



Electric Neighborhoods: Integrated Organization Network

A Business Overview: HNI is a nonprofit and community development intermediary, which has deployed over \$140MM into Baltimore’s “Middle Neighborhoods.” HNI combines capital investment and community engagement to help undervalued but strong neighborhoods increase home values. The current centerpieces of HNI’s capital program are its private Loan Pool and state funded commercial retrofit program. HNI has \$20MM remaining in Loan Pool 3, which was created in partnership with local banks to fund residential rehabilitation through below market-rate loans. Additionally, over the last 10 years, HNI has received over \$6.5MM funding through the MEA-EEE-C to perform whole building retrofits. The “Electric Neighborhoods” program aims to increase organizational capacity to successfully execute residential decarbonization projects.

Abstract: Healthy Neighborhoods Inc (HNI) received a federal grant to implement its “Electric Neighborhoods” program to pilot operational and capital workflows for residential decarbonization home improvement projects. The eligible projects include weatherization, life safety, electrical or appliance upgrades, and solar power systems. Due to the technical complexity, HNI is sourcing architectural, engineering, energy modeling, and contractor partners for its “Integrated Organization Network” to increase successful project delivery.

Contractor Role: Contractors will be referred to at least 10 Low- and Moderate Income homeowners in Baltimore city to perform either energy audits and/or implement the work decarbonization projects. Approved projects will include a preliminary building performance baseline and residents have access to grant capital for improvements and soft costs.

Program Goals & Project Budgets:

Primary Implementation Goals	Line Item	Project Budget
Education of Home Performance	Contract Award	\$ 175,000
Energy Auditing & Benchmark	Energy Auditor/Design	\$ 9,450
Complete Home Electrification Scope	Architecture/Design	\$ 8,225
Integrated Design Meetings(s)	Engineering/Design	\$ 4,725
Funding to Deliver 1 st project in scope	Inspection	\$ 3,500