



BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

Draft Webinar Meeting Summary: September 17, 2020

BEEAC Members in Attendance:

- Gina Mathias, City of Takoma Park (Chair)
- Bill Eger, City of Alexandria (Co-Vice Chair)
- Emil King, DOEE (Co-Vice Chair)
- Dawn Ashbacher, Frederick County
- Mati Bazurto, City of Bowie
- Jenn Hatch, DOEE
- Dawn Hawkins-Nixon, Prince George's County
- Joan Kelsch, Arlington County
- Dale Medearis, NVRC
- Kevin Milsted, Prince William County
- Shannon Moore, Frederick County
- Najib Salehi, Loudoun County
- Kate Walker, City of Falls Church

Additional Attendees:

- Emily Curley, Montgomery County
- Poetri Deal, Pepco
- Tom Deyo, Montgomery County Green Bank

- Rich Dooley, Arlington County
- Dan Farrell, VA DMME
- Claudia Glen, WMATA
- Lisa Goldberg, City of Alexandria
- Eli Hopson, DC Green Bank
- Stephen Morel, Montgomery County Green Bank
- Helen Reinecke-Wilt, Arlington County
- Sosina Tadesse, DOEE
- Kudret Utebay, Cadmus Group
- Edward Yim, DOEE

COG Staff:

- Leah Boggs, COG DEP
- Maia Davis, COG DEP
- Katie Dyer, COG DEP
- Jeff King, COG DEP
- Wyetha Lipford, COG DEP
- Tim Masters, COG DEP
- Stephen Walz, COG DEP



1. CALL TO ORDER AND INTRODUCTIONS

Gina Mathias, City of Takoma Park (BEEAC Chair)

Chair Gina Mathias called the meeting to order and introductions were given.

2. APPROVAL OF THE JUNE 18 MEETING SUMMARY

Gina Mathias, City of Takoma Park (BEEAC Chair)

The June 18 BEEAC Meeting Summary was approved.

3. JURISDICTION UPDATES AND PEER EXCHANGE ROUNDTABLE

Kate Walker, City of Falls Church

Tim Stevens is stepping down as Chair of the City of Falls Church's Energy Transition Subcommittee.

Helen Reinecke-Wilt, Arlington County

Arlington County does not have anything new to report with regard to renewable energy financing. The County continues to work on solar PPA projects on schools and public buildings. The County is also working on a solar energy deal with Amazon that should come online by 2023. There is ongoing solar coop work in the County. The County is working to have some of the implementation strategies from the Community Energy Plan adopted next week. The County is also updating its green building program, with additional incentives for net zero energy improvements.

Bill Eger, City of Alexandria (BEEAC Co-Vice Chair)

The City of Alexandria's C-PACE ordinance is going to final review, which should be finalized in the coming weeks. The City is also finalizing its Electric Vehicle Readiness Strategy, which will be ready for public comment in October. Finally, the City will be introducing its Energy and Climate Change Task Force for its Energy and Climate Change Action Plan update next week.

Tom Deyo, Montgomery County Green Bank

The Montgomery County Green Bank has a commercial loan for energy efficiency and renewable energy projects that has been available for over a year. The third project to utilize this loan is almost complete. This loan product has found a niche supporting C-PACE projects in the condominium, office and residential spaces. The Green Bank launched a homeowner program just before the Covid-19 pandemic hit the US, called the Clean Energy Advantage Program. The program is now being utilized and there are a number of renewable energy projects that have moved forward with this funding. The Green Bank is launching a Small Business Energy Savings Program in conjunction with City First Enterprises in DC. This will target small businesses and assist with energy efficiency improvements. The Green Bank has also been working on a Community Solar project, which should come online in November.

Mati Bazurto, City of Bowie

The City of Bowie will be beginning a 2.5 MW solar farm project in November, which will be fully functional in May 2021. This project will offset around 70 percent of the City's electricity consumption. The City Council recently approved their 2025 Climate Action Plan (CAP). Bowie's Environmental Advisory Committee and Green Team will be working with residents on a community solar project. The City is converting its code compliance vehicle fleet to an electric vehicle (EV) fleet. EV charging infrastructure has been installed at Bowie's City Hall. The City is working with BGE with regard to further

EV charging station installations. The City is also revising its Green Fleet policy, as well as its Green Purchasing policy.

Shannon Moore, Frederick County

Frederick County has established its Climate Emergency Mobilization Workgroup, which will be developing its priorities for the coming months and will be providing recommendations to the County Council. Frederick County has a C-PACE program, which has provided two loans. One was for a solar installation at an indoor sports facility. The County is very interested in having this program promoted more. The County is also looking at further climate action and has been in conversations with COG regarding greenhouse gas inventorying and comprehensive energy planning.

Jenn Hatch, DOEE

DOEE's High-Performance Building Hub should be launching as an online platform later this Fall. The District is in the process of assessing plans to meet its goal to be carbon neutral by 2050. Virtual engagement regarding this goal will begin on September 21. Housing affordability, along with electrification and energy efficiency will be topics of interest during this process.

4. C-PACE FINANCING AND RESILIENCE

Dan Farrell, Clean Energy Financing Programs Manager (VA DMME)

Dan provided an update on C-PACE activities in the region and how the program is financing resilience improvements. The Mid-Atlantic PACE Alliance (MAPA) is a partnership between stakeholders in Virginia, Maryland, and the District of Columbia, created to accelerate C-PACE programs and project financing in the DMV region. MAPA is supported by grant funding from the US DOE. The grant concludes on December 31, 2020; however, MAPA will be incorporated as a stand-alone 501c3 and will continue working to advance C-PACE in the metropolitan Washington region. C-PACE financing has been used to deploy a number of energy-efficient technologies and renewable energy technologies. Water conservation systems have also been deployed. As C-PACE matures, it will likely begin financing more resiliency-related technologies such as CHP systems, microgrids, and battery storage systems. C-PACE is also delivering social equity benefits and creating jobs in the region, while conserving resources. The Northern Virginia C-PACE market is expanding, with programs in Loudoun, Arlington, and Fairfax Counties. In 2019, resilience was added to Virginia's C-PACE Code. Language was included that specified resiliency improvements to protect infrastructure from flood risk and stormwater surges. Other building improvements can include holistic or multiple benefit measures such as green roofs. Green roofs can provide increased roof insulation, which translates into increased energy savings, while also holding rainwater and slowing runoff, which is important with regard to stormwater management. Green roofs can also mitigate the heat island effect and provide a habitat for pollinators. The state-wide building code updates in Virginia will likely include resiliency measures for buildings (voting on this issue will take place in October). The Virginia Clean Economy Act of 2020 opens up markets for clean energy upgrades. There were also some bills in the 2020 session that provided some restrictive measures to solar projects, but HB 654 provides authority to DMME to sponsor a state-wide C-PACE program, which will provide greater opportunity to get projects on the ground.

Discussion:

- MAPA will be looking to solicit funding as a 501c3 organization, once the DOE grant concludes.
- A Savings-to-Investment Ratio (SIR) is not a requirement for C-PACE projects in Virginia at the

moment. This varies across jurisdictions in Maryland. The District retains an SIR requirement.

- Regarding Covid-19, C-PACE can be a useful tool to fund HVAC improvements to improve both energy efficiency, as well as indoor air quality.
- The market for C-PACE in Virginia continues to grow, but it has been a gradual process. Once projects are completed that should send a signal to markets and there should be a snowball effect, similar to what has been seen in the District of Columbia and Maryland. Outreach is also something that needs greater attention. Lender consent is also a requirement in Virginia and has also been a hurdle. Education regarding C-PACE and its benefits is crucial to this.

5. DC GREEN BANK CLEAN ENERGY PROJECT FINANCING

Eli Hopson, DC Green Bank

Eli discussed the DC Green Bank's suite of financial product offerings, including C-PACE. The Bank's primary goals are to accelerate energy efficiency improvements, deploy clean energy technology, create jobs, meet the city's sustainability and resilience goals, and reduce carbon emissions and pollution in the District. The initial focus of the DC Green Bank is on the solar energy, building efficiency and performance, transportation electrification, and stormwater abatement sectors. Currently, the DC Green Bank, alongside Flywheel Development Investment, has identified eight projects and has invested \$1.7 million in these, while also offering rebates on certain upgrades. Stakeholder engagement is also very important in this process, and the Bank has been involved in a number of focus groups. The Bank has also partnered with the Montgomery County Green Bank, which has been impactful with regard to identifying opportunities for product development. One such product is a [request for proposals](#) (RFP), which is currently available. The RFP is for clean and renewable energy projects. It is designed to be highly flexible and there is over \$250,000 worth of funding. A Commercial Loan for Energy Efficiency and Renewables (CLEER) will be available later this year. CLEER is already available in Montgomery County via the Montgomery County Green Bank. It is available to commercial property owners and tenants, HOAs, cooperative corporations, and it is intended to finance energy efficiency improvements, retrofits and renovations. The minimum loan amount is \$15,000, which is payable over a 24- to 144-month term. The Small Business Energy Savings Support developed by the Montgomery County Green Bank will also be provided by the DC Green Bank. The DC Green Bank will also be providing additional financing options including pre-development loans for engineering, design and analysis of projects. These will have two-year terms and will allow developers to project savings and cost analyses. Additionally, the Bank will also provide financing linked to other government agencies and programs such as Solar for All and the Building Energy Performance Standards.

Discussion:

- The DC Green Bank has two sources of funding over the next five years under the current regulations: 1) \$35 million from the Renewable Energy Development Fund, and 2) around \$70 million from the Sustainable Energy Trust Fund.

6. CLIMATE AND ENERGY 2030 DRAFT PLAN UPDATE

Maia Davis, COG

COG Staff has continued work on the regional Climate and Energy Action Plan beyond the 2020 plan already in place. COG has been focusing on updates to the 2030 and 2050 greenhouse gas emission reduction goals, as well as resiliency goals for the region. The draft plan is available under the meeting materials for this BEEAC meeting, and it is asked that members review the plan over the course of the

next month and provide their feedback. Today, COG hopes to come to a consensus among BEEAC members regarding the 2030 and 2050 goals found in the Resolution document posted online before taking these to CEEPC. Thereafter, the Resolution will go to COG's Board of Directors for approval in early October.

The draft Climate and Energy Action Plan has been sent out to BEEAC members and includes much of what has been discussed at meetings over the past year. There are many local and state examples highlighted throughout the plan, which COG is requesting that members review. COG is also requesting any specific feedback regarding the resiliency sections of the plan. The Business-as-Usual (BAU) and Scenario charts in the plan have been updated and may look different to committee members. The same data was used in these charts; however, some sectors have been combined into single categories to simplify these charts. The Contribution Analysis has also been updated with 2018 data. New action areas focused on Equity and Resilient Infrastructure have been added based on stakeholder feedback that COG received over the past few months.

The draft Resolution includes an interim climate mitigation goal of 50 percent greenhouse gas emission reductions below 2005 levels by 2030, and climate resilience goals of becoming a Climate Ready Region by 2030 and making significant progress to be a Climate Resilient Region by 2050. The plan also includes a climate mitigation goal of achieving carbon neutrality by 2050, but this goal is not included in the Resolution. COG is asking for feedback on these goals.

COG has a general email address to address questions regarding the climate planning process, which is climate2030@mwccog.org.

Discussion:

- The carbon neutrality goal has been included in the plan, but not in the Resolution. A number of jurisdictions have asked that this goal is included, but the COG Board would like to hear consensus across all member jurisdictions regarding the inclusion of this goal before adoption. Consensus between stakeholders of ACPAC, BEEAC, and CEEPC will be the deciding factor with regard to the inclusion of this goal in the Resolution.
- COG has defined being a Climate Ready Region as having local climate risks assessed and climate planning is incorporated into all government plans. Climate risks are being communicated across governmental offices and to the public, with a particular emphasis on empowering diverse populations. Climate planning is actively being incorporated into government operations. All communities are implementing actions to reduce climate risks. Establish the necessary plans, networks, funding, and other actions to ensure implementation of full resilience by 2050. COG defines Climate Resilience as the ability to adapt and absorb disturbances cause by current and future, acute and chronic climate impacts, while maintaining essential functions.
- At the July COG Board of Directors meeting, a resolution was enacted that supports and directs COG to ensure racial equity and broader community equity is incorporated into COG programs. Under the mitigation strategies in the Climate and Energy Action Plan, there are two equity actions related to planning and providing sustainable energy access for all. Additionally, there are two resilience actions related to equity, which focus on engagement with vulnerable populations, and secure and equitable energy access.
- A number of jurisdictions abstained from voting on the draft Resolution. Members felt that they needed more time to review the Resolution before voting formally, but there were no objections to the Resolution being presented at CEEPC.

7. UTILITY DATA UPDATE

Tim Masters, COG Staff

Each year, COG sends out its Annual Utility Energy Data Survey to the nine utilities that serve the metropolitan Washington region. The survey deadline is at the end of March, after which COG processes and analyzes the data, followed by a period of quality assurance with the help of utilities and local jurisdictions. COG local government members will be given access to the Utility Data Share [Dropbox folder](#). This link contains the raw data collected from each utility. There is a folder for each utility and each folder contains data for the years 2005, and 2009 through 2019 (in most cases). These raw data spreadsheets include account and consumption data. They may also contain renewable energy data, as well as streetlight data and incentive program data (depending on the utility). There is also a folder labelled “Utility Data Summaries” – this folder contains a Utility Data Summary for each year for which COG has collected data. This folder also contains an “All Years Summary. The Utility Data Summaries contain summaries of energy consumption data that are consistent with COG’s greenhouse gas (GHG) emissions inventories. Each Summary contains an Electricity overview tab and a Natural Gas overview tab, along with tabs for each utility’s energy data. The overview tabs summarize each utility’s energy data by jurisdiction and sector (residential and commercial). The All Years Summary aggregates all the utility data for all the years that COG has collected data. There is a tab for Electricity data, and another for Natural Gas data. The data is arranged by jurisdiction, utility, year, and sector (residential and commercial). There is also a Dashboard tab, which shows the data behind the Energy Consumption graph found on COG’s Climate and Energy Dashboard. This graph shows annual electricity and natural gas trends (electricity in blue, natural gas in red). The dotted lines appear where COG has no recorded data (between 2005 and 2009, and again between 2019 and 2020). The endpoint for 2020 is based on a regional goal to decrease consumption of electricity and natural gas by 1% (respectively) each year from 2015 to 2020 (this was an outcome included in COG’s Regional Climate and Energy Action Plan 2017-2020). The region is not currently on track to meet this goal - there has been a 6% increase in consumption between 2015 and 2019. However, it should be noted that consumption data is highly variable and subject to large changes based on a number of factors (e.g. weather, population growth, commercial development, etc.). The Utility Data Update was cut short, as the meeting was behind schedule.

8. NON-UTILITY FUEL USE IN BUILDINGS

Members did not discuss non-utility fuel use at this BEEAC meeting due to time constraints.

9. COG ANNOUNCEMENTS, NEXT MEETING AND ADJOURNMENT

Gina Mathias, City of Takoma Park (BEEAC Chair)

Chair Gina Mathias adjourned the meeting.

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

<https://www.mwcog.org/events/2020/9/17/built-environment-and-energy-advisory-committee-beeac-committee-meeting/>

**The next CEEPC meeting is September 23, 2020
The next BEEAC meeting is November 19, 2020**

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)