

\$100 Million Budget Request for Whole Home Retrofits

Enabling Equitable Impact of Home Repairs and Home Energy Upgrades in Michigan

[Green & Healthy Homes Initiative](#) (GHHI) is a 501(c)(3) nonprofit organization dedicated to advancing racial and health equity and opportunity through the creation of healthy, safe, and energy efficient homes. A national expert and advocate on whole home retrofits going back to 2009, GHHI's groundbreaking work across the United States includes 65 cities, counties, and states that are using housing as a platform for improved health, social, and environmental outcomes. **GHHI enthusiastically supports Michigan's FY2025 budget request of \$100 million for whole home retrofits.**

The Case for Whole Home Retrofit Funding for Home Repairs and Home Energy Upgrades

- **Whole home retrofits can improve the [equitable reach](#) and impact of weatherization, electrification, and energy efficiency improvements by addressing barriers to those measures such as health and safety deficiencies in those homes.** The whole house approach includes environmental hazard removal (e.g., lead, mold, and asbestos), building structure and wiring repairs, electrical upgrades, and improving indoor ventilation. These common interventions are often considered pre-weatherization readiness measures – those completed before building envelope upgrades and appliance electrification can take place.
 - As the state of Michigan ramps up its planning and implementation of [federally-funded programs](#) like Home Energy Rebates, Solar for All, Bipartisan Infrastructure Bill-funded weatherization, there will be an increased need for flexible, whole home retrofit funding to prevent deferrals and ensure equitable access to these programs.
- **Whole home retrofit funding is particularly impactful for low-income, disadvantaged, and rural communities, where historical disinvestment often results in housing with a range of health, safety, and energy needs.** Funding for whole home retrofits can support holistic services to residents that reduce pollutants, improve [health outcomes](#), and reduce residents' energy burden. This approach can also help reduce deferral rates for home electrification and [weatherization programs](#), especially in low-income and disadvantaged communities. Many houses have years of deferred maintenance that present as barriers to electrification, including lead paint hazards, mold issues, structural defects, and poor weatherization. Residents have high energy burdens and higher rates of house-related health disparities such as lead poisoning, asthma, and COPD. Health and safety hazards in the home can disqualify residents from receiving weatherization or electrification, and in addition, residents may be skeptical of any electrification or weatherization initiative that does not also address more pressing needs in the home. This funding is uniquely situated to be used in rural communities, which often lack resources that come from traditional HUD grants. Community action agencies across PA are using whole home funding in areas that have not received this kind of investment before.
- **Whole house programs and initiatives have been launched and are being scaled across the country,** including Pennsylvania's \$125 million Whole Home Repair Bill, where GHHI is working with local partners in Philadelphia and Pittsburgh to expand this work on the ground. [A bipartisan federal bill](#), the Whole-Home Repairs Act, was introduced by Sens. Fetterman and Lummis earlier this year. Other examples of the whole home approach include GHHI's flagship program in Maryland; the Trenton Whole House Program in Trenton, NJ; the Low-Income Weatherization Program offered statewide in California, among others. A whole house approach streamlines program administration, saving state resources while simplifying the resident experience with a one-stop shop model. **This approach is the most efficient and cost-effective use of federal, state, and local funding sources that have been deployed to collectively address our unified climate goals.**

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