Metropolitan Washington
Council of Governments

BUILT ENVIRONMENT AND ENERGY ADVISORY COMMITTEE (BEEAC)

Draft Webinar Meeting Summary: June 12, 2025

BEEAC Local and State Government Members in Attendance:

- Al Carr, DOEE (Chair)
- Mati Bazurto, City of Bowie, MD (Co-Vice Chair)
- Valerie Amor, City of Alexandria (Co-Vice Chair)
- Brittany Whited, DOEE
- Dale Medearis, NVRC
- Denzel John, City of Rockville
- Emma West, WMATA
- Giulia Manno, Prince William County
- Jamie Donovan, DOEE
- Janani Shankaran, DOEE
- Jane Holloman, Fairfax County
- Jenn Hatch, DOEE
- Jennifer Fioretti, Arlington County
- Jeremy Good, Montgomery County
- John Clinger,
- Joy Togo, City of Takoma Park
- Kevin Smith, Fairfax County
- Lili Pita, Fairfax County
- Lindsey Shaw, Montgomery County
- Luisa Robles, City of Greenbelt
- Maggie Beetstra, Fairfax County
- Maya Dhavale, Fairfax County
- Michelle Smyk, Prince William County
- Najib Salehi, Loudoun County
- Rich Dooley, Arlington County
- Sean Bedrosian, DOEE
- Stephen Gyor, DC Office of Planning
- Steve Burr, Arlington County
- Yi Sun, Prince William County

Additional Attendees:

- Dan Slesinski, AES Corporation
- Donna Sheler, Electrify DMV
- Fiona Wissel, ICF
- John Clinger, ICF
- Jon Jenkins, Electrify DMV
- Kathie Hoekstra, Alexandria Environmental Policy Committee Member
- Vanessa Bertelli, Electrify DMV

COG Staff:

- Alissa Boggs, COG DEP
- Leah Boggs, COG DEP
- Heidi Bonnaffon, COG DEP
- Robert Christopher, COG DEP
- Maia Davis, COG DEP
- Jeff King, COG DEP
- Tim Masters, COG DEP

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1. CALL TO ORDER AND INTRODUCTIONS

Al Carr, Branch Chief, Clean Transportation & Infrastructure, DC Department of Energy & Environment and BEEAC Chair

Chair Al Carr called the meeting to order, and introductions were given.

2. APPROVAL OF THE APRIL 17, 2025 MEETING SUMMARY

Al Carr, BEEAC Chair

The April 17, 2025, BEEAC meeting summary was approved.

3. JURISDICTION UPDATES AND ROUNDTABLE PEER EXCHANGE

BEEAC Committee Members

Jurisdiction Updates and Roundtable Peer Exchange focused on how local jurisdictions in the National Capital Region are addressing residential building electrification. Each local government provided updates in response to two guiding questions:

What support does your jurisdiction offer homeowners for switching from fossil fuel-burning equipment to efficient electric alternatives?

What barriers remain unaddressed for residential electrification?

Summary of Responses:

- **Loudoun County**: No programs currently offered, but outreach and education efforts are planned per their 2023 energy strategy.
- **Fairfax County**: Preparing to launch "Energy Compass" this fall — a concierge-style service providing tailored technical assistance to single-family homeowners.
- **Falls Church**: Recently adopted a phased ban on gas-powered leaf blowers. State policy limits direct electrification incentives.
- **City of Bowie**: Offers rebates for electrified lawn equipment, targeted retrofit programs for seniors and low-income households, and promotes community solar and BGE rebates.
- **District of Columbia**: Offers comprehensive programs including the Affordable Home Electrification Program, a retrofit accelerator for multifamily housing, rebates for non-income qualified residents, and energy coaching. Barriers include high electric rates, contractor training, and challenges in multifamily building upgrades.
- **Other**: Concerns include contractor misinformation (e.g., about heat pump performance) and identifying fair pricing versus profit-driven upselling.

Key Takeaways:

- **Common Supports**: Rebates, technical assistance, audits, and education are the most common tools.
- **Barriers Identified**: Regulatory limitations, funding gaps, contractor misinformation, affordability of electric upgrades, and complexity of multifamily retrofits.

4. MID-COURSE REVIEW: LOCAL GOVERNMENT QUESTIONNAIRE DRAFT RESULTS

Maia Davis, COG Senior Environmental Planner

Maia presented findings from the local government questionnaire regarding climate action implementation progress.

Key Highlights:

- Data Sources:
  - Local government questionnaire on climate action progress.
  - Updated GHG inventories (2005–2023).
  - Regional dashboard with performance indicators (e.g., green buildings, EV adoption).
- Green Building Database:
  - Over 5,000 LEED-certified buildings and nearly 2,000 ENERGY STAR-rated buildings regionally.
  - New jurisdiction-level data allows members to track certifications, analyze trends, and assess progress toward net-zero goals.
  - Specialized tabs track data center certifications separately, noting that many participate in green building practices even if not formally certified.
- Survey Findings:
  - 80% of jurisdictions now incorporate equity considerations into climate planning; 40% successfully engage disadvantaged communities.
  - 68% benchmark local government facilities; fewer have programs for commercial properties.
  - Over 28.5 MW of solar capacity is installed on local government facilities; ~3% of regional solar is on public buildings.
  - Widespread use of clean energy finance tools, especially PACE programs.
  - 63% promote deep energy retrofits, but few have fuel-switching programs or non-diesel backup power efforts.
- Transportation Electrification:
  - 84% of jurisdictions have evaluated local fleet EV potential.
  - 14% of fleet vehicles are battery electric or plug-in hybrid.
  - 47% support multifamily EV charging—a major implementation challenge.
- Workforce Development:
  - Increasing focus but still emerging; a June 18th meeting was scheduled to coordinate with regional workforce programs.

Conclusion:

Jurisdictions are making measurable progress, especially in green buildings and equity integration. However, challenges remain in fuel-switching, EV infrastructure for multifamily housing, and workforce readiness. Final GHG inventory data and a regional dashboard update will be released in summer 2025.

5. CLIMATE POLLUTION REDUCTION GRANTS (CPRG) PROGRAM REQUIREMENTS AND DATA CENTERS REGIONAL IMPACTS

Fiona Wissell
ICF Jon Clinger ICF

Fiona Wissell and Jon Clinger from ICF, presented on the inclusion of data center emissions in the Metropolitan Washington region's Climate Pollution Reduction Grant (CPRG) Comprehensive Climate

Action Plan (CCAP) due to the U.S. EPA by December 1, 2025.

Virginia currently hosts the highest number of data centers in the U.S., with nearly 500 statewide and more than 300 within 50 miles of Washington, DC—most of which are concentrated in Loudoun County. These facilities account for approximately 25% of all building-sector electricity consumption in the region and contribute an estimated 10% of total greenhouse gas (GHG) emissions. Although emissions from data centers are expected to plateau mid-century as the regional grid becomes cleaner, the growth in electricity demand from this sector remains a significant concern for climate planning.

ICF outlined a five-part strategy framework to help local governments manage and reduce data center emissions. First, the plan encourages increased IT equipment efficiency by adopting ENERGY STAR-certified servers and improved hardware utilization, supported by end-user education. Second, building-level improvements focus on cooling system optimization, such as hot/cold aisle containment and free-air cooling, paired with performance monitoring. Third, the plan calls for on-site clean energy solutions, including the transition from diesel to natural gas or hydrogen-ready backup generators, integration of fuel cells, and exploration of district energy systems. Fourth, ICF emphasized the importance of data tracking and transparency through better metering and benchmarking, particularly for new developments. Lastly, engagement and advocacy efforts would support local and regional policy reforms, including legislative pushes for mandatory data reporting and participation in utility regulatory proceedings to manage the broader impacts of data center electricity use.

Discussion during the presentation highlighted the challenges of accessing reliable energy-use data from data centers, which are often protected by confidentiality agreements. Several committee members noted the need to better understand the equity implications of rising electricity delivery rates, as increased demand from data centers may contribute to higher costs for residential and commercial customers. Overall, this item reinforced the importance of incorporating data center emissions into regional climate planning and offered actionable steps for jurisdictions to mitigate their growing environmental impact.

6. ELECTRIFYDC AND THE RESIDENTIAL ELECTRIFICATION IMPLEMENTATION WORKING GROUP

Vanessa Bertelli, ElectrifyDC

Vanessa Bertelli provided an overview of ElectrifyDC's efforts to accelerate residential building electrification in the District of Columbia and the broader region. ElectrifyDC recently rebranded as ElectrifyDMV, is a nonprofit organization focused exclusively on residential decarbonization. Bertelli presented current programming and proposed regional initiatives to overcome barriers to electrification, especially for homeowners and low-income residents.

Current programs include the annual Healthy Homes Fair, which engages residents and professionals on electrification technologies, and a demonstration home tour model that allows residents to see electric appliances and systems in real-world settings. The organization also runs a real estate agent training program (Real Estate Agents Leading Electrification) to equip agents with knowledge to guide buyers and sellers on efficient, electrified home upgrades.

Vanessa Bertelli highlighted several new regional tools under development. These include a regional contractor directory (drawing from manufacturer databases and linked to Google reviews), a centralized homeowner information hub for electrification resources, and better coordination of

training pathways and workforce on-ramps. The tools are designed to be open-source, reusable across jurisdictions, and adaptable based on location.
Emphasizing equity and cost challenges, Bertelli discussed the need to better inform residents about solar programs, energy efficiency options, and the drivers of rising utility costs—particularly as grid delivery charges increase. ElectrifyDMV is working to address mistrust and lack of awareness, especially in disadvantaged communities, and is partnering with organizations like Civic Tech DC and Rewiring America.

The presentation concluded with a call for regional collaboration and support from COG jurisdictions to expand these initiatives, reduce duplication, and achieve economies of scale. Bertelli encouraged local governments to help fund and participate in the shared tools and to coordinate through the Residential Electrification Implementation Working Group, which has already held over 15 meetings to align strategies.

7. 2025 ANNOUNCEMENTS, MEETING SCHEDULE AND ADJOURNMENT

All Carr, BEEAC Chair
COG Staff

In the final agenda item, Leah Boggs encouraged participation in the Climate and Energy Leadership Awards program.

Lastly, the upcoming 2025 BEEAC meeting schedule was confirmed. The meeting was then formally adjourned.

2025 BEEAC Meeting Schedule (Virtual meeting only):
- September 18, 2025
- November 20, 2025

All meeting materials including speaker presentations and video recording can be found on the MWCOG website by clicking the link below –
https://www.mwcog.org/events/2025/7/17/built-environment-and-energy-advisory-committee/