

**Energy Advisory Committee**  
Washington Metropolitan Council of Governments  
777 North Capitol Street, NE, Washington, DC

**March 17, 2011 FINAL EAC Meeting Highlights**

**Attendance:**

Taresa Lawrence, Chair, District of Columbia Department of the Environment (DDOE)  
Adam Segel-Moss, Arlington County  
Emily Basta, Montgomery County  
Stella Tarnay, DDOE  
Dan Bresette, Maryland Energy Administration (MEA)  
Eric Coffman, Montgomery County  
Annette Osso, Virginia Sustainable Building Network (VSBN)  
Jeffrey Bond, Prince George's County  
Steve Walz, Northern Virginia Regional Commission (NVRC)  
Luisa Robles, Greenbelt  
Lisa Orr, Frederick County (phone)  
Jim Yienger, Climate Action Associates LLC(phone)  
Joan Rohlf, MWCOG  
Jeff King, MWCOG  
Leah Boggs, MWCOG  
Maia Davis, MWCOG  
Jeannine Altavilla, MWCOG

**Call to Order, Welcome and Introduction** (Taresa Lawrence)

- The meeting was called to order at 10:10 am.

**Approval of January 20, 2011 Meeting and Summary** (Taresa Lawrence)

- Summary approved with no changes.

**COG Climate Action Progress Report Update** (Maia Davis)

- The slides presented summarize the survey findings across many topics.
- 17/21 local governments responded. Mostly small governments missing.
- Progress being made towards meeting action plan goals. Many local governments are “in progress” on actions.
- 8/12 school districts responded (DC, Arlington, Frederick, Manassas schools did not respond).

- School districts seem to be further ahead than local governments on some measures.
- Small governments didn't have staff resources to complete many measures- still looking for examples to highlight.
- (Jeff) COG also has the utility data request to inform the progress report.
  - COG has 2005 snapshot from regional greenhouse gas inventory, 2009 data almost analyzed, 2010 data coming in.
  - The final report will fill in data for goals such as renewable grid connected systems. Almost 800 systems mostly through 2009; will get more data for 2010 to hopefully meet goal of 1,000 systems.

**Green Building and Climate Change Workshop Update** (Leah Boggs, Stella Tarnay)

- This workshop is part of IGBG workplan. Planning began last year with USGBC-NCR Real Green program but never occurred. The workshop will occur this year on May 5. Interface between green building and climate change: tools for capturing GHG emissions in green buildings, financing, benchmarking, disclosure/labeling, codes.
- Team leading planning- Leah Boggs, Stella Tarnay, William Marsh, Chris Pyke (USGBC national), Tom Lawson (USGBC-NCR chapter), Shannon (USGBC-NCR), Laine Cidlowski (DC-OP).
- Title: Green Building for Climate Protection- trying to add cost/financing to make the workshop attractive to those on all sides of the climate issue.
- (Stella) IGBG would like to work with EAC as technical partners. Already have commitment of USGBC national and regional to participate.
- Attendance may be competitive- limited to 90 based on room size. Put aside 5 or 6 seats per government, save rest for private sector.
- Initially proposed as morning workshop to save money, IGBG said it needed to be full day. It is now 8:30 to 3 with a breakfast by USGBC and lunch on your own.
- 2 sets of sessions
  - Green Building Toolbox
  - Policy, Regulatory, and Legislative Tools
  - Research and Innovation
  - Financing Tools
- Intro panel
  - Plan to ask Jay Fiset as Plenary Speaker
  - Chris Pyke will speak to the opportunity nexus in buildings
  - Comments from EAC/IGBG chairs
- Seeking input on presenters
  - Add financial institution for financing tools

- Look for group retrofitting systemic parts of building- Eric may be meeting with someone next week.
- (Annette)- Efficiency First is supporting PACE in the residential marketplace; Peter Van Buren- TerraLogos is a good speaker; Brian Toll-Ecobeco
- Maryland Clean Energy Center (MCEC) could be useful
- Try to have people who have made this part of their business model like PNC; see how they did it.
  - Building owner: Grenada, Skanska, UMD Shady Grove- Karen Mitchell; American University
- Codes-
  - COG has issued an RFP that is due on March 28 in relation to the Integrated Energy Taskforce, one task would find codes issues with recommendations on best practices
  - MNCPPC Steve Findley looking at zoning codes
  - Cliff Majersik could be a good resource
  - Zoning vs. codes is a fine distinction
  - Master plan process is one of the strongest proponents/levels/push for community redevelopment
  - John Morrill believes energy use in buildings could be reduced by 20% if codes are ACTUALLY enforced- are the jurisdictions doing enough to enforce codes?
  - (Lisa) Justin Wiley, ICC, in DC [jwiley@iccsafe.org](mailto:jwiley@iccsafe.org) spoke at a sustainability commission meeting in Frederick. Good local code person
  - Pepco Energy Services is innovative in large scale solar in Arlington; Solar City bought Clean Currents solar side; VA about to start a training program to get enforcers up to date on codes

### **Maryland Home Energy Loan Program (Dan Bresette)**

- See the slides on the EAC [website](#) for full details of the loan program.
- MEA gave Maryland Clean Energy Center a grant to create this program, originally focused on PACE.
- Started with idea of a “program in a box” that could be deployed around the state
  - Alternatives to PACE: sustainable post-stimulus, leverage, focus on efficiency first and then renewable
- Final program design based on PA Keystone HELP program- over a decade old
  - Network of contractors doing work who can add this loan to their sales through home performance infrastructure program

- Demand side more difficult to build
- Soft launch, medium launch, hard launch
  - 6 weeks since launch of pilot
  - Last week- 11 loans averaging \$8,500, little higher than expected \$7,500
  - Positive replies from RFP to look at loan-loss reserve to leverage capital
  - Warehouse for Energy Efficiency Loans (WHEEL) to facilitate inclusion in secondary market. It is easier to bundle if all programs have similar underwriting
  - Energy efficiency loans run at 12% interest, this one is 6.99%- more loans will encourage decrease of interest
  - (Eric) DOE Energy Financing effort- there are other options to PACE- can move forward with different types of retrofits without waiting for PACE
  - Maine moved forward with PACE, they decided to make the loan a junior lien, which adds a lot of paperwork. PACE is funded with bond proceeds. A senior lien is fairly bulletproof, junior lien would not help bond rating for local governments
  - How big is Pennsylvania's program? \$25 or \$45 million in loans? If all about \$8,500, that's a lot of loans. Even PACE early programs were dozens.
    - PA has a long track record.
    - MD does collect money through EmPower MD. This loan program is advocating for taking some of that money for higher leverage benefit from initial rate payer investment.
    - Pension money funds program in PA and state money buys down the rate. Pension money is buying it as a good investment.
- Loans as incentives are less of a free-rider than rebates, both are useful. On-bill financing brings more regulations that have to be followed.
- MEA home performance rebate program launched at same time. It is useful to educate contractors about both programs at the same time.
- Performance rebate only for single family primary residence due to stimulus rules. Homes must do basic measures first: sealing, insulation, etc, then can expand to water heaters/furnaces/HVAC. Doors and windows not eligible. Some money can go to auditor-identified health/safety measures.
- Montgomery would participate in this program, maybe as a funder or second market.
- 1/5 of eligible contractors have been certified to work with AFC First on this program.

#### **Montgomery County Commercial and Multi-family Building Study (Eric Coffman)**

- Montgomery County saw the need to focus on the commercial sector.
- County goal of 25% reduction in commercial energy use within 10 years not normalized for growth.
  - Starting to win residential battle- getting flat energy use without weather normalization, even some decline

- Commercial scale continues to grow; cannot achieve greenhouse reduction goals without addressing this sector
- Multi-family crosses both sectors depending on metering- tricky to track
- Commercial sector is electricity heavy, less natural gas, so reductions achieve more greenhouse gas reductions, even though less total energy consumption
- Study had broad support for policies- MUST find a way to do these
  - Benchmark all private sector buildings to assess relative energy performance
  - Develop policy for county for how it will be done,
    - Portfolio Manager doesn't cover 40% of buildings- a lot! Looking at biggest building to smallest and deciding line of exemption
  - Questions to address in study
    - Consultants identified key points of concern to include about disclosure: What is method of disclosure? What is disclosed? How is it enforced?
    - Require all buildings to retrocommission or qualify for an exemption?
    - Typical retrofits achieve 15% reduction in energy, relatively low cost (sometimes 8-13 cents per sq ft)
    - Are incentives necessary?
- State legislation may or may not come through this year- if it does not pass Montgomery will do something within next two years, hopefully sooner
- MCFA and ICF are completing the study- how and what to reach 25% reduction target
- How does County fill into what is already available at the state and utility level?
- Should have final report by December 2011, public review of report September 2011
- This is the strategic planning study for the commercial sector
  - Passed actual carbon tax last year on stationary emitters. The current limit taxes one emitter, encountering some legal issues.
- Study in parallel with launch of commercial and multi-family rebate program
  - Gives opportunity to collect data on what buildings need (collected in application process- what upgrades they're asking for and the estimated savings)
  - One round ends April 15, one round ends May 15
  - Post-retrofit information probably won't be available for the study
  - Each rebate agreement will have a utility release to allow County to pull utility data so program can be verified; will get data from utilities on a regular basis)
  - Launched yesterday! Covers 50% of the cost of a retrofit up to \$75,000.
  - Will accept tenants, fully tenant responsibility to negotiate with owner. Many systems are in tenant control.
  - Funded through ARRA.
    - To make it worthwhile to comply needed to be a large incentive. With fewer conditions it would be closer to financing than rebate program.

- From the County's direct formula about \$2.5 million went into county facilities, \$500,000 into housing, \$1.7 million into this, \$400,000 into study, \$1.3 million into residential corollary to this- coming soon!
  - Can help close gap for MHELP program. Hopefully will launch in 4 weeks.
- 2 lessons in the District on benchmarking
  - Regulations are OK as long as financial information not revealed (per kW costs); no personal work email/phone appearing anywhere- no marketing calls. Will be left off of public reports. Disclose either EUI or benchmark score if eligible.
  - How do you enforce? Rely on portfolio manager to see if data doesn't seem right. Spot checks. Require retaining records for 3 years. If someone gets a good score and doesn't want label verification it will be a red flag.
  - Would be good to streamline regulations between jurisdictions to make it easy on the market.
  - Expect less pushback on disclosure/benchmarking compared to retrofits because of the low cost. Not only whether to require retrofit but when? If the study shows it's not cost effective, will have to step back, find a different solution.
  - DC law may have gotten passed because there were other high profile elements in the same bill and people didn't know enough about the requirement to comment on it. Montgomery approach much more public.
- Whether or not to also focus on water is in the study's scope. Next phase is broader life cycle of energy in business, not just meter. Water will count here.
- Tenant and building operator important issues will be in study. EECBG program to train building operators- \$185,000. Hopefully put in a community college, maybe pull from Northwest US training program that's successful.

**Demonstration of Regional Sustainability, Energy and Climate Data Management Software/Platform** (Jeff King, Jim Yienger)

- See the slides on the EAC [website](#) for full details of the tool.
- COG was approached by DDOE when they became aware of this.
- Potential opportunity for regional participation in a pilot.
- Led by former ICLEI staff who developed climate protection software for inventories/action plans. Now creating a common platform for sustainability indicators.
- (Jim) Horizon Sustainability Information System
  - Data management publishing platform for those with data to communicate with those who need data in a common way.
  - Entire Community addressed
    - Process is laborious, expensive for governments to complete and it is difficult for them to get what they want how they want.

- Horizons community map- digital version of the county with geo-political divisions- counties, towns, cities, etc.
- Looking to pilot in regions that are undertaking energy analysis to do a pilot; build grant application
- Enable micro- to macro-scale analysis.

### **Peer Exchange**

- Out of time.
- WE CAN wrapping up this month after 6 month pilot. Used Earth Aid platform to monitor utility bills. 35 households in Brookland, 55 in Greenbelt, and 56 in Cascades. Others registered but without successfully linked utility accounts. Need linked accounts to determine whether or not it was beneficial.
- Electric Vehicle Forum will be held at COG on April 29.
- Streetlight working group March 28. Will hear from Pepco- should be good news about their LED scheduling!
- EPA Green Power partnership meeting last week- trying to organize a bundled procurement of solar PV/solar thermal- governments, higher education, military as three different groups.
- Chesapeake Crescent Initiative and COG teaming up on Community Energy Solutions approach. NVRC presented their results at a meeting last week to release report the CCI worked on.
  - CCI developing a workplan to determine an area to work together and move forward.
- COG has an RFP out for district energy initiatives looking at the business case and local policies as two different parts.
- Board of Trade looking to launch green business certification program for the region
- At a DOE peer exchange the concept of making training and certification requirements for energy technicians consistent was discussed. There is an MOU with 7 states to make requirements consistent across all 7 states. Will try to get them and report to the group.
- Eric- Climate Communities Webinar April 21<sup>st</sup> on solar power purchase agreements, using Montgomery County Transfer system as a case study. EPA Green Power partnership will show how smaller facilities, etc can add on.

### **Next Meeting Date and Adjournment**

- The next meeting will be April 21, 2011. Leah will send out announcement.
- Adjournment at 12:15pm.