



BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

Draft Webinar Meeting Summary: April 21, 2022

BEEAC Members in Attendance:

- Dawn Ashbacher, Frederick County (Chair)
- Marc Aveni, Loudoun County, VA (Vice Co-Chair)
- Kendra Wiley, DC Department of Energy and Environment (Vice Co-Chair)
- Amanda Campbell, City of Rockville
- Ellen Eggerton, City of Alexandria
- Jon Ward, City of Falls Church
- Kevin Milsted, Prince William County
- Wendell Rawlings, Opportunity Development Manager
- Giulia Manno, Prince William County
- Mati Bazurto, City of Bowie
- Helen Reinecke-Wilt, Arlington County
- Najib Salehi, Loudon County
- Shawn O'Neil, Energy Manager Fairfax Water
- Debra Maes, Fairfax County Public Schools
- Emmet Deitcher, Office of Sustainability at WMATA

Additional Attendees:

- William Marsh, Fairfax County Government
- Emily Curley, Montgomery County Department of the Environment
- Stan Edwards, Montgomery County Department of Environmental

COG Staff:

- Leah Boggs, COG DEP
- Maia Davis, COG DEP
- Jeff King, COG DEP
- Tim Masters, COG DEP



1. CALL TO ORDER AND INTRODUCTIONS

Dawn Ashbacher, Frederick County (BEEAC Chair)

Chair Dawn Ashbacher called the meeting to order. Leah Boggs (COG staff) went over the virtual meeting guidelines. The Chair also introduced the current co-vice chairs Marc Aveni and Kendra Wiley.

2. APPROVAL OF THE FEBRUARY 17, 2022 MEETING SUMMARY

Dawn Ashbacher, Frederick County (BEEAC Chair)

Chair Dawn Ashbacher approves the February 17th meeting summary.

3. METRO'S SOLAR CARPORT PROJECT

Daniel Lee, WMATA

In 2019, Metro put out an RFP for four metro rail stations to install onsite solar. The four metro rail stations are Anacostia, Southern Avenue, Naylor Road, and Cheverly. The contract was awarded to SunPower, an affiliate of Goldman Sachs. They will own and operate the facility under a twenty-five-year lease. As a result of the deal, Metro gets the annual lease revenue. Metro can combine upgrades to customer-facing facilities where metro capital can be invested. For example, lighting upgrades, and security cameras, particularly under the canopy areas. Construction of this project has already started at the Anacostia Station. Approximately three thousand solar panels will be installed. The construction at the Anacostia Station is about twenty-five percent complete and should be substantially completed in June of this year. SunPower is coordinating with other local contractors, including New Columbia and Green Construction. The Naylor, Cheverly, and Southern Avenue sites will reach substantial completion in mid-2023.

Some of the considerations of the design aspects of the project have been sizing up the systems. There is a two-megawatt cap on the facility currently. On Southern Avenue, the designers and contractors were able to split the system to develop at the maximum surface area. Another consideration was operation and maintenance. Metro is conscious of maintaining the system for the twenty-five-year period of operation. Also, making sure the system can sync to the existing functions to ensure there aren't any disruptions to maintaining the existing facilities. Net-metered solar systems are now under assessment at the Northern Bus Garage, Bladensburg Bus Garage, and the Heavy Repair and Overhaul Facility.

4. JURISDICTION UPDATES AND PEER EXCHANGE

BEEAC Committee Members

Local government members will highlight energy and building-related events, projects and programs. They will also address the following questions in preparation for the next agenda item.

1. What is the status of Community Choice Aggregation (CCA)/Municipal Aggregation in your state and/or local government?
2. How is your jurisdiction linking CCA to equity, energy, and climate planning?

Kendra Wiley, District of Columbia (BEEAC Co-Vice Chair)

The City Council has introduced a couple of pieces of legislation. One piece of legislation is around the

net-zero energy buildings and requiring new construction starting in 2026 for substantial renovations and new construction for different types of buildings. The second piece of legislation is the Climate Commitment Act which commits the District to achieve carbon neutrality by 2045. It also requires district operations to reach carbon neutrality by 2040. Within this legislation, the district is required to develop an action plan on achieve to reach those goals. The last piece of legislation is the Migratory Local Wildlife Protection Act which requires new construction and substantial renovations to use bird-friendly glass and facades during construction.

Stan Edwards, Montgomery County

Montgomery County is currently working on a CCA program. The Environmental Department is involved in developing regulations at the public service commission that will govern how the program will operate. CCA is a fundamental piece of Montgomery County's Climate Action Plan. The topic of equity will be discussed and explored during the development of rates and other services under the CCA program. The Building Energy Performance bill has passed the county council on Tuesday so that regulations will be developed and implemented. The target date to become an aggregation program is October 1, 2024.

Mati Bazurto, City of Bowie

The City of Bowie does not plan to have a CCA program since the bill in Maryland only permits Montgomery County. However, the City has been working with BGE to look at the opportunity of finding ways to increase where BGE gets its electricity, primarily from renewable sources. The City also belongs to a procurement consortium. The City just recently signed a PPA with a company to be a source for some of the city's electricity.

Dawn Ashbacher, Frederick County (BEEAC Chair)

Frederick County is not doing CCA. A citizen's group did come up with recommendations; one was looking into creating a CCA plan. One of the concerns for CCA is providing enough renewable electricity to meet needs on a larger scale. Frederick county is working with COG and ICF to do a climate and energy action plan. The County also started an alternative fuel vehicles project with COG and ICF.

Marc Aveni, Loudon County (BEEAC Co-Vice Chair)

Loudon County has done a building study and presented it to the board. The board did more research on the issue and has directed the County to perform a further financial and legal analysis of the CCA. The timeline for the analysis will be approximately six months. CCAs are allowed in Virginia, but there's never been one done. The board brought up many concerns about CCA including upfront capital, approval of the state corporation commission, opt-in/opt-out, and how many bills customers will get. Loudon county will have its first-ever Energy and Environment Summit on May 23rd at 5 pm. Some of the initiatives discussed will be energy and the environment.

Ellen Eggerton, City of Alexandria

The City does not have an active CCA effort because the city is already built and considered historic. The City is working on implementing the climate action plan of 2040 and the actions within it. One of which is updating the energy and climate change action plan. The City has changed its Earth Day celebration from just one day to a series of smaller events over the month. This will allow the city to leverage partner resources and give the community more opportunities. The City is also actively involved in Blood Alexandria. There is a pilot program in which, if individuals would like to make modifications to their properties; the city will reimburse them up to five thousand dollars.

Helen Reinecke-Wilt, Arlington County

Arlington is finishing a resiliency plan and an implementation portion of the Community Energy Plan. A solar co-op has just started and is doing well in adding members. The County is working on a transportation decarbonization plan and a separate bus decarbonization portion. Twenty-five new chargers for fleet electric vehicles have been added, and another twenty will be added this year. The County is looking to add forty-five new electric vehicles this year. The County is working with The Rocky Mountain Institute and a cohort with the City of Alexandria and several other regional members on a building electrification bulk purchase effort. Arlington has been following Loudon County's CCA work. There is a perceived limit to the success of an Arlington-only CCA however, it is a goal in the Community Energy Plan implementation. Finally, Arlington County has worked with a group called Virginia Clean Energy that's doing a research report for a feasibility study for potential community aggregation.

Jon Ward, City of Falls Church

The City of Falls Church is tracking what Loudon County is doing on its feasibility studies for CCA. The City does not have a fully formed community energy action plan yet. A multi-jurisdictional effort in terms of CCA is the path the City will be taking since the city is small. The City Council has approved a new multi-family construction with almost three hundred units, which will be LEED gold as a residential unit. The parking garage will have less than one parking spot per unit, but five percent of the parking spaces will be equipped with electric vehicle chargers.

5. COMMUNITY CHOICE AGGREGATION AND EQUITY

Alicia Zhang, Boston University Institute for Sustainable Energy

Community Choice Aggregation (CCAs) are government-sponsored entities that aggregate the demand of customers to bulk purchase electricity on their behalf. CCAs can procure lower rates for clean energy.

Energy justice refers to achieving equity in both the commercial and economic participation often the energy system, also alleviating commercial and financial health burdens on those historically harmed by the energy system. Energy justice explicitly centers on the concerns of marginalized communities and aims to make energy more accessible, affordable, clean, and democratically managed for all communities. Some principles help frame and examine environmental justice concerns. CCAs' principles are intragenerational equity, intragenerational equity, geographic equity, community development, and energy democracy. Intragenerational equity is the right of all persons to access the benefits of CCA programs and to ban the disproportionate burdens created by energy services. Intergenerational equity ensures the right for future generations to enjoy a good standard of living undisturbed by the damages from our current traditional energy systems.

Energy democracy enables all stakeholder communities to participate in CCA and energy-related decision-making and to own and control their energy resources. Community development supports community members by creating local jobs, business, and ownership opportunities, and identifying and generation solutions to issues important to residents, enhancing cultural inclusion and strengthening community resilience to the impacts of climate change. Geographic equity is when local politics can resolve regional and global environmental concerns while displacing environmental burdens to other communities. These principles are essential to assess when creating any energy procurement program. All CCA models vary in their opportunity for equity based on different organizational structures, administrative functions, and political priorities. CCAs are limited by the rules and regulations of the state.

Most CCA models local and state governments use are the basic model in which the CCA acts as a short-term contract. It has little managerial control and only works if the rate is competitive with other electricity suppliers. The second model's goal is to maximize community benefits, including but not limited to cost savings. This model requires more complex governance and managerial capacities, but it will emphasize energy democracy and local ownership. The third model merges multiple CCA programs into one Joint Powers Agency and shares expertise and managerial capacities. Alicia Zhang did a case study in Boston on their CCA program. Boston's CCA program is called Community Choice Electricity (CCE). It's the most extensive CCA program in Massachusetts, and it began in February 2021. Everyone who's a customer of Eversource Basic is automatically enrolled in the program. There are three tiers in the program. All customers are enrolled in the standard (default) tier, which provides twenty-eight percent renewable energy at eleven cents per kilowatt hour. Customers can opt out of the standard program and opt into the optional green, which provides one hundred percent renewable energy at a higher rate of fourteen cents per kilowatt hour. Customers can also opt-out of the program entirely; however, from the default tier is usually cheaper than the rate offered by the other utility.

Clean energy procurement and low-cost provision are core features, but there are challenges. One challenge is structuring choices between lower rates and higher renewable energy options. Another challenge is the type of location of new renewable energy sources linked to or owned by the CCA program can also present challenges. Possible solutions are a universal residential service and rate protections—also, decentralization of the energy system. An example of this would be including a choice for buying green energy. Finally, there is a need for transparent and accountable governance and decision-making structure. The challenge is that the governance structure may not be transparent and inclusive throughout the design and implementation model. There are also predatory competitive suppliers. Some possible solutions for this are community outreach, participation, and engagement. CCAs provide opportunities for local investments and community programs. However, the Department of Public Utility has legislation prevents local development programs such as community solar. Long-term contracts of local renewable energy generations are a possible solution to the challenge and form a coalition.

Alternative energy models provide opportunities for fostering equity, including inter and intragenerational equity, energy democracy, community development, and geographical equity. Careful planning and attention to community engagement and equity principles can help municipalities transform the energy system and build community resiliency. Aggressive and progressive systems should be considered when fostering a new energy procurement system. The electric system is transforming very slowly, and opportunities need to be provided for people to benefit from the system. CCAs give communities a more substantial presence in the market.

6. COG UPDATES AND ANNOUNCEMENTS

Maia Davis, COG Staff

- **DMV Climate Partners**

The DMV Climate Partners Website launched on Earth Day on April 22, 2021. This website was created to provide more education and outreach on climate and energy. The website sends a message about putting up a united front on climate action. The website has information on climate change, links to local government climate initiatives, and resources for residents. The climate clips go to four hundred people per week, one hundred opens per month, two hundred and fifty clips per month and two hundred and fifty forwards per month. There have been over thirty-six hundred new users on the website this year. The popular pages are News and Events and local partner pages.

Leah Boggs, COG Staff

- **2022 Climate and Energy Leadership Awards**

The Climate and Energy Leadership awards launched on Earth Day. It has been launched by the Air and Climate Public Advisory Committee (ACPAC) to highlight projects and programs and address climate issues in the region. ACPAC first launched the awards back in 2014. The awards recognize organizations in their significant areas: government agencies, NGOs, and educational institutions. The program will run from April 22nd through June 30th. The awardees will be announced between June 30th through the end of the summer, with an awards program happening during the fall COG board meeting.

- **Air Quality Awareness Week**

Air Quality Awareness Week starts May 2nd through the 6th. It is a Clean Air Partners initiative to educate residents in the Baltimore-Washington area on ways they can positively impact their air quality.

- **New Buildings Institute Technical Assistance Update**

COG has been working with the New Building Institute (NBI) on the initiative since 2020. BEEAC worked with NBI to bring the committee technical services on net-zero energy and decarbonization of buildings. NBI presented its decarbonization code overlay during the February 2021 BEEAC meeting. The presentation looked at an overlay of the 2024 building codes. NBI's recent report compares all-electric buildings to mixed-use buildings.

- **Racial Equity Learning Series**

COG is offering a racial equity learning series to elected officials only. COG's working with the Governmental Alliance on Racial Equity (GARE) to conduct a four-part racial equity learning series. The first training begins on Friday, May 20th, at COG.

Jeff King, COG Staff

- **Regional EV Plan Deployment**

The Transportation Planning Board had a special work session looking specifically at mitigation options and priorities for the transportation sector. As a result, the COG board has identified a core regional electric vehicle charging deployment plan as a high priority. COG will be working with ICF to see how many charging stations are needed and how many electric vehicles will be needed in the next decade.

7. 2022 MEETING SCHEDULE AND ADJOURNMENT

Dawn Ashbacher, BEEAC Chair

Chair Dawn Ashbacher adjourned the meeting. The next BEEAC meeting is on June 16th. CEEPC will meet next month on May 25th.

All meeting materials including speaker presentations can be found on the MWCOG website or by clicking the link below –

<https://www.mwcog.org/events/2022/4/21/built-environment-energy-advisory-committee/>

Reasonable accommodations are provided upon request, including alternative formats of meeting materials. For more information, visit: www.mwcog.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD)