



**Building Performance Standards  
Advisory Task Force Meeting Agenda  
Wednesday, February 16, 2022  
2:00pm-3:30pm**

**Zoom [LINK](#)**

**Meeting ID: 871 0143 5764**

**Passcode: 311698**

TIME	ITEM
2:00 PM	<p><b>Welcome &amp; Thank You.</b></p> <p><b>Land Acknowledgement*:</b> <i>We would like to open this convening by recognizing that we are on the unceded ancestral land of the Coast Salish peoples, the traditional home of all tribes and bands within the Duwamish, Suquamish, Tulalip and Muckleshoot nations.</i></p> <p><b>Quick personal Introductions.</b></p>
2:05 PM	<p><b>Steve Gelb of Emerald Cities Seattle:</b> Presentation of asset management research. See document <a href="#">HERE</a>.</p> <p><b>INPUT</b> – Conversation around concerns that were captured, and those that might have been missed. Should policies be no burden or minimal burden in emphasis?</p>
2:35 PM	<p><b>Sandra Mallory of Office of Sustainability and Environment:</b> BPS policy making timeline.</p> <p><b>INPUT</b> – Conversation around any concerns about timeline constraints, and possible remedies.</p>
3:05 PM	<p><b>Alistair Jackson of O'Brien 360:</b> Update on where we are in the audit process.</p> <p><b>INPUT</b> – Conversation around questions/concerns.</p>
3:25 PM	<p><b>Patience Malaba of Housing Development Consortium:</b> Announcement of upcoming communication touchpoints around the BPS process.</p>
3:30 PM	<p><b>Meeting concludes.</b></p>

\*The Duwamish Tribe has yet to be justly compensated for their land, resources, and livelihood. You can do something today to stand in solidarity with First Peoples of this land by paying Real Rent at [realrentduwamish.org](http://realrentduwamish.org). All funds go directly to Duwamish Tribal Services.

**BUILDING PERFORMANCE STANDARDS ADVISORY TASK FORCE**

FEBRUARY 16, 2022 MEETING NOTES

<p><b>PARTICIPANTS</b></p>	<p>Alistair Jackson, Bambi Chavez, Becky Bicknell, Bobby Coleman, Eli Lieberman, Jennifer LaBrecque (Office of Housing), Madeline Kostic, Marty Gleaves, Nicole Ballinger, Patience Malaba, Ryan Meno, Robert Shepphard, Sandra Mallory, Seth McKinney (Ecotope), Steve Gelb.</p>
<p><b>PATIENCE MALABA</b>  <b>HOUSING DEVELOPMENT CONSORTIUM</b>  <b>ANNOUNCEMENTS</b></p>	<ul style="list-style-type: none"> <li>• January 19, 2022 HDC Learn@Lunch was well-received, but it could have been better attended.</li> <li>• HDC will be creating a new website to elevate the BPS topic to HDC Membership.</li> <li>• A memo will be sent to the HDC Executive Committee to elevate the BPS topic.</li> <li>• A presentation/announcement, in partnership with OSE, will be brought to the HDC Board to elevate the BPS topic.</li> <li>• A Learn@Lunch will be scheduled for April 2022.</li> </ul>
<p><b>STEVE GELB</b>  <b>EMERALD CITIES</b>  <b>ASSET MANAGEMENT RESEARCH</b></p>	<ul style="list-style-type: none"> <li>• Presentation of asset management research to date. See document <a href="#">HERE</a>.</li> <li>• Sentiment that there is no “extra” money for retrofit work in affordable housing. Public subsidy will be needed for the affordable housing sector to comply.</li> <li>• Funding retrofits will need to happen around recapitalization events, and they are complex in terms of timing and restrictions around compliance periods, and even if you have resyndication you still have the added new costs that will need to come out of somewhere.</li> <li>• If costs exceed a Sustainable Energy Trust Loan what can owners do?</li> <li>• Different levels of cashflow result from properties with different Average Median Incomes (AMI) levels so some properties can’t recapture any costs from tenants.</li> <li>• Consider word “funding” rather than “incentives”. Owners will incur additional costs, so not really an incentive structure with a payoff outside of compliance, which is mandatory.</li> <li>• If capital subsidy can happen prior to a capital event, then when the capital event occurs you have an advantage in the improved value of the property and can recoup some costs.</li> <li>• Any building older than 1990s will need a lot more retrofit work and have more costs.</li> <li>• Can owners think of funding these costs in the same way they think of funding a new building – pulling together a portfolio of different resources? Can there be a pot to distribute to nonprofits as an intermediary and then other resources layered on?</li> <li>• Issue is that these buildings are not full of reserves, they are just getting by prioritizing upkeep, and anything else will deplete the buildings resource plan.</li> <li>• Tax credits are not the same as a lender, and tax credit compliance periods must be factored into any resource plan.</li> <li>• Robert Shepphard brings up the idea that affordable housing in Seattle is mostly non-profit ownership, but outside of Seattle not so, so State level decisions will fall unevenly.</li> <li>• Eli Lieberman offers to bring a bond analyst from the Commission to the next meeting if there are more questions around resyndication and we want an expert to ask.</li> <li>• Steve Gelb will approach smaller building owners next to understand their asset management landscape, as current information is from larger building owners.</li> </ul>
<p><b>SANDRA MALLORY</b>  <b>SEATTLE OFFICE OF SUSTAINABILITY &amp; ENVIRONMENT</b>  <b>BPS POLICY MAKING TIMELINE</b></p>	<ul style="list-style-type: none"> <li>• Find presented diagram of timeline <a href="#">HERE</a>.</li> <li>• Draft policy recommendations due July 1 but OSE looking broadly at that draft ordinance.</li> <li>• Technology Group meeting, Public Open House April 5, reaching to residential and small business tenants through Dept of Neighborhoods, meeting with labor reps, also connecting with Naturally Occurring Affordable Housing (NOAH) owners and tenants.</li> <li>• Bobby Coleman asks who else should be here contributing to BPS policy development? Association of Washington Housing Authorities? Rental Housing Association? Washington Multifamily Housing Association? Condo owners?</li> </ul>

	<ul style="list-style-type: none"> <li>• Deadlines around resource opportunities don't have any common dates as resource portfolios and terms vary from building to building and all on their own schedules.</li> <li>• Jennifer LaBrecque says she can share info about the different "buckets" of funding available to affordable housing so we can use terms in policy that are relevant.</li> <li>• Steve wonders if policy could have situational definitions rather than a blank term like "affordable housing". Address different wording to get to inclusion.</li> <li>• New BPS will accelerate the asset management cycle and there will instances where equipment cannot reach its full end of life so need to learn about lifecycles in the audits.</li> <li>• In affordable housing we use everything until it dies so hard to accept that. Can there be more incentives to get owners to move out in front of useful life timeline?</li> <li>• How do we address a portfolio in compliance – all buildings in compliance or an overall level of compliance across the total portfolio?</li> <li>• What about a best effort mindset with a menu of options that allows exploration of what might be possible for your building (windows/roof/heat, etc.)?</li> <li>• What is the value proposition cost per carbon unit saved? Where can we have impact and where are we trying to squeeze blood out of a stone?</li> </ul>
<p><b>ALISTAIR JACKSON</b> <b>O'BRIEN 360</b> <b>AUDIT UPDATE</b></p>	<ul style="list-style-type: none"> <li>• Portfolio analysis and data checking has taken longer than expected. Behind schedule now.</li> <li>• Currently we have 60 buildings with good data, and we are narrowing down to 15 total - 5 electric and 10 mixed fuels with different age and size typologies.</li> <li>• Mixed fuels buildings have different lineages – electric then mixed, mixed and then electric as well as different areas of the building that use the different fuel sources.</li> <li>• The intent of the audits is ground proofing and identifying opportunities and challenges.</li> <li>• First 2-3 audits will be used to develop the audit approach, so the remaining audits are more efficient as we will know better what to do and how to organize ourselves.</li> <li>• First 2-3 audits to be done by the end of Feb to the second week of March, remaining audits completed by 4/29/22.</li> <li>• There will be a spread of occupancy type, age of building, fuel use, and EUI (high 30s-80s). EUI doesn't reflect occupant density, so we see an EUI range of 30-80.</li> <li>• We will reach out to housing providers early next week.</li> <li>• We will learn what we need to know to approach owners - lead time needed? who are the right people to participate in the audit?</li> <li>• We want to have the audits inform policy input as soon as possible so we will provide thumbnail sketches of the learnings from the first group of audits and then build on that.</li> <li>• Jennifer LaBrecque offers her weatherization expertise, if needed.</li> <li>• Bobby Coleman asks if they need to see inside a tenant unit for the audit. Alistair says no as they are looking at envelope and central systems. Could be nice, but not necessary.</li> <li>• Question about whether Balanced Ventilation Recovery in new energy code will trigger energy code in units when going to electrification. Answer is only if the space is impacted, or if an extensive alteration is triggered. Extensive alteration is both about cost and major system upgrades. <a href="https://www.seattle.gov/DPD/Publications/CAM/cam314.pdf">https://www.seattle.gov/DPD/Publications/CAM/cam314.pdf</a></li> <li>• Jennifer LaBrecque asks if Balanced Ventilation triggering will be a part of the audit. Alistairs says it is not, and access to units would be needed to do that, but there will be an equipment inventory in the audit scope so some data to look at.</li> <li>• Steve says maybe we can apply the menu idea to the audits as well – 6 systems and you mark off what is there and have rough guess on EUI and costs for changes and we use this one-page output for analyses before starting an audit. Interactive impact logic.</li> </ul>