

Regenerating Peace Town

Financially supporting 100% social-equity based energy upgrades for truly affordable home sales with green projects through a CDC.

- **Team:** The Regenerative Nexus
- **Building Upgrade Zone:** for the full scale implementation are located in the Sharswood and Brewerytown neighborhoods in lower North Philadelphia.
- **Challenges:** implementation/distribution shortfall, discrimination/ racial inequities in access to technologies, natural gas leaks especially in low-income households, determining the ideal project scale to attain efficiency and optimal economic and social benefits, lack of viable business model, affordability of upgraded housing units, gentrification and displacement, and relocating residents during construction.
- **Solutions:**
 - effectively deploying current technologies
 - energy net-positive buildings that exceed the total energy residents use in all the buildings within the upgrade zone
 - community ownership
 - operating at the “goldilock scale”: implementing on-the-shelf technologies at the ideal scale, which allows us to create a viable concept that makes these technologies accessible to communities who typically have the least access to it
 - creating truly affordable (20%-40% AMI) cost-effective energy retrofits and upgrades, made possible by subsidizing them with closely related but more revenue positive activities (e.g. new construction infills)
 - temporarily moving willing residents into the new units to allow for deeper retrofits
- **Approaches:**
 - Deep energy retrofit and resale of rowhomes
 - A solar roof program
 - Net-positive energy, market rate infill housing design-build-sales.