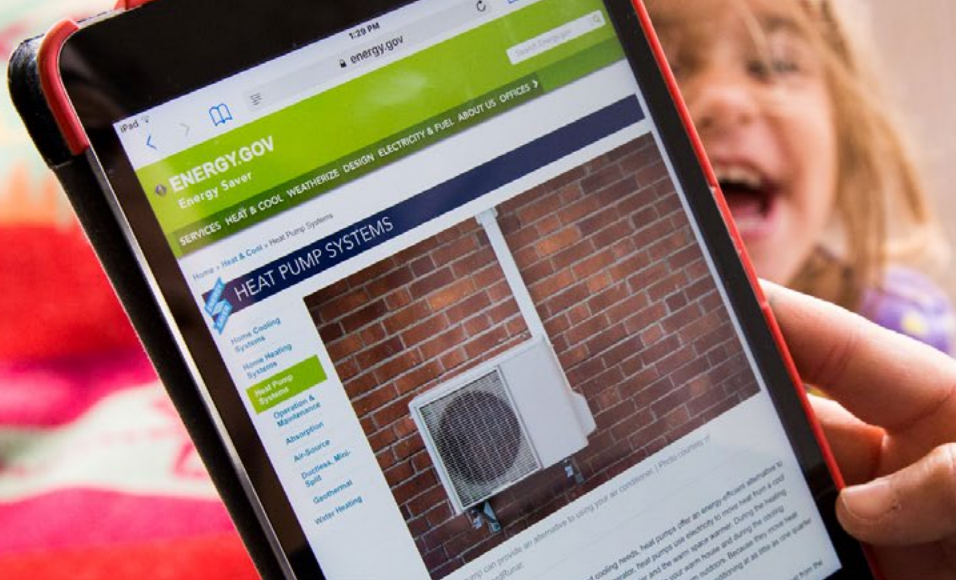
We must prioritize funding and incentives for low- and middle-income households.

Low- and middle-income households (LMI) are the least likely to be able to afford clean energy retrofits without incentives and funding. As wealthier households choose to move off the gas system, low-income residents who are unable to transition will bear the burden of costs for rising gas prices and supporting existing gas infrastructure.

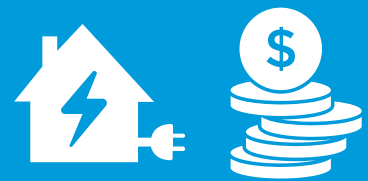


We need to electrify all appliances possible.

While space and water heating make up the bulk of gas use in homes, gas-powered clothes dryers also contribute significant emissions, and gas cooking appliances cause harmful indoor air pollution. Children growing up in a household with gas stoves are [42% more likely to develop asthma symptoms](#). Reducing indoor air pollution is also crucial for vulnerable communities, including low-income and BIPOC communities, who already have [higher risks of death from particle pollution](#), and who may be at [higher risk of exposure to gas cooking appliance pollution](#) because of smaller unit sizes, more people per home, older homes with poorer ventilation, and using stoves or ovens for supplemental heat.



To align with the State's strategy to achieve statutory greenhouse gas limits, the legislature should invest: we need to electrify 16% existing buildings on gas by 2030.



New buildings in Washington are largely being built all-electric thanks to strong energy codes, but we need to drastically reduce emissions from our existing homes and buildings by funding clean energy retrofits.

To leverage funding expected from the federal Inflation Reduction Act (IRA), Washington must create a clean energy retrofit program to provide deep incentives for LMI households, schools, and businesses across the state to electrify, with incentives tiered by income level to ensure we prioritize underserved communities.

This program should prioritize equity and principles of Washington's HEAL Act, and ensure that households across Washington can benefit from incentives, in urban, rural, and suburban areas alike. This effort will necessitate diversifying the State's current implementation partnerships, particularly to combine clean energy retrofits with weatherization.

Funding a residential and commercial program at this level and increasing funding by 15% annually will ensure Washington's households are on track to meet our 2030 emissions limits.

This biennium, the legislature should invest:

\$130 million in rebates and investments for residential whole-home retrofits

Many LMI households need support beyond appliance retrofits, including crucial weatherization and safety upgrades. A comprehensive whole-home approach, beginning with a full energy audit, has yielded opportunities for deeper energy savings in programs in other states. This approach would also ensure that low- and middle-income households can also be subsidized for accompanying costs such as electrical panel upgrades.

Under this program, we recommend that households earning less than 100% area median income (AMI) would have 100% of the retrofits covered. Middle-income households between 100-150% AMI would receive rebates for 50% of the total retrofit costs, and households over 150% AMI would receive incentives for 7% of total costs. This level of implementation would reduce 477,447 tons of CO₂ equivalent for the 2023-2024 biennium resulting in almost 3 million metric tons of avoided emissions by 2035.

\$70 million for schools, small businesses, minority-owned businesses (MBE), and businesses in LMI areas

Burning fossil fuels in commercial buildings is responsible for an [estimated \\$110 million dollars in health impacts annually](#). This is particularly impactful in schools, where indoor air pollution disproportionately impacts children, who have developing lungs and, compared with adults, breathe larger volumes of air relative to their body size. Reductions in indoor air pollution, as well as [improvements in energy efficiency and lighting](#), result in tangible improvements to student health and performance, particularly among our youngest and most vulnerable children.

The legislature should fund a rebate program covering up to 100% of heat pump installation and ventilation upgrades for schools and businesses in LMI areas, and up to 33% of costs for other small and MBE businesses.

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