



**Building Performance Standards  
Advisory Task Force Meeting Agenda  
Tuesday, May 24, 2022  
2:30pm-4:00pm**

**Zoom [LINK](#)**

**Meeting ID: 871 0143 5764**

**Passcode: 311698**

TIME	ITEM
2:30 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>Introductions.</b></p>
2:35 PM	<p><b>Patience Malaba – Executive Director of Housing Development Consortium:</b> Discussion around draft BPS Policy Recommendations and results from the draft BPS Policy Recommendations Survey.</p> <p><b>Steve Gelb – Regional Director (Northwest) of Emerald Cities Collaborative:</b> Audit update.</p>
2:50 PM	<p><b>Abigail Corso – Chief Strategy Officer of Elevate Energy:</b> Technical support services for comprehensive building retrofits.</p>
3:05 PM	<p><b>Steve Gelb – Regional Director (Northwest) of Emerald Cities Collaborative:</b> Elevate Energy Q&amp;A</p>
3:10 PM	<p><b>Katrina Managan – Director of Buildings and Homes at the Office of Climate Action, Sustainability, and Resiliency at the City and County of Denver, Colorado:</b> The role of equity in Denver’s BPS policy development process.</p>
3:20 PM	<p><b>Sharon Jaye – Energize Denver Policy Manager at the Office of Climate Action, Sustainability, and Resiliency at the City and County of Denver, Colorado:</b> An overview of Denver’s BPS implementation thus far.</p>
3:30 PM	<p><b>Berenice Garcia Tellez – Equitable Implementation Administrator at the Energize Denver Team at the Office of Climate Action, Sustainability, and Resiliency at the City and County of Denver, Colorado:</b> Equitable implementation and community engagement.</p>
3:40 PM	<p><b>Patience Malaba – Executive Director of Housing Development Consortium:</b> Denver Q&amp;A</p>
4:00 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**

MAY 24, 2022 MEETING NOTES

<p><b>PARTICIPANTS</b></p>	<p>Nicole Ballinger, Dan Boyle, Bambi Chavez, Bobby Coleman, Abigail Corso (Elevate), Perry England, Berenice Garcia Tellez (Denver), Steve Gelb, James Hill, Sharon Jaye (Denver), Madeline Kostic, Hank Love (Elevate), Patience Malaba, Sandra Mallory, Katrina Managan (Denver), Ariella Maron, Seth McKinney, Ryan Meno, Joel Millar, Julie Neilson, Robert Shepphard, Ellen Zouras.</p>
<p><b>PATIENCE MALABA</b>  <b>HOUSING DEVELOPMENT CONSORTIUM</b>  <i>DRAFT BPS RECOMMENDATIONS</i></p>	<ul style="list-style-type: none"> <li>• Draft BPS Recommendations can be found <a href="#">HERE</a>.</li> <li>• No additions or edits requested by BPS Task Force participants thus far.</li> <li>• We are committed to Net Zero goals and see benefits for residents and housing providers.</li> <li>• Technical assistance and standards are needed.</li> <li>• Multilayered funding and financing are needed.</li> <li>• Exemptions and alternate compliance are needed.</li> <li>• Policy and metrics that reflect density – by bedroom and by occupant – are needed.</li> </ul>
<p><b>STEVE GELB</b>  <b>EMERAL CITIES COLLABORATIVE</b>  <i>AUDIT UPDATE</i></p>	<ul style="list-style-type: none"> <li>• Find the O’Brien 360 Audit Update slideshow <a href="#">HERE</a>.</li> <li>• Audit consists of 14 buildings of different ages and energy systems and sizes. All buildings above the target EUI. 10 building audits are completed and 4 are still in process.</li> <li>• Audit to understand costs but also barriers to electrification and envelope changes.</li> <li>• Currently installed electrical capacity and expansion of SCL transformers may pose significant hurdles for many sites.</li> <li>• Fossil fuel consumption generally localized to 1-3 major pieces of equipment.</li> <li>• Improving building envelopes may provide efficiency gains but require major renovation.</li> <li>• Upgrading lighting may provide modest gains in energy efficiency at a relatively low cost.</li> <li>• Concerns around replacement of major systems triggering “substantial alternation” requirements. Building Shell, Mechanical System, and Electrical System are triggers. If only alter one of those three, then will not trigger requirement.</li> <li>• Biggest challenge with audits is scheduling for access, audit itself can go pretty quickly.</li> </ul>
<p><b>ABIGAIL CORSO</b>  <b>ELEVATE ENERGY</b>  <i>TECHNICAL SUPPORT SERVICES FOR COMPREHENSIVE BUILDING RETROFITS</i></p>	<ul style="list-style-type: none"> <li>• Elevate is a nonprofit organization with staff in the Midwest and a few people in the NW.</li> <li>• Currently working in Portland in affordable multifamily efficiency program the city runs.</li> <li>• Find Elevate Power Point presentation <a href="#">HERE</a>.</li> <li>• An Affordable Housing One Stop Shop specific to the targeted building stock.</li> <li>• What are you optimizing for: reduce utility burden, decarbonize housing, improve occupant health, or preserve affordability?</li> <li>• Type of upgrades: energy efficiency, water efficiency, electrification, smart devices, health and safety, renewable energy, energy storage, EV charging.</li> <li>• Key Features of a One-Stop-Shop: Single Point of Contact, Navigate Resources, Technical Assistance, Financing, Quality Assurance, Resident Benefits. Need to see tangible benefits to residents, not just advantages to the owner.</li> <li>• Community centered program design: Landscape Analysis, Local Advisory Group, Local Partners.</li> <li>• Focus on needs of owners and residents: Outreach and enrollment, Technical Assistance, Pool of qualified contractors and oversight, monitoring, and reporting.</li> <li>• Program elements to move the market: Support for diverse contractors, Resident programs, Gap funding, Financing Products.</li> <li>• Single point of contact is the most important part of this model. Navigator is putting it all together for the owner behind the scenes. Customer Intake, Project Selection, Project Planning &amp; Funding, Project Approval, Installation/Construction, QA/QC Inspection &amp; Project Wrap-Up, Ongoing Monitoring.</li> </ul>

	<ul style="list-style-type: none"> <li>• Packages of assistance based on building assessment results. Need to have program delivery support funded if want upgrades to happen. Also need upgrade costs assistance. \$2k-\$4k per unit costs for program delivery support.</li> <li>• BPS Program Considerations: Market Characteristics, Data Access, Resourcing Program Delivery, Compliance Pathways (Subsidized vs Unsubsidized), Portfolio Management Resources.</li> <li>• Important to work with owners over their whole portfolio with a 5–10-year compliance perspective so they can plan reserves and replacements.</li> </ul>
<p><b>KATRINA MANAGAN</b> CITY &amp; COUNTY OF DENVER</p> <p><i>ROLE OF EQUITY IN DENVER'S BPS POLICY DEVELOPMENT PROCESS</i></p>	<ul style="list-style-type: none"> <li>• Energize Denver Task Force: Improving health and equity, creating jobs, bringing existing buildings to net zero energy by 2040. Task Force had 40% people of color and did workshops to develop their equity lens.</li> <li>• Link to the Power Point for all three Denver presenters can be found <a href="#">HERE</a>.</li> <li>• Reduce energy burdens and improve housing and indoor air quality by electrification.</li> <li>• 30% improvement in energy performance via EUI by 2030. Every bldg. has its own path and no exemptions for low-income buildings, so residents are sure to get the benefits.</li> <li>• Electrification at near-cost parity to existing gas infrastructure is the idea. Heat pumps when replacing, if cost effective, and incentives for under resourced buildings.</li> <li>• Incentives, Supports, and Outreach: Performance Portal, Web Resources, How-To and Check-List Materials, Targeted Outreach and Education, Technical Assistance, Financial Assistance, Community Engagement, Recognition/Awards.</li> <li>• Denver had funding through a .25% sales tax – 40-million-dollar budget for the city.</li> </ul>
<p><b>SHARON JAYE</b> CITY &amp; COUNTY OF DENVER</p> <p><i>DENVER'S BPS IMPLEMENTATION THUS FAR</i></p>	<ul style="list-style-type: none"> <li>• Goal of 30% improvement in energy performance across all buildings 25,000 sq ft+ by 2030</li> <li>• In this first 2030 phase each building has 85% percentile site EUI targets based on their benchmarking information and then will deal with next decade in 2030 to get to 2040 goal.</li> <li>• All buildings have interim targets to meet their 2030 goal and must maintain targets made.</li> <li>• Mixed-use buildings have a blended target based on the different use types in the building.</li> <li>• We learned that a decent percentage of our building managers are not benchmarking correctly – wrong square footage and building type allocations – so we have spent some time getting people to correct their benchmarking data.</li> <li>• Only exemption we have is for a pending demolition. For under resourced buildings more focused on adjusting the process than the targets – assisting them to reach their targets.</li> <li>• Alternative Compliance Options: Target Adjustment, Timeline Adjustment, Prescriptive Options only for Interim Targets, Under-Resourced Building Adjustments (adjusting process or providing technical assistance).</li> <li>• Be sure benchmarking data is good before creating targets, so the targets are accurate.</li> <li>• Have small building BPS (5,000-24,999 sq ft) where they must do install of all LEDs or Solar Installation/Purchase to meet 20% of building's annual energy usage. If they already comply, then they just need to turn in the paperwork.</li> </ul>
<p><b>BERENICE GARCIA TELLEZ</b> CITY &amp; COUNTY OF DENVER</p> <p><i>EQUITABLE IMPLEMENTATION AND COMMUNITY ENGAGEMENT</i></p>	<ul style="list-style-type: none"> <li>• Denver developed a method to identify under-resourced buildings with four metrics.</li> <li>• The premise is that communities must be co-designers in this process.</li> <li>• Identify who is affected and where they are and engage with community members and building owners and key partners to co-design the services and incentives needed for compliance.</li> <li>• Building trust is essential. With trust in place, we can build understanding within the community of what our BPS is and what it can do for them.</li> <li>• Learn about the barriers in the community (energy burdens, poor housing conditions, etc.) and then co-create services and incentives together.</li> <li>• Tangible benefits must be provided for our communities. We must meet people where they are and prevent displacement and gentrification.</li> <li>• Identify buildings that could be used in pilot projects and develop connection with owners.</li> <li>• Denver has created a building owner portal one-stop-shop and has organized advanced technical support for under-resourced buildings.</li> </ul>

<p><b>Q&amp;A</b> CITY &amp; COUNTY OF DENVER</p>	<ul style="list-style-type: none"> <li>• <b><i>Is Denver support more informational or also have some hand-holding support more like Elevate?</i></b> Prioritization status determines the different levels of support someone receives. Have general coaching first tier help center and then 2<sup>nd</sup> tier and 3<sup>rd</sup> tier support is more hand-holding for under-resourced buildings. 2<sup>nd</sup> tier might be 8-10 hours of personalized assistance (virtual audit, etc.) and then 3<sup>rd</sup> level is when people are paired with an engineering firm and get an energy audit and move forward.</li> <li>• <b><i>How is Denver helping financially?</i></b> Electrification is where city has more incentives. On the performance side of things, the city will need to see if they need to offer more help but only after combing through other available funding resources.</li> <li>• <b><i>Can you tell us more about some of your alternate compliance ideas?</i></b> We would be able to have an informal conversation about that but since we are still in that process of stakeholder engagement nothing has been formally determined yet.</li> <li>• <b><i>You seem to be working out a lot of details in the rulemaking phase. What assures your under-resourced building owners that they are going to have assistance when the details are coming out after the ordinance?</i></b> We know our community and they know that we have some real funding. The ordinance went through the City Council without conflict and all groups were aligned. The outreach work that Berenice is doing now is creating trust and understanding with community members and there was outreach before as well. We are really talking up the flexibility we have envisioned. We had basic framework rulemaking in January, and we are getting to specifics now because now we can staff the effort because the ordinance has passed.</li> <li>• <b><i>Berenice asks – Is Seattle going to have special funding for low-income housing?</i></b> Sandra of OSE says that we would love to have a special fund but there are always resource issues.</li> <li>• <b><i>Berenice asks – Seattle has so many large and affluent corporate citizens (Amazon, etc.) and I wonder how these industries could contribute to better their community. Why not?</i></b> Short answer - it's complicated and engagement is happening.</li> <li>• <b>Link for the funding mechanism for Denver's work, the Climate Protection Fund:</b> <a href="https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Climate-Action-Sustainability-Resiliency/Climate-Protection-Fund">https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directories/Climate-Action-Sustainability-Resiliency/Climate-Protection-Fund</a></li> </ul>
<p><b>MISC.</b></p>	<ul style="list-style-type: none"> <li>• Link to the video recording of this meeting <a href="#">HERE</a>.</li> <li>• Link to the HDC BPS website page <a href="#">HERE</a>.</li> <li>• <b>Learn@Lunch:</b> <b>Monday, June 6, 2022, from 12:30-1:30pm PST</b> Please forward this Learn@Lunch registration link to interested parties: <a href="https://www.housingconsortium.org/calendar/#!event/2022/6/6/learn-at-lunch-building-performance-standards">https://www.housingconsortium.org/calendar/#!event/2022/6/6/learn-at-lunch-building-performance-standards</a></li> <li>• <b>Upcoming BPS Advisory Task Force Meetings:</b> <b>Wednesday, June 15, 2022, from 2:00pm-3:30pm PST</b> <b>Thursday, June 30, 2022, from 3:00pm-4:40pm PST – LAST MEETING!</b></li> </ul>