



17 January 2025

The Honorable Senator Brian Feldman  
Chair of the Education, Energy, and the Environment Committee  
2 West  
Miller Senate Office Building  
Annapolis, Maryland 21401

Re: Letter of Support for SB 0247  
Housing and Community Development – Greenhouse Gas Emissions Reductions – Issuance of Loans  
and Achievement of Targets

Dear Chair Feldman and members of the Education, Energy, and the Environment Committee:

I am writing to voice AIA Maryland's support for Senate Bill 0247 –Greenhouse Gas Emissions Reductions – Issuance of Loans and Achievement of Targets. AIA Maryland represents nearly 2,000 architects in the state of Maryland and advocates for the profession and the quality of the built environment. Many of our architect members play an important role in planning, design, and building system updates for low to moderate income multifamily residences. Adding low interest to zero interest loans to the funding options these properties have, to meet their Greenhouse Gas Reduction Goals, creates another pathway that may result in beneficial electrification, weatherization or other GHG reduction measures that would allow residents to live in a cleaner/healthier environment.

Maryland residents are acutely aware of the rapidly increasing utility costs and the higher energy burden that rate increases place on the low to moderate income community. This legislation may enable a greater breadth of GHG reduction measures to occur in low to moderate income properties and provide direct benefits to Maryland residents.

The key points of this legislation are:

- Adding loans to this GHG reduction program, broadens financing options to it easier for implementing projects.
- Deferred repayments and maturities of these loans may align well with anticipated payback periods of upgrades or greater flexibility of building envelope upgrades which may allow more flexibility than grant programs, and may yield a benefit for the expected useful life of the building, not just that time frame of equipment within the building.
- More residents may benefit sooner by living in healthier environments and having a lower monthly energy burden with GHG upgrades to properties.
- In a time when state budgets are tight, this does not require additional state funding, it simply provides greater flexibility.

Implementing upgrades to buildings and building systems can be challenging, but it is needed to maintain comfortable, durable places to live. This bill makes it easier to update properties and building systems through a broader path toward achieving the Greenhouse Gas reduction goals established in the Climate Solutions Now Act of 2022. This helps meet GHG reduction targets, it helps many of our residents who are

most acutely affected by energy rate increases, and it has no additional impact on state funding needs. We are pleased to support this bill and we ask for your to vote in favor of SB 0247.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. R.' with a long horizontal stroke extending to the right.

Chris Parts, AIA  
Director, Past President, AIA Maryland