

DHCD MEEHA Greenhouse Gas Reduction Program (GHGRP) Quick Start Guide

What is it?

The program will provide grant funds to multifamily projects to reduce direct greenhouse gas emissions.

What does it fund?

- Measures that will enable direct greenhouse gas reductions
- Incidental repairs to change fossil fuel infrastructure to electric infrastructure
- Replace fossil fuel-fired equipment with electric equipment
- Energy efficiency and conservation improvements (excludes fossil fuel-fired equipment)
- Alternative energy generating systems such as solar photovoltaics

How much funding can a project qualify for?

The program offers up to \$15,000 per dwelling unit, with a project cap of \$1.25 million.

Eligibility:

- Multifamily buildings (including attached townhouses) with gross floor area 35,000 sf or more (excluding parking garage area) housing at least 51% of tenants at or below 80% AMI.
- Two or more multifamily buildings with a combined gross floor area of 35,000 square feet or more (excluding the parking garage area) that are served in whole or in part by the same electric or gas meter or are served by the same heating or cooling system(s), which is not a district energy system, housing at least 51% of tenants at or below 80% AMI.

Affordability Requirements

Projects must have at least 15 years of affordability restrictions in place. If no initial regulatory agreement exists or the current affordability restrictions have fewer than 15 years remaining, the property will be required to accept regulatory restrictions for a period not less than 15 years.

What do I need to do to apply?

1. Set up an [Energy Star Portfolio Manager](#) account;
 - (a) Follow [MDE](#) and/or EPA guidelines for creating and generating a benchmarking report
2. Submit a completed application to multifamilyenergy.dhcd@maryland.gov, include,
 - (a) Portfolio Manager [baseline report](#)
 - (b) Third party verification report ([sample](#))
 - (c) Other required application documents* listed on the MEEHA website
3. Have a [DHCD Qualified Energy Auditor](#) perform an energy audit and create an energy audit report

**Projects seeking funds through CDA Rental Lending using the 202 form do not need to submit the Application form nor "Other required application documents".*

4. Submit the Energy Audit Report and the recommended scope of work
 - (a) Include greenhouse gas emissions reductions data using the below factors for energy savings:

- i. Electric conversion factors

Year	2023	2024	2025	2026
Electricity emissions intensity (MTCO ₂ e/MWh delivered)	0.267	0.254	0.242	0.219

- ii. Fossil fuel conversion factors

Fuel Type	Metric tons CO ₂
Propane	0.00575/gal
Diesel & home heating fuel	0.01019/gal
Natural gas	0.00529/therm

- (b) Include estimated costs

Construction

A DHCD Project Manager will conduct meetings and visual inspections on a monthly basis to track construction progress. Funding will be disbursed on a reimbursement basis through a requisition process during the course of construction as work is completed and verified.

Project Completion

Annual energy use benchmarking reports need to be provided to DHCD for a minimum of **two (2)** years after construction completion. Portfolio Manager should be updated annually with the previous 12 months of utility data after construction is complete.

Congratulations on reducing your greenhouse gas emissions to help Maryland achieve its greenhouse gas reduction goals!

This is a new program. Processes and procedures are subject to change as the program matures. For more information, visit the [GHGRP webpage](#). For program questions, please contact scott.falvey@maryland.gov.

