

Electrification

How can the state jointly pursue energy efficiency and electrification?
How can heat pumps and other appliances become more feasible to be installed?
CONSIDER: Challenges, Existing Resources, Needs

Promote and incentivize building weatherization and insulation upgrades

Consider the role for hybrid heating solutions

Ensure there are consumer protections against fraud or problematic installations

One major challenge is the utility company getting up to speed and demand and usage with a more realistic methodology

support the market valuation of energy efficiency in homes

Maryland utilities can be a partner to the state in promoting both programs in a complementary fashion.

Provide a tie-in with on-site solar when possible

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Utility data can be a powerful tool for targeting customers with best prospects for electrification. BGE, with dual fuel data, should lead this. There are models from CA.

Quick home energy assessments seem to be effective and popular - utilities/state create/couple with a quick home electrification assessment?

Make energy efficiency a standard part of home sales, include energy audits so prospective homeowners understand current home efficiency

Stop providing ratepayer funded incentives for installing gas-fired appliances

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Clean heat law or regulation under Clean Air Act

Increased outreach and assistance to homeowners

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midstream is more than incentives, but also influences what is stocked and recommended

consider midstream incentives to narrow margins for CC heat pumps

EmPOWER has a midstream HP program but it is not very effective; needs reforms, including more streamlined statewide implementation

Clearly advertise the electric incentives to homeowners and contractors so they are easy to quantify, understand, and redeem the credits

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Better training and clarification for all contractors so they don't, for example, keep recommending gas furnaces

Focus on market transformation, integrated approach (supply chain, incentives, data, education, codes)

Possible non-financial incentives- make the process easier for projects that are electrifying buildings

The electrification tools are currently available, having it happen is highly dependent on incentives and education

Try to standardize "installation types" with well defined identification criteria so installation process isn't unique every time, to help installation efficiency

need weatherization for market rate customers as well

Compensate for peak load reduction

Market rate customers also need help with whole-building upgrades, e.g. bundling weatherization with electrification as a package incentive or program

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Need clarity on State versus Local (County) adoption and implementation (timing and requirements)

This has nothing to do with non-covered residential buildings

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Incentives and Financing

prioritize large carbon reductions

What are the distinct challenges of condominiums vs single-family homes vs multifamily rentals?

How could existing programs be expanded or modified to support electric and efficient appliances?

What type of new financing or incentives support different building types with varying financeable qualifications (commercial tax credits, direct subsidy payments, on-bill financing)?

Re On-bill: IRA could provide low/no cost capital for this. (e.g. GHG Reduction Fund)

consider on-bill financing with a cap that keeps the energy bill lower, but finances electric heating. Financing it with the savings. Sort of like an ESCO for homeowners

Expand the state green bank programs

incentives need to be higher in this market without regulatory sticks, to influence up-front decision making.

Builder incentives versus homeowner incentives. Give builders more reasons to electrify. (NC)

Look for innovative financial approaches to reduce upfront cost - such as leasing equipment for a low monthly payment

Consider creating programs specific to rental properties with incentives that benefit both property owner and renters

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in unit systems its hard to target at scale

can use tariff authority and not be debt-based

Multifamily upgrades are likely paid by landlords but the operational benefits are received by the tenants = less incentive for landlords to upgrade

Engage private equity funds to support long term leases or financing

Rebates/incentives that can lower upfront costs seem easiest and most needed for SFH or condo owners.

home energy checkups--could be more electrification focused - encourage panel upgrades prior to end of life replacement

End of life: central A/C upgrades are a good opportunity, but panel upgrades can be a sticking point--need to get ahead of that with proactive upgrades

End the competing incentives for high-efficiency gas furnaces

Incentive programs from utility or tax credits are much more difficult for condos to navigate. They either fall into commercial or residential but could use targeted help

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MUST be easy to use and access

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Fannie Mae and Freddie Mac interest rate incentives for electric apartment buildings. Fannie Mae and Freddie Mac supplemental loan availability to finance green initiatives

Align green building programs (LEED, EarthCraft) with available incentives

For multifamily, Fannie Mae and Freddie Mac interest rate incentives for electric buildings and availability of supplemental loans for green initiatives

Condo buildings may also have central systems to replace. Condo board education on unitized choices and central system choices.

Develop a program to take advantage of bulk purchasing to reduce the cost of electrification projects

co-ops also key

Condo buildings could benefit from bulk purchasing if units are around same age and for replacement.

Education and Outreach

What efforts can grow homeowner action towards decarbonization and energy efficiency?

How can the state and other parties support an increased participation from the workforce, education, and private sectors?

