



Baltimore

Getting Green for Going Green

hosted by the Affordable Housing Committee

“ Show me the Money ”

October 22, 2024



2012



- Energy Procurement
- Benchmarking
- Utility Rebate Support
- Energy Efficiency
- PACE financing

Today



Outsourced Energy Department

Energy Efficiency Reduces Risk

- Energy Efficiency: Value Added to Properties & Loan Performance (Freddie Mac)
- Study: Buildings with Poor Energy Efficiency Default at Higher Rate (ULI)

https://sf.freddiemac.com/docs/pdf/fact-sheet/energy_efficiency_white_paper.pdf

<https://urbanland.uli.org/sustainability/study-finds-buildings-poor-energy-efficiency-default-higher-rate>

Where are you in the process?

- Operating an existing property
- Planning capital upgrades
- Renovating or repositioning a property
- Building a new property



Use existing BG&E incentives



Examples

- Air Cooled Chiller \$250 per ton
- VRF Heat Pumps \$400 per ton
- Heat pump water heaters \$500-\$1000 dollars
- New Construction Performance Incentives
- Technical Support 50% of the cost up to \$20,000

https://bgesmartenergy.com/sites/default/files/BGE_CI_ESFB_Incentive_Sheet.pdf

Getting Started

- Design team help
- Use your equipment vendor technical support
- Don't overlook custom incentives



Help your residents

- LED Lighting
- Smart Stripes (Power Strip)
- Low flow faucet aerators and showerheads



Lower your replacement cost

- 50% of the cost of energy-efficient appliances (Commercial or Residential Accounts)
 - Air Purifiers
 - Clothes Dryers
 - Clothes Washers
 - Dehumidifiers
 - HVAC Systems
 - Hybrid Heat Pump Water Heaters
 - Pool Pumps
 - Refrigerators

Email: Business@BGESmartEnergy.com

<https://bgesmartenergy.com/business/business-programs/energy-solutions-business/multifamily-tenant-equipment>



Buildings with central heating and cooling

- Optimize operations and performance
- Building Tune-up
- Cost share of 15%



<https://bgesmartenergy.com/business/business-programs/building-tuneup>

Other Sources of Capital

- PACE Financing
- Freddie Mac Multifamily Green Advantage
- On-bill financing



Benefits even if you don't pay the bill

- Reduced Capacity Charges (Going up 800%)
- Reduced Demand Charges
- Improved NOI



Future Changes

- Utilities are helping with Benchmarking data (required for multifamily building over 35,000 GSF)
- Every rate payer pays into the EMPower MD program
- Each utility handles the incentives differently and review annually



Questions?



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