



Hello. I am here representing Agents for the Built Environment, an advocacy group, and not the Realtors association or my real estate brokerage agency. I am a designated Green Broker by the National Association of Realtors since 2011, and I am active in many groups in the state, region and nationally as a consultant, market analyst and volunteer to reduce our carbon footprint in the building sector.

My message is simple. Investing in building energy efficiency pays dividends to the environment, the economy and society. When considering the lack of affordable housing, consider the unpredictable, but steadily rising costs of energy that falls particularly acutely on low income and moderate income households. Many of these low income households occupy older buildings with poor insulation and air sealing that result in higher energy bills, more than 4 times as high as the average.¹ We can change this. Through programs such as DOE's Weatherization Assistance Program, every dollar invested yields \$4.50 in benefits.²

Here in Maine we are so fortunate that entities such as AVESTA, MSHA, Habitat for Humanity, Efficiency Maine and others consider the whole cost of renting or owning a home by making buildings super energy efficient and making weatherization and electrification affordable for all. They are giving low income households long range advantages for a short range incremental investment.

Lack of affordable housing is a complex problem; thank you for taking it on, and thank you for including in your calculus³ the principle that the operating expenses the occupiers of the new shelter you bring forth be clean, and affordable in the process.

¹ Meg Power. 2008. The Burden of FY 2008 Residential Energy Bills on Low-Income Consumers. Economic Opportunity Studies

² https://www.energy.gov/sites/default/files/2021/01/f82/WAP-fact-sheet_2021_0.pdf

³ https://neep.org/sites/default/files/resources/Green%20Zoning%20Report_Final_0.pdf

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Member, Maine Real Estate Development Association (MEREDA) since 2016

Member, Maine Indoor Air Quality Council Board of Directors 2019 - 2020

Member, Sustainability Advisory Group, Greater Portland Board of Realtors since 2019

Member, Board of Directors, Greater Portland Board of Realtors since 2020

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Member, Maine Energy Codes Coalition since 2019

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Instructor and Author, High Performance Buildings: Green and Smart, approved by the Maine Real Estate Commission for 3 hours CE credit for Licensees and produced by The Real Estate Learning Group since 2015 and Sustainability Matters, approved by the Maine Real Estate Commission for 2 hours CE credit for Licensees and produced by The Real Estate Learning Group since 2021.