

Built Environment and Energy Advisory Committee (BEEAC) & Housing Directors Advisory Committee (HDAC)

Joint Meeting Summary: SEPTEMBER 15, 2016

BEEAC MEMBERS IN ATTENDANCE:

- Michelle Vigen, Montgomery County (Chair)
- Dyan Backe, City of Gaithersburg *
- Lorne Bruce, City of Falls Church
- Edward Chan, City of Alexandria *
- Shane Cochran, City of Alexandria
- Rachel Healy, WMATA
- Larissa Johnson, Montgomery County
- Joan Kelsch, Arlington County
- William Marsh, Fairfax County
- Lisa Orr, Frederick County *
- Luisa Robles, City of Greenbelt
- Helen Reinecke-Wilt, Arlington County
- Najib Salehi, Loudoun County *
- Lindsey Shaw, Montgomery County
- Erica Shingara, City of Rockville *
- Molly Simpson, District of Columbia *
- Tim Stevens, City of Falls Church

HDAC MEMBERS IN ATTENDANCE

- Jesse Buggs, City of Bowie (Chair)
- Shane Cochran, City of Alexandria
- Tony Esse, Fairfax County Housing Department
- Asmara Habte, City of Rockville
- Evita Henriquez, HUD
- Louise Kauffman, City of Gaithersburg
- Dana Lewis, City of Falls Church
- Kelly Marrocco, Loudoun County
- Jennifer Skow, DC Housing Development
- Clarence Snuggs, Montgomery County

ADDITIONAL ATTENDEES:

- Alexis Blakely, DC Sustainable Energy Utility
- Kevin Chisolm, Mid-Atlantic Energy Consultants
- Jonathan Cohen, US DOE
- Raymond Demers, Enterprise Community Partners

- Katalin Peter, Greater Capital Area Association of Realtors
- Ted Trabue, DC Sustainable Energy Utility

COG STAFF IN ATTENDANCE:

- Leah Boggs, COG Environmental Programs
- Hilary Chapman, COG Community planning
- Maia Davis, COG Environmental Programs
- Paul Desjardin, COG Community Planning
- Jeff King, COG Environmental Programs
- Sunil Kumar, COG Environmental Programs
- Steve Walz, COG Environmental Programs Director
- Aaron Waters, COG Environmental Programs

(*) Indicates participation by phone

1. CALL TO ORDER, WELCOME, AND INTRODUCTIONS

Introductions from Michelle Vigen (BEEAC Chair) and Jesse Buggs (HDAC Chair)

2. APPROVAL OF JULY 21ST, 2016 BEEAC MEETING SUMMARY

Michelle Vigen (BEEAC Chair)

Meeting summary approved with no comments.

3. ROUNDTABLE INTRODUCTIONS AND JURISDICTIONAL NARRATIVES

BEEAC and HDAC Committee Members

- **Montgomery County:** Working with the Greater Capital Area Association of Realtors (GCAAR) to insert PACE financing into Housing Opportunities Commission upgrades.
- **Fairfax County:** County owned housing properties are being upgraded to more efficient and individually controlled by the occupant.
- **Falls Church:** The Smarter Growth Coalition will be hosting a walking tour of the city on Saturday, September 24th, 2016.
- **City of Greenbelt:** Energy efficiency upgrades are occurring alongside education about efficiency.
- **WMATA:** Researching the installation of between 25-50 EV charging stations on their properties.
- **City of Gaithersburg:** A \$3 million housing initiative fund will be used to improve energy efficiency in multi-family properties. The city will be taking up two resolutions: to reduce petroleum consumption and electricity usage as a part of the Maryland Smart Energy Communities program. The city recently hosted a solar co-op meeting with Maryland SUN. They are currently studying pesticides and exploring education and outreach.

- **Arlington County:** The Affordable Housing Study Working Group is updating standards for an affordable housing building loan program. They are also working on reaching low-income families through a faith-based outreach program providing education and LED lightbulbs. They are also partnering with Arlingtonians for a Clean Environment's Energy Master's program.

4. PANEL DISCUSSION: DEMONSTRATING THE NEXUS BETWEEN ENERGY EFFICIENCY AND HOUSING

Michelle Vigen, BEEAC Chair, Panel Facilitator

Jesse Buggs, HDAC Chair, Q&A Facilitator

Ray Demers, Enterprise Community Partners

Jonathan Cohen, USDOE Better Buildings Residential Network

Katalin Peter, Greater Capital Area Association of REALTORS

Ted Trabue, District of Columbia Sustainable Energy Utility

Ray Demers, Enterprise Community Partners

Enterprise Community Partners (ECP) was founded in 2005 by Jim Rouse and focuses on providing environmental quality and equity for low- and moderate-income people through affordable housing. ECP works within the guidelines of integrated design planning, location and neighborhood planning, operations, and residential engagement. In 2015, the 4th iteration of their Enterprise Green Communities (EGC) criteria was launched, focusing on environmental quality, economic vitality and benefits for low-income people, transit oriented development (TOD), resiliency, and resident health and well-being as priorities.

ECP currently has new projects undergoing certification in 39 states, with over 1,300 projects currently active and 100,000 green certified units in use. Project locations range from dense urban to rural environments, and all sizes of units. All new ECP homes are at least 15% more efficient due to the latest ASHRAE standards used in construction. Working with Earthcraft and LEED, ECP facilitates a certification program along with their building standards with pre-build and post-build documentation components.

ECP's new pilot program on health launched through the Pew Health Impact Project is designed to promote the use of health impact assessments (HIAs) as a decision-making tool for policymakers. As a part of this initiative, ECP recently released a health study for the Center for Outcomes Research and Education to look at Medicaid covered residents and how housing impacted their overall health. The study was used to determine how best to place people in affordable housing in proximity to healthcare and how that will influence usage of healthcare. A seven-year health care study is currently underway in Chicago, New York, and San Francisco that focuses on green housing renovations and its impact on children with asthma. The result will provide pre-and post-analyses of people moving into more environmentally sustainable and healthier housing.

Jonathan Cohen, US Department of Energy Better Buildings Residential Network

The US Department of Energy's (USDOE) Better Buildings Residential Network (BBRN) is a membership network that connects energy efficiency programs and partners to share best practices to increase the number of energy efficient homes. Instead of webinars, BBRN hosts 4 peer exchange calls per month to better facilitate engagement. Topics include health and energy efficiency, smart homes, and water efficiency. BBRN also provides tools, informational fact sheets, and case studies to their members in addition to recognition opportunities. Current membership stands at 283 organizations.

The BBRN's Health and Home Performance Initiative evaluates the nexus of indoor environmental quality and human health. The initiative has three phases: literature review, stakeholder engagement, and roadmap development and consumer messaging. The Building Performance Institute (BPI) has trained inspectors to look for health impacts in the home such as insulation, weatherization, and heating system upgrades. The BBRN website has a wide variety of resources including detailed information on related topics.

Katalin Peter, Greater Capital Area Association of REALTORS (GCAAR)

Recent market trends indicate that green homes are on the rise in the real estate market; however, consumers find difficulty in identifying their needs. Educating consumers related to long-term return on investment is important so that consumers make informed decisions. There is difficulty in sharing technical data in a consumer-friendly way. Although there are many online resources, the overwhelm of information to consumers is a barrier.

GCAAR's Greening the Multiple Listing Service (MLS) program assist homebuyers find green homes, establishes processes and mechanisms to give credit for green features, and promotes energy efficiency features in homes. The program also provides appraisers with aggregate data to show market trends. Agent education is a priority for the Metropolitan Regional Information Systems, Inc. (MRIS).

Collaboration is achieved by working cooperatively with local realtors via the GCAAR to promote awareness and forming partnerships. GCAAR is one of the largest local realtor associations in the US. It represents more than 8,500 realtor members from Washington DC and Montgomery County, as well as industry-related professionals who follow the real estate business. Market transformation is going to take time, patience, and education to move towards greener and more sustainable housing stocks.

Ted Trabue, District of Columbia Sustainable Energy Utility

The District of Columbia Sustainable Energy Utility (DCSEU) was formed from the Clean and Affordable Energy Act of 2008 originally passed by Council Member Mary Cheh. The bill created an independent contractor to focus on energy efficiency and social equity within the District. DCSEU is funded from a small fee on DC utility bills.

DCSEU's low-income solar initiative is the flagship project. It is the largest income-qualified solar program on East Coast. Over the last 5 years, DCSEU installed more than 500 solar photovoltaic and

thermal systems in Wards 7 and 8. Funding for this effort came from a combination of federal grants and local funding. A significant amount of rehabilitation went into the rehabbing eligible homes, many of which were older building stock and needed to be brought up to code. After the legal ability to upgrade roofs and panel boxes of older housing stock became a barrier, changes in the law allowed funding to be used for the upgrades. Residential training is also an important component for the project. DCSEU also works with the manufacturers of high efficiency appliances to provide in-store rebates for residents. DCSEU partnered with ten international manufacturers of LED lightbulbs to make the products available and distributed to all District residents a deep discount.

Discussion

- ECP has worked with the LEED Building Standard and the WELL Building Standard to sync their requirements. Collaboration with LEED has been more extensive. The WELL Building Standard focuses on healthy living programs and are stricter than LEED in that regard, proving to be difficult for ECP to align their standards with WELL.
- Because of the TOD component, ECP provides more on-site amenities for residents in rural communities with less transit availability. It also offers a technical assistance provider network and a robust resource guide on their website. ECP directs people to external sites for incentives and grants.
- WMATA does not control land use but can respond to TOD.
- The DCSEU distributes the high-efficiency lighting through contractors and at local food banks.
- New home buyers are focused on a high efficiency home while renovations are more focused on easier upgrades.
- Engaging potential home-buyers around the topics of comfort and convenience with energy savings becomes a source of gaining buy-in for efficiency upgrades. The DCSEU is a source for finding the contractors that can make upgrades financially feasible.
- The DCSEU has discussed moving into neighboring localities; however, Maryland has its own energy efficiency system with different financing guidelines.
- Greening the MLS handles quality control by educating realtors and collaboration with local governments.
- The region does not have a standardized rating system, therefore, there is lack of data related to standardized home improvements. The National Energy Audit Tool (NEAT) is a program within the USDOE Weatherization Assistance program designed to produce a prioritized list of cost-effective weatherization measures customized for site-built single-family houses

- Eco-agent is a designation for realtors through the National Association of Realtors.
- Solar leases are being addressed in the sale of homes but it is still a new issue.

5. COG UPDATES AND ANNOUNCEMENTS

BEEAC

- Climate and Energy Action Plan update: discussion will occur at next BEEAC meeting about the dashboard and local menu of ideas. COG staff is requesting feedback on the dashboard and the most important aspects of the Local Action Ideas Menu.
- George Mason University (GMU) is looking for GHG inventories from local jurisdictions. Please let COG staff know if you approve the sharing of your inventories.
- Smart Cities is offering free full passes for COG members to Smart Cities Week September 27th-29th. Please contact COG staff if anyone at your jurisdiction is interested in the free passes.
- The White House is looking for pledges on targets for electric vehicles procurement in public fleets. COG staff will forward details concerning the process to pledge and be recognized for your efforts.
- The next BEEAC meeting will focus on Climate and Energy Action Plan.

HDAC

- The next HDAC meeting will be another joint meeting with the Health Officers and is seeking feedback concerning the agenda.
- The Digital Accountability and Transparency Act of 2014 (DATA Act) is the nation's first open data law. It directs the federal government to transform all spending information into open data. HDAC will forwards details concerning how this new law will effect members.

6. ADJOURNMENT

The next BEEAC meeting is scheduled for October 20, 2016. The next HDAC meeting is scheduled for November 14, 2016.