



Maryland
Department of
the Environment



Maryland
Energy
Administration

Building Energy Transition Implementation Task Force

Limited Income Housing Subgroup

Meeting 2 - September 13, 2023

Co-Chairs: Nicola Tran (DHCD) and Susan Miller (Earthjustice)
Facilitator: Cliff Majersik (IMT)



Agenda



- Recap of last meeting
- Timeline and outputs
- Case Studies (Josh Galloway, New Ecology)
- Strawman Recommendations Discussion



Recording in progress

This meeting is being recorded to help with note taking. While a summary of this meeting will be available on the Task Force website, the recording will not be.



Group Agreements



- Participate actively
- Share the Mic
- Listen closely
- Focus on outcomes
- Commit to yourself, your colleagues, your community by being as focused and as present as possible
- Speak from your own experience, but remember to keep a statewide perspective
- Focus on issues not personalities
- Respect differences of opinion
- Use raise hand or chat to avoid interrupting
- ...?



Meeting 1 Recap



Guiding Principles:

- Drive early results
- Social and racial equity & housing security
- Cost effectiveness





Schedule and Tasks



The **Climate Solutions Now Act of 2022** requires that MDE create the Building Energy Transition Implementation Task Force. The Task Force shall recommend programs, policies, and incentives aimed at reducing greenhouse gas emissions from the buildings sector. The Task Force is required to provide a report to the Governor and the General Assembly by **December 1, 2023**.





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Preliminary Recommendations



Weatherization

- One stop shop - IRA/DHCD programs can take a whole-home approach, meaning addressing other barriers, providing audits and electric load studies, covering “soft” or upfront costs such as panel upgrades, and facilitating weatherization-first approach. (For example, the Philadelphia and GHFI models)
 - Accessed with portals specific to customer type, including landlords and individual homeowners: Single family vs multifamily, other unique set of participants with unique challenges
 - Includes: Rehabilitation (including health and safety), electrification, weatherization, and maybe renewables
 - Services like financing support
 - Could be connected with MEA’s Hub; DHCD would manage One Stop Shop

Prioritization and Target-Setting

- Prioritize funding new construction projects that serve the LI market and are energy efficient and all-electric
 - Examples: NYSEDA Buildings of Excellence and Mass. Green Bank for Affordable Housing
- Prioritize funding for affordable housing, including naturally-occurring affordable



Preliminary Recommendations



Prioritization and Target-Setting cont.

- Set a clear and transparent statewide minimum limited income decarbonization target (xx units decarbonized by xx date) that all departments and stakeholders can work towards
 - Note: HB 169 requires the Green and Healthy Task Force to create a plan (for DHCD) to weatherize all limited income housing by 2031.
 - Help identify applicable funding sources. Create a plan to provide energy efficiency retrofits to all LI households by 2031. The plan is due December 1, 2023.
 - Legislature is looking at a bill to amend HB 1035 and HB 169 to include electrification and decarbonization. Should it charge the Green and Healthy Task Force to include decarbonization in its plan for 2031?
- Prioritize funding for decarbonization for LI MF owners at the time of property recapitalization

State Programs

- Given ongoing and expected increases in state program needs towards limited income housing programs that “leave no one behind” and related decarbonization efforts by a variety of state agencies, the Maryland Department of Budget and Management should evaluate whether sufficient staffing and planning is available to meet demands to the General Assembly and the Governor.
 - Consider the Climate Solutions Now Act of 2022
- Provide compliance staff to assist affordable housing with applying and completing energy efficiency/electrification programs in compliance with the BEPS compliance extension rules



Preliminary Recommendations



State Programs cont.

- Allow the Hub under the Maryland Energy Administration to serve as a consolidated entry point for current and future programs to reduce market confusion and barriers to entry for building owners serving the Limited Income Housing sector (through partnerships with EmPower, DHCD, local community groups, CAP agencies for LIHEAP bill support, etc.)

Funding Avenues

- Allow Medicaid to fund decarb for health benefits
- Consider redirecting or phasing out subsidies that currently exist for gas equipment, projects, or infrastructure towards electrification needs of Limited Income communities
 - Example: STRIDE

Other

- Provide incentives to contractors to serve LI market through improved rebates, reduced processing time, tax breaks, or similar
- Make sure programs do not require up-front payment from residents (e.g avoid post-construction rebates)
- Incorporate BEPS considerations into housing subsidy awards, such as the DHCD Qualified Allocation Plan (QAP) process



THANK YOU



See you at the Task Force meeting September 28th and at our 3rd subgroup meeting on the 29th, 10am-12pm ET.

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