

# About the Urban Land Institute

**ULI Mission: Shape the future of the built environment for transformative impact in communities worldwide**

A multi-disciplinary membership organization with more than 45,000 members in private enterprise and public service (about 1,000 in DC)

What we do

- Sharing of best practices
- Research reports, white papers, toolkits, and articles
- Convenings – big tent and grass tops
- Technical assistance for communities in need

**THE ULI BLUEPRINT FOR GREEN REAL ESTATE**

A net zero building portfolio is highly efficient and fully powered by on-site and off-site renewable energy sources and offsets.

- 1 ENERGY EFFICIENCY
- 2 ONSITE RENEWABLES
- 3 GREEN UTILITY POWER & ELECTRIFICATION
- 4 OFFSITE RENEWABLES, RECS, OFFSETS
- 5 TENANT ENGAGEMENT
- 6 EMBODIED CARBON

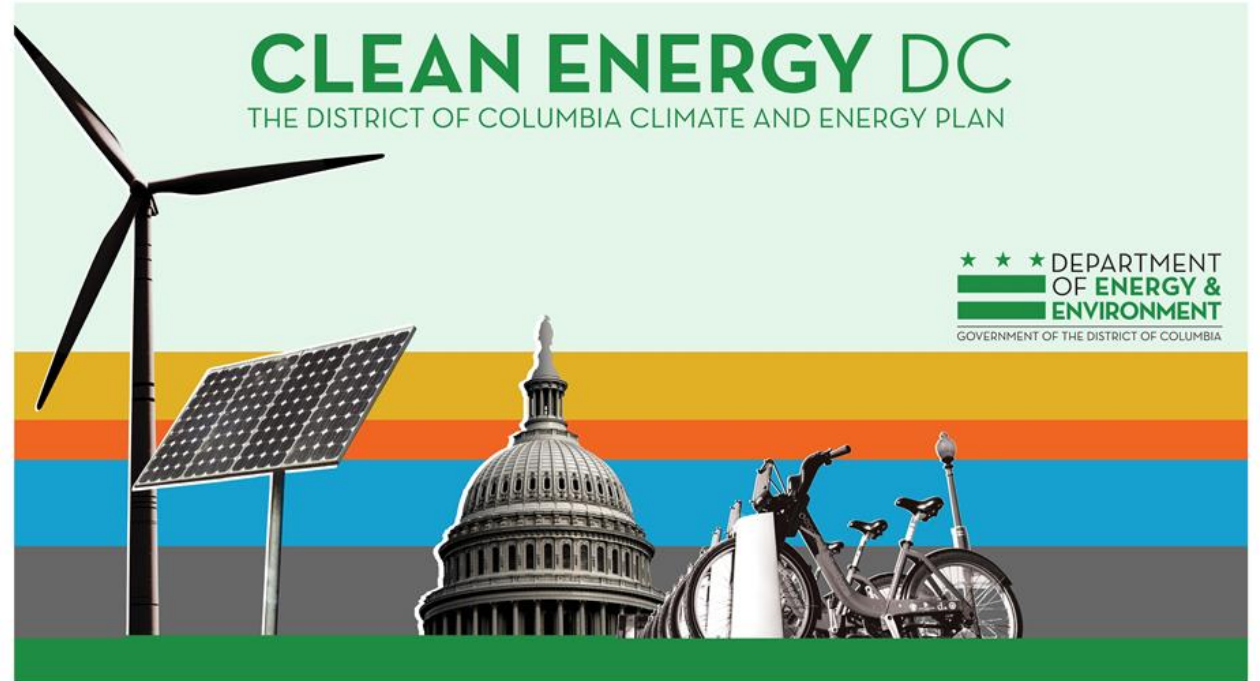
**Journey to Portfolio-Wide Net Zero**  
ULI will provide guidance, tools, and training to support members on their journey

# The root of the problem

*Regulations and incentives in Clean Energy DC are awesome, but they don't get DC to net zero by 2050*

*To get to net zero by 2050 (if not sooner) we need to do two things*

1. Invest in more renewable energy from more places, quickly
2. Shut off the gas



# 1. Getting to 100% renewable energy – Obstacles and a solution

Renewable energy doesn't fit the business model for most private real estate owners in DC

- Space
- Cost
- The split incentive
- Hold period
- Tax status
- Utility infrastructure
- Equity?

What can we do?

- DOE has proven that at scale you can get to net zero quickly and cost-effectively via an out-of-state renewable energy contract (in Pennsylvania)
- A renewable energy buyers club could leverage similar scale to get gigawatts of renewables onto DC's grid. ***ULI members could anchor and broker this deal.***
- DC could sweeten the deal with
  - Credit in BEPS for renewable energy
  - DC-subsidized RECs for MD/PA/DE renewable projects
  - New finance tools for more flexible renewable contracts

In the meantime, we can educate private owners about DC's great existing programs (Solar for All, the Sustainable Energy Utility, and the DC SREC market.)

## 2. Shut off natural gas – obstacles without a complete solution

Given current state of gas and electric infrastructure in DC, it isn't cost-effective or equitable to shut off the gas.

- Our gas infrastructure works pretty well
- Electrification retrofits are expensive and disruptive
- What can we do with the gas infrastructure once we turn off the gas?
- Big equity issues if we do this the wrong way
  - Equity in disrupting gas service, and prices
  - Equity in good jobs for a diverse workforce

### Possible solutions

- Equity first
- Incremental shut down pays for electrification
- Ground-level geothermal?

### Lingering questions

- Can we afford this as a city?
- Who pays? DOEE, Pepco, consumers, maybe the Feds?
- How does DC transition workers from gas to clean energy?

# Accelerating our progress to net zero - via a smart strategy to shut off the gas over time (and some out-of-state renewables)

## Benefits of action

- Lower cost of energy
- More predictable cost of energy
- Better environmental quality, indoors and outdoors
- New green jobs
- DC exceeds its climate goals, helping save our planet (and DC's waterfront)

## Consequences of inaction

- Energy burden continues to grow
- Environmental burden continues to grow
- No new job pipeline
- No grid-optimization
- Gas still dies eventually (but slower, and with worse economic consequences)
- DC does not meet its climate goals

Regarding Buildings and Construction, to achieve Washington D.C.'s Carbon & Equity goals, a critical obstacle to collaboratively overcome within the next 12 months is:

***the lack of a compelling decarbonization business case to accelerate building electrification and renewable energy use.***