**High-Priority Actions: Significant Environmental Impact and Fast Payback**

1. **Weatherization and Energy Efficiency Upgrades**
   * **Actions:** Seal air leaks, insulate attics, walls, and basements.
   * **Cost:** $2,000 - $6,000 (depending on house size and scope).
   * **Incentives:** Mass Save rebates up to 75-100% for insulation projects.
   * **Payback:** 0-5 years through reduced heating/cooling bills.
   * **When:** Always, immediately
2. **Shift to Brookline Green Energy (Renter friendly, low-income friendly)**
   * **Actions:** Enroll in Brookline Green Energy.
   * **Cost:** Has saved the average electricity user $290/year on energy bills compared to Eversource. Further 42% cost savings for low-income households
   * **Payback:** Immediate environmental benefit, immediate cost savings
   * **When:** Always, immediately
3. **Community Solar Enrollment (Renter friendly, low-income friendly)**
   * **Actions:** Enroll in Community Solar through Brookline Green Energy
   * **Cost:** Can save even more money
   * **Payback:** Immediate environmental benefit, immediate cost savings.
   * **When:** Immediately
4. **Adopt Smart Home Technology for Energy Management (Renter friendly)**
   * **Actions:** Install smart thermostats, energy monitors, and home automation.
   * **Cost:** $200 - $1,500.
   * **Incentives:** Mass Save offers rebates of up to $100 for smart thermostats; incentives for participation in demand response program.
   * **Payback:** 0-4 years through optimized energy use and rebates.
   * **Renters:** Work with your landlord to install a smart thermostat – if you pay your electric bill, you will realize the savings.
   * **When:** Always, immediately
5. **Upgrade to Energy-Efficient Lighting (Renter friendly)**
   * **Actions:** Replace incandescent and CFL bulbs with LEDs.
   * **Cost:** $5 - $20 per bulb.
   * **Incentives:** Mass Save offers discounts and free LED programs.
   * **Payback:** 1-2 years through reduced electricity consumption.
   * **When:** Always, immediately
6. **Electrify Heating and Cooling with Heat Pumps**
   * **Actions:** Install cold-climate heat pumps to replace oil/gas heating systems.
   * **Cost:** $12,000\* for air source; $18,500\* for ground source
   * **Incentives:** Up to $10,000 from Mass Save and federal tax credits for air source; 30% of the cost of installation for ground source heat pumps; Mass Save Heat Loan
   * **Payback:** 5-10 years with energy savings and incentives.
   * **When:** If you have an old heating system that needs replacement; if you have an inefficient heating system; if you want A/C but do not have it.
7. **Upgrade to Energy-Efficient Appliances**
   * **Actions:** Replace old refrigerators, water heaters with Energy Star products and LEDs.
   * **Cost:** $100 - $5,000 (depending on appliance).
   * **Incentives:** Mass Save rebates on appliances (up to $750 per item).
   * **Payback:** 2-6 years via lower energy consumption.
   * **When:** If you are replacing your appliances

**Medium-Priority Actions: Good Environmental Impact but Moderate Financial Impact**

1. **Rooftop Solar Installation and installation of whole house batteries**
   * **Actions:** Install solar panels.
   * **Cost:** $17,000\* for solar; $8,000-$15,000 for electric batteries.
   * **Incentives:** Federal tax credit (30%) and Massachusetts SMART program payments; up to $3,000 in incentives for electric battery installation; other incentives for participating in demand response.
   * **Payback:** 7-15 years, depending on system size.
   * **When:** Always, if your house is suitable and if you can afford it
2. **Replace Old Single-Paned Windows with Wooden High-Efficiency Double-Paned Windows or add storm windows**
   * **Actions:** Install wooden double-pane, Low-E windows or storm windows.
   * **Cost:** Wooden double-pane windows are more expensive but offer better environmental and health benefits; storm windows are a cheaper and good alternative.
   * **Incentives:** Mass Save rebates and potential local grants for energy upgrades.
   * **Payback:** Increased home value, lower heating and cooling bills, health benefits.
   * **When:** Always do one or the other, if you can afford it
3. **Switch to an Electric Vehicle, including a plug-in hybrid**
   * **Actions:** Replace gas vehicle with an EV, install a Level 2 home charger.
   * **Cost:** $30,000 - $50,000 (for EV); $1,000 - $2,500 for charger.
   * **Incentives:** Up to $7,500 federal tax credit + Massachusetts rebates.
   * **Payback:** 5-10 years through fuel and maintenance savings.
   * **When:** If you are replacing your car anyway; if you drive more than average (10,000 miles/year); a smaller EV is generally better than a bigger EV

**Low-Cost Actions: Cumulative Environmental Impact Over Time**

1. **Compost Organic Waste and Reduce Food Waste (Renter friendly)**
   * **Actions:** Participate in Brookline’s curbside composting.
   * **Cost:** $90-120 (bi-weekly or weekly)
   * **Payback:** Immediate environmental impact with 25% less landfill.
2. **Reduce Water Use and Install Low-Flow Fixtures (Renter friendly)**
   * **Actions:** Install low-flow faucets, showerheads, and toilets.
   * **Cost**: $100 - $500.
   * **Payback:** 1-3 years through reduced water and energy bills.

**Long-Term Lifestyle Changes**

1. **Drive less (Renter friendly)**
   1. **Actions**: Use public transportation, walk, or ride a bike or scooter, even if you own an EV
   2. **Cost**: Often lower than the alternative
   3. **Payback**: Immediate environmental impact, fewer cars on the road leading to compound environmental benefits, better personal health, better community health
2. **Electrify Cooking (Induction Stoves)**
   * **Actions:** Replace gas stoves with induction cooktops**.**
   * **Cost:** $1,500 - $3,500 (including installation).
   * **Incentives:** Federal tax credits up to $840 under the Inflation Reduction Act.
   * **Payback:** Health benefits.
   * **When:** If you can afford it
3. **Adopt Sustainable Landscaping Practices**
   * **Actions**: Plant native species, reduce lawn area, and install rain barrels.
   * **Cost:** $500 - $5,000, depending on scope.
   * **Payback:** Environmental and water conservation benefits accrue over time.