



**Building Performance Standards  
Advisory Task Force Meeting Agenda  
Wednesday, April 20, 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>Personal Introductions.</b></p>
2:10 PM	<p><b>Patience Malaba of Housing Development Consortium:</b> Announcements of communication touchpoints around the BPS process.</p>
2:15 PM	<p><b>Patience Malaba of Housing Development Consortium:</b> What would it take to achieve net zero buildings for our sector? A shift away from the regulatory weeds and a refocus around a vision of a cutting-edge sustainable and affordable sector. How do we get our affordable housing portfolios to net zero by 2050?</p> <p><b>DISCUSSION:</b></p> <ul style="list-style-type: none"> <li>• What steps would we take concerning capital needs?</li> <li>• What assistance would we need to take these steps?</li> <li>• When would we take these steps?</li> </ul>
2:30 PM	<p><b>Sandra Mallory of Office of Sustainability and Environment:</b> City's Pathway to NetZero Emissions and Context Setting</p> <p><b>DISCUSSION:</b> Q&amp;A</p>
3:00 PM	<p><b>Patience Malaba of Housing Development Consortium:</b> The Affordable Housing Pathway &amp; Vision</p> <p><b>DISCUSSION:</b> Draft recommendations.</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

APRIL 20, 2022 MEETING NOTES

<p><b>PARTICIPANTS</b></p>	<p>Alistair Jackson, Bambi Chavez, Becky Bicknell, James Hill, Jennifer LaBrecque, Marty Gleaves, Madeline Kostic, Nicole Ballinger, Patience Malaba, Robert Shepphard, Ryan Meno, Sandra Mallory</p>
<p><b>PATIENCE MALABA</b>  HOUSING DEVELOPMENT CONSORTIUM  <i>ANNOUNCEMENTS</i></p>	<ul style="list-style-type: none"> <li>• New BPS website and banner on HDC site. <a href="https://www.housingconsortium.org/building-performance-standards/">https://www.housingconsortium.org/building-performance-standards/</a></li> <li>• Thursday, April 28<sup>th</sup> Learn@Lunch <a href="https://www.housingconsortium.org/calendar/#levent/2022/4/18/learn-at-lunch-building-performance-standards">https://www.housingconsortium.org/calendar/#levent/2022/4/18/learn-at-lunch-building-performance-standards</a></li> <li>• Letter from Patience to membership will be going out shortly that will give the membership a BPS project update and acknowledge that the HDC Board has supported elevation of the BPS topic to members.</li> <li>• Upcoming 6/6/22 Learn@Lunch.</li> </ul>
<p><b>PATIENCE MALABA</b>  HOUSING DEVELOPMENT CONSORTIUM  <i>PATHWAY VISION</i></p>	<ul style="list-style-type: none"> <li>• Patience posits the following vision consideration: Can we shift away from the regulatory weeds and refocus around a vision of a cutting-edge sustainable and affordable sector? Knowing that people served by affordable housing are most impacted by climate change, and furthest from climate justice, can we allow our recommendations to be less restrained by fears of prohibitive costs? What would it take to achieve net zero buildings for our sector?</li> <li>• Latest Intergovernmental Panel on Climate Change (IPCC) <b>report</b> emphasized that housing is in a unique position to reduce its impact through climate-positive new construction and retrofit work.</li> <li>• General sentiment expressed by group is that we can have a roadmap conversation but without funding granularities, feasibility is restrained. However, it is good to reset a bit and re-center ourselves in our overarching goals.</li> </ul>
<p><b>SANDRA MALLORY</b>  SEATTLE OFFICE OF SUSTAINABILITY &amp; ENVIRONMENT  <i>CONTEXT SETTING FOR CITY PATHWAY TO NET ZERO EMISSIONS</i></p>	<ul style="list-style-type: none"> <li>• City is considering their Building Performance Standards policy in the context of what the State is doing around BPS and the City’s goal of a 40% reduction in building-related emissions by 2030.</li> <li>• <u>Two Tiers in WA Clean Building Standards</u>: <b>Tier 1</b> is Commercial Buildings &gt;50,000 sq ft (50-90k, 90-220k, 220k+) and <b>Tier 2</b> is Commercial Buildings&gt;20,000-50,000 sq ft &amp; Multifamily&gt;20,000+ sq ft. Find diagram with draft of State and City schedules <b>HERE</b>.</li> <li>• State has Tier 1 energy targets with compliance beginning in 2026. City will coordinate with the State’s timelines around Tier 1 buildings so Tier 1 buildings meet State energy targets and City emissions targets on the same schedule.</li> <li>• <b>State Tier 2 rulemaking is an important place for input by housing sector. Tier 2 was added last legislative session and rulemaking will happen now through 2030.</b></li> <li>• State Tier 2 benchmarking requirements and energy management and operations plans start in 2027 and 2031 looks like the first possible energy targets, but it is not clear if that will just be targets for Commercial Buildings, or for Multifamily and Commercial Buildings.</li> <li>• City is considering aligning it’s Tier 2 Commercial &amp; Multifamily Buildings emissions targets schedule with the State’s Tier 2 energy targets schedule. However, State energy targets become more stringent every 5 years, and the City is exploring a 10 year cadence with a 5 year check-in.</li> <li>• The City has been conceptualizing BPS as about emissions reductions, but there is a discussion about whether or not the City should have energy standards for Tier 2 buildings not yet covered by the State.</li> <li>• City considering if subsidized and naturally occurring affordable housing should have a different City schedule than market-rate multifamily.</li> </ul>

	<ul style="list-style-type: none"> <li>• State has Early Adopter Incentives available now (85 cents per sq ft for capital investments in energy efficiency improvements in Commercial and Multifamily over 50k). Must be 15 EUI points below the State target to qualify for these incentives.</li> <li>• City has a Clean Buildings Accelerator Program to comply with State energy standards and future City emissions standards. Funding is for coaching and some technical assistance. This funding starts this year. The City is also seeking more capital support possibilities. The Accelerator Program is for under sourced buildings, and affordable housing would be in consideration.</li> </ul>
<p><b>PATIENCE MALABA</b></p> <p><b>HOUSING DEVELOPMENT CONSORTIUM</b></p> <p><b>AFFORDABLE HOUSING PATHWAY DISCUSSION</b></p>	<ul style="list-style-type: none"> <li>• Affordable Housing Pathway Mural image <a href="#">HERE</a>. “Planning”, “Prepare Infrastructure”, “Upgrades”, and “Monitor &amp; Verify” buckets identified.</li> <li>• Concern raised that even if we had all the money needed for improvements the gap in expertise and how to schedule things out to achieve goals is paralyzing for owners so planning phase needs funding, expertise, and guidance.</li> <li>• Different funding possibilities: grants, energy efficiency programs, loan guarantee monies, private capital.</li> <li>• Issue of scale here. Should a City entity own the emissions reduction goals and take responsibility, rather than rely on the varying initiative, expertise, and funding possibilities of building owners? If there is one entity that owns the process, they could quickly gain efficiencies from their learnings from each portfolio intervention and get better at upgrades. One single institutional entity could also pull together the policies, workforce, and funding to handle the complexity of maintenance and facilitation at the scale of change needed to meet our carbon goals. We may not get where we need to go with a building-by-building approach</li> <li>• An institutional entity is an ambitious approach, but it will take time. Do we recommend an entity as how the City should move forward or is there a more tiered approach?</li> <li>• A demonstration program seems the next best step. Technical assistance focused and paired with State and Seattle City Light funding and targeting those 50+ in EUI.</li> <li>• How do we consider pilot building identification process through an equity lens? The audit buildings were selected by our research focus and availability.</li> <li>• Go for funding with buildings from HDC with the Office of Housing as a partner. Federal funding is interested in supporting community entities that are closer to the community they serve and know what is best and HDC members fall into that category.</li> <li>• Pilots are great for learning but their still needs to be some way for public resources to encourage more possible financing.</li> <li>• Energy reduction and emissions reduction are intertwined and overlapping. If have an all-electric building that has high energy use, then efficiency standards would help that building free up load on the grid and address energy poverty issues as costs of higher utility bills go to tenants and owners.</li> <li>• However, does affordable housing have the capacity to do everything – emissions and energy? Emissions reductions now are more valuable than what we might do 10 years from now. Must focus on fossil fuels and have BPS that are very straightforward and about emissions.</li> <li>• Let’s consider multi-tiered funding systems that cover those who need more and those who need less.</li> <li>• Net zero is ambitious. Maybe a pilot informs a menu of strategies that are feasible, and the policy allows for latitudes of best efforts. Phasing considerations should be thoughtful.</li> <li>• Patience will create a working document that everyone can edit. <b>Please add to the document, especially around the energy vs. emissions topic and funding clarity.</b></li> <li>• At our May 18<sup>th</sup> Advisory Task Force Meeting we will have a guest from Denver and learn from their experience. We will also get an update on what policy recs are shaping up to be.</li> </ul>