



19 January 2026

The Honorable Senator Guy Guzzone
Chair of the Budget and Taxation Committee
2 West
Miller Senate Office Building
Annapolis, Maryland 21401

Re: Letter of Support for SB 023
Green and Renewable Energy Efficiency for Nonprofits (GREEN) Loan Program and Fund-
Establishment

Dear Chair Guzzone and members of the Budget and Taxation Committee:

I am writing to voice AIA Maryland's support for Senate Bill 023 – Green and Renewable Energy Efficiency for Nonprofits (GREEN) Loan Program and Fund-Establishment. 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 zero interest loans to the funding options these properties have, to meet their Greenhouse Gas Reduction Goals, creates a pathway that may result in beneficial electrification, weatherization or other GHG reduction measures that would allow residents to live in a cleaner/healthier environment and it may allow them to live with a considerably lower energy burden.

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 simply provides greater flexibility in developing or updating properties without an added public burden.

As an example, I am currently working on a 4 story 90 unit affordable housing renovation in Baltimore City. This project has through-wall heating and cooling units and the flat roof of the building is virtually clear. A zero interest loan for this project would enable the owner to install solar panels on the roof of the building and generate more than enough electricity to serve the needs of the entire building electrical load. The owner is working on a power purchase agreement wherein a vendor will supply and maintain solar panels

on the roof of the building in exchange for reduced rates for the common space and resident use. A loan that this program could provide the owner with a better option. It would enable the owner to purchase and install the solar array themselves. This would allow the owner and residents to have virtually no electrical costs for the 25+ year anticipated useful life of the panels.

This bill makes it easier to update properties and building systems through a broader path toward achieving the statewide Greenhouse Gas reduction goals established in the Climate Solutions Now Act of 2022. This legislation 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 023.

Sincerely,

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

Chris Parts, AIA
Director, Past President, AIA Maryland