



Commercial Real Estate Advocacy 2024

Manuel Moreno
Chair-Elect
BOMA International



BOMA'S Global Reach

**19 BOMA International
affiliated associations in:**

- Australia
- Brazil
- Canada
- 11 Locals
- China
- Costa Rica
- Finland
- Greece
- Indonesia
- Japan
- Mexico
- New Zealand
- Panama
- Philippines
- South Africa
- South Korea
- United Kingdom
- United States
- 85 Locals



Overview

Policy and Programs 2024

- H.R. 1491, “Energy Efficiency Loan Program”
- 2nd Annual Public Policy Symposium – March 2024
- Exploring Emerging Energy Policy (Electrification?)
- Office Conversion Policy
- New Federal Tax Proposals
- Proposed State Legislation on Data
- Expansion of Carbon Reduction Program
 - ASAE Gold Award for Policy
 - Demonstration of Results
 - International Affiliates
- New Workforce Advocacy Programs
 - State Program Engagement

High Performance Buildings = \$\$\$

- Increased longevity and viability for your property
- Decarbonization is a legitimate business strategy
- BOMA Public Policy Symposium: Decarbonization
- Utilize resources from our Global Carbon Reduction Challenge (www.boma.org/carbon)
 - International affiliate network enables even more global impact
- BOMA International – 16 Time Energy Star Partner of the Year Sustained Excellence
- Latest BOMA Deep Dive: High-Performance Buildings

Future Energy Policy



What Will the Future Look Like?

- Elimination of Fossil Fuels
 - Solar, Wind, Hydrogen
- Mandated Net-O Buildings
 - Decarbonization
 - Decentralization
 - New Technology

Distributed Energy Technology



- **Decarbonization**
 - All Renewable Energy
 - Electrification
- **Decentralization**
 - Localized Micro-Grids
 - Advanced Energy Management
- **Technology**
 - Funding for Pre-Competitive R&D
 - Storage Technology

Future Energy Policy



We Can Reach These Goals

- BOMA's Industry Leadership
- Government Investment in R&D
- Tax Incentives
- Worker Training
- "Serious" Infrastructure Redevelopment
- Sensible State and Federal Building Policy

BOMA Policy



High Priority Initiatives

Industry Carbon Reduction



- **The Benchmarking Challenge**
 - 8,000 plus Buildings
 - First Data Set April
 - Reduction Analysis December 2023
- **Resource Center**
 - Reduction Strategies Documents
 - Includes Public and Private Information and Strategies
- **Policy Symposium – Carbon**
 - 200 Attendees
 - Press, Government Dividends

HR 1491 “Energy Efficiency Loan Enhancement Act”

- The Small Business Energy Loan Enhancement Act will expand the maximum allowable cap for SBA 504 Loans from \$5.5 million to 10 million.
- Small business owners must find funding solutions to comply with increasingly strict local, state, and federal mandates.
- In 2021, the average age of a commercial building in the United States was 53 years old.
- This legislation would provide an invaluable financial lifeline to countless small businesses within the commercial real estate industry.
- Sponsor: Jason Crow (D-CO/6) CO-Sponsor Don Bacon (R-NE/2)

BOMA Public Policy Symposium



March 5-6, 2024

Eastern Market, Samsung HQ

[www/boma.org/symposium](http://www.boma.org/symposium)

Bringing Together Government, Advocates, Industry

- **Distributed Energy Systems**
- **Carbon Reduction**
- **Discussions on Real-World Applications/Solutions**
- **Networking Opportunities**

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Programs and Resources

Building Certification and Best Practices

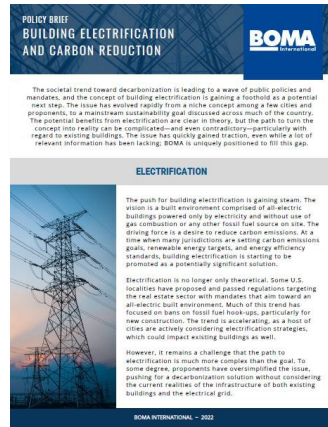


BOMA BEST
BUILDING CERTIFICATION
PROGRAM

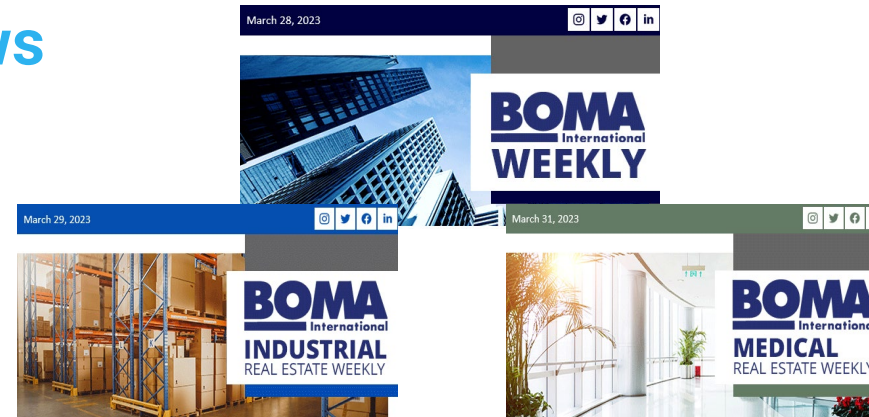


BOMA Thought Leadership and Resources

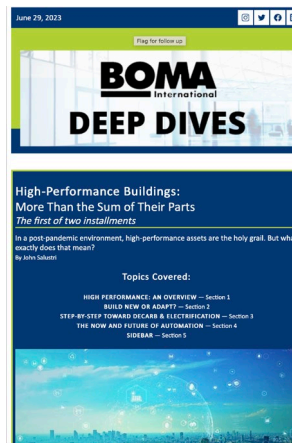
Policy Briefs



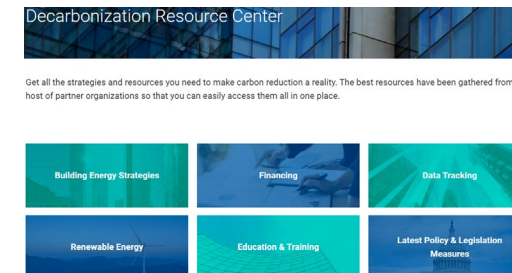
Weekly News Briefs



Deep Dives



Decarbonization Resource Center

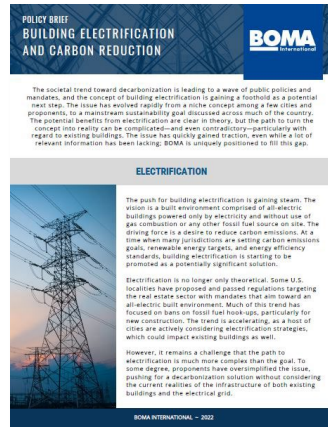


...and so much more at www.boma.org

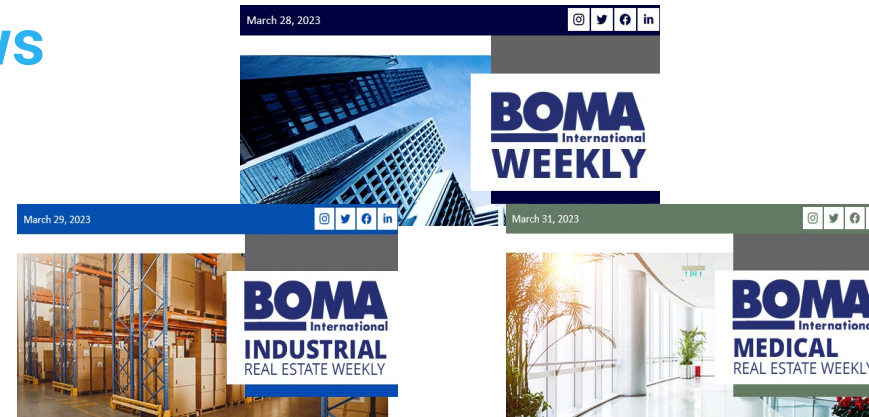


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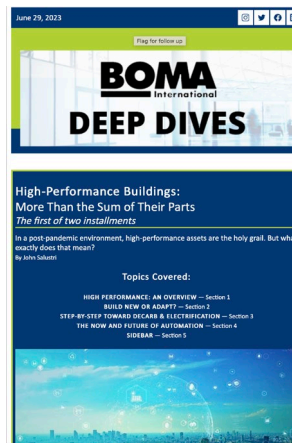
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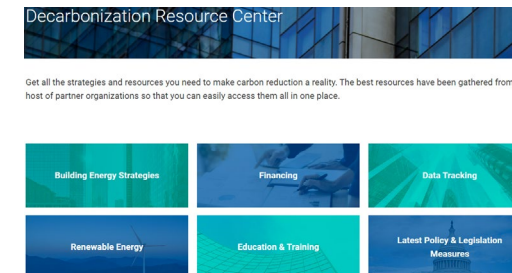
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Questions