

**Moore-Love, Karla**

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**From:** Kane, Alisa  
**Sent:** Thursday, October 19, 2017 4:22 PM  
**To:** Council Clerk – Testimony  
**Subject:** Re: Item 1142 - Portland Housing Bureau's Green Building Policy for new construction and rehabilitation

Hello,

I am emailing to express my support for the Housing Bureau's green building policy for affordable housing.

By requiring third-party certification and setting targets for utility performance and healthy indoor air quality, it really focuses on the most important part of the building – the people inside.

The policy will help the City meet the goals in our Climate Action Plan by requiring energy and water efficiencies that will reduce carbon emissions and save tenants money every month.

It also aligns well with the City's efforts to increase the use of electric vehicles and incorporate renewable energy to meet our goals for a fossil-fuel free future.

And finally, I want to compliment Housing Bureau staff, specifically Suzanne Zuniga, for her commitment to helping all Portlanders have access to healthy, efficient homes so they can thrive and contribute to a healthy, prosperous future.

Thank you,  
 Alisa

Alisa Kane, Green Building Manager  
 City of Portland Bureau of Planning and Sustainability  
 1900 SW 4<sup>th</sup> Ave., Suite 7100  
 Portland, OR 97201  
[alisa.kane@portlandoregon.gov](mailto:alisa.kane@portlandoregon.gov)  
 503-823-7082

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The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

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[www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

**Moore-Love, Karla**

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**From:** Jay Ward <Jay.Ward@energytrust.org>  
**Sent:** Thursday, October 19, 2017 2:03 PM  
**To:** Council Clerk – Testimony  
**Subject:** Portland Housing Bureau Green Building Policy  
**Attachments:** City of Portland PHB Green Building Policy.pdf

On behalf of Energy Trust of Oregon, please accept the attached letter regarding the Portland Housing Bureau's Green Building Policy.

Respectfully,

**Jay Ward**

*Sr. Community Relations Manager*

Energy Trust of Oregon  
421 SW Oak St., Suite 300  
Portland, Oregon 97204

503.445.7603 ext. 203 DIRECT  
503.546.6862 FAX  
[energytrust.org](http://energytrust.org)

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✦ Please consider the environment before printing this email.

188655

October 18, 2017

421 SW Oak St., Suite 300  
Portland, OR 97204

The Honorable Mayor Ted Wheeler  
Commissioner Chloe Eudaly  
Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Dan Saltzman  
1221 SW 4th Avenue, Room 110  
Portland, OR 97204



Dear Mayor Wheeler and Commissioners:

On behalf of Energy Trust of Oregon, I write today to commend the City of Portland Housing Bureau for its outstanding work to craft a building policy that will help low-income citizens save energy, and importantly, money on their future utility bills.

Energy Trust of Oregon is an independent non-profit organization, serving the customers of Portland General Electric, Pacific Power, NW Natural, Avista and Cascade Natural Gas. Since 2002, Energy Trust has helped those customers save over 600aMW of electricity and 52 million therms of natural gas, as well as generate 121 aMW of clean renewable energy. Our programs serve both commercial, industrial and residential customers, including Portland's Water Bureau, Bureau of Environmental Services, Bureau of Transportation and notable for the policy before you, the Portland Housing Bureau (PHB).

Pursuant to our grant agreement with the Oregon Public Utility Commission, Energy Trust does not support or oppose ballot measures, candidates or matters before the City Council. I write today to provide context regarding how the proposed Green Building Policy could interface with Energy Trust programs and not to advocate for a specific outcome related to this proposed ordinance.

The Green Building Policy before you has several provisions that can leverage Energy Trust programs and financial incentives to assist the City in meeting its housing and sustainability objectives.

- 1) The inclusion of decreasing Energy Use Intensity (EUI) metrics into PHB New Construction requirements can help the City analyze, track and drive down the long-term energy use for owners and tenants alike (§ E 1(b)(1)).
- 2) Similarly, requiring all new eligible buildings to be both solar photovoltaic (PV) and Electric Vehicle (EV) ready would enable residents to more quickly take advantage of recently enacted state

**Board of Directors**

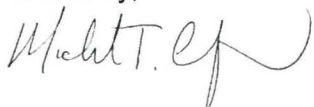
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Oregon Department of  
Energy, Special Advisor  
Stephen Bloom,  
Oregon Public Utility  
Commission  
Michael Colgrove,  
Executive Director  
Mariet Steenkamp,  
Chief Financial Officer

Community Solar and transportation electrification policies while avoiding more costly retrofits in the future (§E 1(b)(3)).

- 3) Energy Trust programs deliver cost-effective energy savings to our utility partners' customers, utilizing cost-effectiveness tests approved by the Oregon Public Utility Commission. By directing developers to register projects in Energy Trust's multifamily program (§ E 1 (b)(4)), the City and PHB will know that such projects were able to access Energy Trust training and incentive offerings early in the development process, thereby acquiring energy savings in the most efficient and least costly way.
- 4) Including Operations and Maintenance (O&M) requirements into the policy demonstrates the City and PHB's efficiency commitment and recognizes the vital role building managers and tenants can play to sustain energy saving levels during occupancy. Energy Trust's Strategic Energy Management program has helped the City improve performance at several city-owned facilities and we would be pleased to share our findings if requested to do so.

In summary, Energy Trust of Oregon recognizes that Portland Housing Bureau staff have developed a comprehensive and thorough plan which, if adopted, could help the City of Portland to better serve its low-income citizens while achieving energy and utility bill savings and Climate Action Plan goals. Should you choose to adopt it, Energy Trust of Oregon eagerly anticipates working with PHB staff to optimize its many benefits.

Sincerely,



Michael Colgrove  
Executive Director  
Energy Trust of Oregon

**Moore-Love, Karla**

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**From:** LA Edwards <lakesr49@msn.com>  
**Sent:** Thursday, October 19, 2017 10:38 AM  
**To:** Council Clerk – Testimony  
**Subject:** Public comment for items 798-800  
**Attachments:** Letter to City Council PC for items 798-800.doc

Please see attached and enter into the record.

Sent from Mail for Windows 10

**TO: City Council of the City of Portland, OR**

**FR: Abdul Love, President of Gus Miller (IBEW LU 48) Chapter of EWMC**

**RE: Public comment for items 798-800**

Date 10.19.17

Dear Council Members,

I write on behalf of the Gus Miler Chapter of the Electrical Workers Minority Caucus to let you know that we oppose the City Council adoption of the Community Equity and Inclusion (CEIP) Resolutions, unless it includes the amendment from Commissioner Saltzman and seconded by Commissioner Fritz to apply a CBA to any projects over \$25 million. This amendment will ensure:

- Clear direction to the City on applying the Community Benefits Agreement (CBA) on all projects \$25 MM and above
- Better efficiencies for large Public Projects by eliminating project-by-project assessments and negotiations
- Increased opportunity to apply a proven tool in the CBA to large capital projects resulting in more earned wages and contracting revenue for women and people of color in the community

If you cannot adopt the proposed amendment, we oppose the CEIP resolutions and urge you to vote no and not pass CEIP into policy in its current form.

We see the CEIP as significantly flawed for the reasons set forth below, and a policy that will not benefit underserved communities or create equitable economic opportunities on publicly funded capital projects.

All CBA pilots came in ahead of time and under budget. They exceeded nearly all diversity goals and targets, oftentimes double and triple the stated goals. There was true Community oversight and investment in community capacity building. There was transparency of data reporting and accountability of the Contractors and Subcontractors.  
The City needs to carry on and build on the success of the CBAs with clear language in the Resolutions that directs them to do so.

The CBA has been the single best tool in the City's efforts to achieve the goals of equitable outcomes for diverse, historically excluded community members. Critical to the success of the CBA were the following components: (1) true partnership and commitment between City, community, contracting and labor partners through the use of a signatory agreement; (2) transparency in process, strategy and outcomes and the involvement of affected stakeholders from the ground level; and (3) shared oversight and accountability measures where



all parties (community, labor, contractors) are involved in the oversight process in real time and are accountable for delivering on contracting and workforce equity goals. The CBA is the product of years of collaboration with community, contractors, and labor. **All** community entities, labor and contractors were invited to the table early on in the process. No one entity was pleased with everything but all parties involved agreed to something that was equitable and fair to everyone involved. This formula, which is the true recipe for success in the City's diversity efforts, includes:

- **High road construction career pathways** that pull people out of poverty
- **A collaborative and transparent process** between the involved stakeholders and the City
- **Clear and explicit goal setting**
- **Clear engagement and commitment secured by all relevant parties**, specifically including the City, training providers, community partners, contractors, and labor unions, **who become party to a signatory agreement on the respective project**
- **Built-in financial funding and mechanisms to support the necessary community capacity building at the workforce and contractor levels** of not less than 1% of hard construction costs
- **Ongoing real-time data monitoring and meaningful oversight and accountability** through an oversight group composed of all stakeholders – City, contractors, labor, and community organizations

The CBA template we are advocating for builds on the proven results and successful mechanisms of the original City of Portland CBA from 2012, integrates the lessons learned from the two Water Bureau pilot projects, and also includes the negotiating outcomes from the recent Multnomah County courthouse Project Labor Agreement (PLA) conversations. It is essentially the same formula that worked so well on the CBA pilots, but with improvements made, including:

- increasing the diversity % goals
- increasing the amount of the 1% fund allocated for workforce outreach and support services
- creating a pathway for non-represented employees to file grievances if needed
- formalizing conflict of interest and Oversight Committee role and responsibilities language
- adding anti-harassment efforts as a retention strategy

Conversely, the proposed CEIP falls short in many areas and will struggle to succeed, both in its ability to produce real outcomes and in its implementation actually bringing notable results in an efficient way. This is due to the document, as written, lacking the critical components that contributed to the historic success of the CBA, such as real enforcement and meaningful community partnership. Below is a summary of many of those issues with the CEIP.

#### **CEIP issues:**

- **Decreased Funding and transparency for workforce equity**

- There is no transparency for the grantmaking process nor specificity that the funds would support activities that are directly related to construction workforce. The only place where the funds are mentioned are with contracting technical assistance “as requested by the Owner” (pg. 22), not with workforce development or equity.
- **Decreased Workforce goals and standards**
  - Loophole: “Exemptions to the percentage goals set forth in the Partnership Agreement shall be assessed on a project-by-project basis through the Contractor’s and Owner’s assessments of the scopes of work for each trade implicated in the Project, current marketplace availability for such trades, and historical disparity data and other assessment as reviewed by the CEIC.”
  - No requirements for Contractors to submit a workforce outreach and recruitment plan to the CEIC
  - The source for hiring now includes CBOs which may not be BOLI-approved programs
- **No Community Oversight**
  - The “Community Equity and Inclusion Committee” (CEIC) has no decision making or enforcement authority
  - Project data will be reviewed by the CEIC quarterly, instead of monthly, unless more frequent reviews are requested and approved
  - The CEIC has no clear makeup except that they have added a seat for non-diverse, majority contractors
  - The membership includes a seat for the “Building Trades: union and non-union” which doesn’t really make sense, since the Building Trades are a union organization
  - The CEIC is tasked with all the utilization goals: they have been taken out of the main document and instead inserted into the Exhibit A which describes the responsibilities of that committee
  - The appointment of committee members would be decided by the Director of the Office of Equity and Human Rights, as well as the Chief Administrative Officer and Bureau Directors.
  - Exemptions to the contracting and workforce goals will be decided by the Owner and “reported to the CEIC.”
- **Decreased Contracting diversity**
  - The City’s Prime Contractor Development Program (PCDP) will be used as a “first source, in either direct contracting or soliciting for bids...” (pg. 21) for any subcontracting opportunities.
  - PCDP will be the first source and Contractors only go to other sources if they receive less than two bids.
  - The document specifies that the contracting diversity goals will not include “Specialty work,” based on a project by project assessment of the “market availability” of diverse firms to achieve the work.
- **Watered down Enforcement**
  - The liquidated damages for non-compliance have been reduced from \$500 per day for each violation to \$250 per day with a \$2,000 total cap.



188655

Thank you for your consideration. We hope that the City will do the right thing and adopt policy tools that will advance tangible economic opportunities for women and people of color on large capital public projects. Please use the CBA template, the model that has been proven to work.

Sincerely,

**AFFORDABLE HOUSING GREEN BUILDING POLICY**IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (PRINT)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

<del>JOE WATTS</del>		
<del>Muni Says No To Abu Ghraib Tactics</del>		
✓ ISAAC JOHNSON	38 NW DAVIS, SUITE 300	ISAAC.J@ANKROMMOREAN.COM
✓ Mike Steffin	Walsh Construction	

**Moore-Love, Karla**

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**From:** Travis Phillips <Travis@pcrihome.org>  
**Sent:** Wednesday, October 18, 2017 3:35 PM  
**To:** Commissioner Fish; Wheeler, Mayor; Commissioner Eudaly; Commissioner Fritz; Commissioner Saltzman  
**Cc:** Zuniga, Suzanne; Council Clerk – Testimony  
**Subject:** Testimony/Feedback on Portland Housing Bureau Green Building Policy

Mayor Wheeler and Commissioners Fish, Saltzman, Fritz and Eudaly –

Due to time constraints at today's Council meeting, I didn't get a chance to offer commentary to you verbally regarding Portland Housing Bureau's proposed green building policies, but wanted to ensure my feedback was communicated regardless.

First, allow me to (re) introduce myself: Travis Phillips, Director of Housing Development for Portland Community Reinvestment Initiatives (PCRI), a non-profit community development corporation serving Portland's affordable housing needs—both rental and ownership—targeted largely in North and Northeast Portland and among Portland's African American community.

As developers of affordable housing who are focused on building and operating high-quality housing long into the future, we know it is not sustainable to simply build housing cheaply. The green building policies proposed by the housing bureau acknowledge this understanding and continue the bureau's commitment to durable, efficient and healthy homes—of critical importance for the lower-income people who live in these homes. It's also something we as an industry—and PCRI in particular—do well.

What is also important about the proposed policy is that it includes a base standard to verify and certify our housing as sustainable and healthy. These new policies do not require developments to seek higher-level certification, however. The policies DO ensure housing developments can focus our investments on the most cost-effective measures which deliver energy-efficiency and health benefits for the residents of these homes. These measures will often align with those which achieve higher certification levels, but the flexibility to prioritize the investments most valuable for residents is an important distinction. I appreciate the bureau's recognition of this and welcome your support of this updated policy.

I also wanted to respond to a question posted by Commissioner Fish in today's meeting about individual meters for multi-family housing units. PCRI, our development consultant, architect and contractor partners have had extensive discussions about individual unit metering for water (electric utilities are much easier to individually meter and we typically design developments so electricity is individually metered). As Suzanne Zuniga from Portland Housing Bureau remarked at the meeting, individually metering water is, at present, particularly costly. In addition, because water is metered and billed by the utility on a building level (as opposed to electricity, which is metered and billed by the individual unit), residential units must be sub-metered once water is delivered to the building, resulting in additional cost and complexity from a management perspective. There are other complexities that currently make it impractical to meter water for individual units, but we are hopeful that in the not-too-distant future, there are better and less costly options that allow us to do this. I presume the motivation behind Commissioner Fish's question was that when residents are informed about their resource use and its costs, this is valuable information to inform and promote conservation. We're absolutely in agreement with this thought and even in the absence of unit-specific information about water use, we're working to inform and educate residents about conservation.

I hope to join as Council does its second reading of the proposal. In the interim, I welcome any questions or feedback about Portland Housing Bureau's proposed Green Building Policy and how it impacts development of affordable housing or how that housing serves the needs of its residents.

Best,  
Travis

Travis Phillips  
Director of Housing Development



6329 NE Martin Luther King Jr. Blvd.  
Portland, OR 97211

T: 503.288.2923 x116 | F: 503.288.2891


**From:** David Heslam <dheslam@earthadvantage.org>  
**Sent:** Tuesday, October 17, 2017 4:00 PM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony supporting the proposed PHB green building policy  
**Attachments:** Board - PHB\_LTR\_PDX\_Council-171017-signed.pdf

Mayor Wheeler and member of the Portland City Council,

The attached letter is in support of the proposed Portland Housing Bureau green building policy, which is agenda item 1142 for 10/18/17.

-David

**David Heslam**  
*Executive Director*

E [dheslam@earthadvantage.org](mailto:dheslam@earthadvantage.org)   
T 503.968.7160 x34 / C 971-344-7173

**Earth Advantage** // Better Buildings Now  
[earthadvantage.org](http://earthadvantage.org) / [portland, or](http://portland.or)





Better Buildings Now

October 16, 2017

Portland City Council  
1221 SW 4th Ave  
Portland, OR 97204

Mayor Ted Wheeler  
Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Chloe Eudaly  
Commissioner Dan Saltzman

Dear Mayor Wheeler and Members of the Portland City Council:

Every citizen deserves a home that is durable, healthy and efficient, because such homes bring immediate benefit to residents, and deliver sound results over the long term. Fortunately, with the city's leadership, most affordable housing projects have been built above code for years.

The city's proposed green building policy for the Portland Housing Bureau creates a clear path towards a future where all affordable housing projects will be built with a focus on long term affordability through efficiency and durability, and lifelong health for occupants young and old. In the immediate future the policy ensures that new projects will have energy and water costs that are 25-30% lower than a comparable building constructed to current code.

The proposed policy sets building performance targets for energy, water and indoor air quality that will progress over time to align with the goals in the city's Climate Action Plan. The policy also allows building performance to be rated through participation in existing programs like LEED and Earth Advantage, an approach that allows the City to take strong leadership in meeting rising standards while avoiding the costs of creating new measurement programs.

Earth Advantage and many local architects and builders are ready to assist Portland Housing Bureau staff in reaching more stringent levels of performance in coming years. We strongly support the passage of this policy for the citizens of Portland.

Sincerely,

The Earth Advantage Board

A handwritten signature in dark ink that reads "Lauren S Isaac".

Lauren Isaac, President of the Board

Steve Schell  
Linda Gerber  
Nathan Good  
Holly Braun  
Jill Sherman  
Randell Leach  
David Pollock

**Moore-Love, Karla**

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**From:** Elizabeth Beardsley <EBeardsley@usgbc.org>  
**Sent:** Wednesday, October 18, 2017 9:28 AM  
**To:** Council Clerk – Testimony  
**Cc:** Marc Heisterkamp  
**Subject:** Ordinance regarding PHB Green Building Policy  
**Attachments:** USGBC\_Portland City Council\_10\_18\_17v2.pdf

Please see attached comment, for item 1142.

Thank you,  
Liz Beardsley



USGBC  
2101 L STREET, NW  
SUITE 500  
WASHINGTON DC 20037  
202 828-7422  
USGBC.ORG

FOUNDERS

David Gottfried  
Michael Italiano  
S. Richard Fedrizzi

October 18, 2017

Portland City Council  
Mayor Ted Wheeler  
Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Chloe Eudaly  
Commissioner Dan Saltzman

by email to [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)

RE: Ordinance concerning Portland Housing Bureau Green Building Policy

Dear Honorable Mayor and Councilmembers,

On behalf of the U.S. Green Building Council (USGBC), a non-profit organization with 12,000+ member companies nationwide, and our local green building community, we thank you for your efforts to provide city residents with healthy, quality, affordable housing.

USGBC is committed to transforming the way all buildings and communities are designed, built and operated through high-performance, cost-effective, green buildings that save energy, water and money. To this end, we are pleased that the City Council is considering a formal green building policy for the Portland Housing Bureau, and offer our support.

The proposed Ordinance directs the PHB to adopt a green building policy and codifies the City's broad commitment to sustainable, green construction as it applies to PHB-funded projects. The Ordinance provides specificity to ensure, through third-party certification systems and reporting on performance targets, that funded affordable housing projects achieve the desired outcomes for energy and water efficiency, renewable energy, indoor air quality, and other key areas.

Research shows that green homes and apartments enhance quality of life through improved human health, help residents save money and allow them to keep more of their income in the local economy rather than paying for ever increasing utility costs, and create vibrant neighborhoods. Importantly, housing that conforms to green building standards like LEED and Earth Advantage are independently verified through testing and documentation, ensuring that integrated solutions to energy, water, climate, indoor environment, and materials are implemented on every certified project. Without these measures, energy and water consumption places a disproportionate burden on the pocketbooks of low-income residents, as outlined in the attached brief, "Green for All." On average, households that earn \$50,000 or more spend just 3% of their income on residential energy expenditures while households that earn \$10,000 or less spend 33% of their income on energy expenses. A study of energy efficient green certified apartments in Virginia found that residents saved an average of \$54 a month, or \$648 annually, on their electricity bills, representing up to 3% of income. In aggregate, these financial benefits are significant.



Thank you, again, for the City's leadership in green building. We support the PHB Green Building Policy ordinance, and would be happy to work with the PHB to address any technical questions that may arise.

Please feel free to contact me at (202) 595-3989 or [ebeardsley@usgbc.org](mailto:ebeardsley@usgbc.org), or Marc Heisterkamp at [mheisterkamp@usgbc.org](mailto:mheisterkamp@usgbc.org), if we can be of any assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Beardsley", followed by a long horizontal flourish.

Elizabeth Beardsley, P.E.  
Senior Policy Counsel  
U.S. Green Building Council

Enclosures:

- USGBC Overview: A Prosperous, Healthy and Sustainable Future
- USGBC Policy Brief: Green for All



# A PROSPEROUS, HEALTHY AND SUSTAINABLE FUTURE

## ABOUT USGBC

The U.S. Green Building Council (USGBC®) is committed to a prosperous and sustainable future through cost-efficient and energy-saving green buildings. USGBC works toward its mission of market transformation through its LEED® green building program, robust educational offerings, an international network of local community leaders, the annual Greenbuild International Conference & Expo, the Center for Green Schools and advocacy in support of public policy that encourages and enables green buildings and communities.

LEED, or Leadership in Energy and Environmental Design, is a green building certification program that provides a framework for identifying and implementing practical and measurable green building strategies for all building types from commercial buildings to entire communities. Research finds that LEED-certified spaces use less energy, save money for families, businesses and taxpayers, reduce carbon emissions, and contribute to a healthier environment for residents, workers and the larger community.

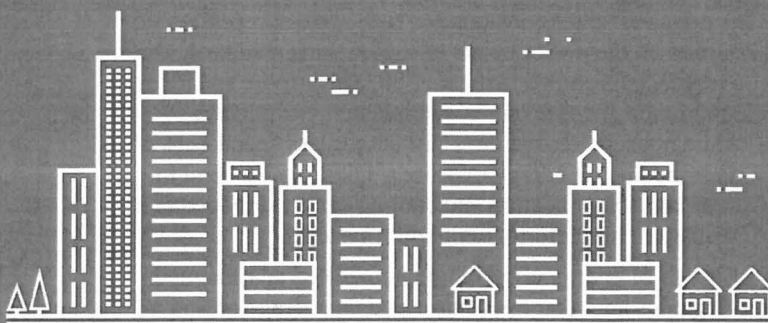
LEED has transformed how the building industry and the public consider sustainability in real estate. The most recent update to LEED, known as LEED v4, is the new standard for high-performance green buildings worldwide.

USGBC and LEED continue to expand as the green building industry continues to grow. According to the Dodge Data & Analytics *World Green Building Trends 2016 SmartMarket Report*, the global green building sector will double every three years, contributing millions of dollars to the state, national and global economy.

## LEED-CERTIFIED BUILDINGS' IMPACT

To date, there are more than 38,600 LEED-certified commercial projects worldwide, comprising more than **6 billion square feet** of construction space across all 50 states and 165 countries and territories. In addition, there are more than 350,000 LEED-certified residential units.

Between 2015 and 2018, LEED-certified buildings in the United States are estimated to generate **\$1.2 billion in energy savings**, **\$149.5 million in water savings**, **\$715.2 million in maintenance savings** and **\$54.2 million in waste savings**.



“LEED is a powerful economic development tool for revitalizing and advancing sustainable communities. Buildings, homes, schools, warehouses, infrastructure development and even entire cities are realizing their potential through green building and LEED.”

—MAHESH RAMANUJAM  
PRESIDENT AND CEO, USGBC AND GBCI



## POLICY BRIEF

## GREEN FOR ALL: HEALTHY AND EFFICIENT AFFORDABLE HOUSING

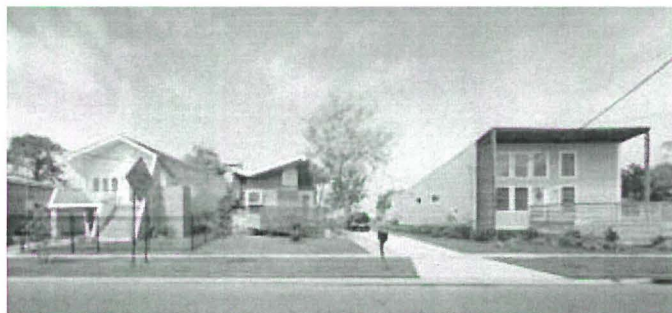


Providing efficient and safe housing to all communities, particularly to vulnerable populations is an utmost priority. Lawmakers can effectively create affordable homes with targeted efficiency policies and programs. Efficient and healthy affordable homes save residents money and enhances their quality of life through improved human health, greater disposable income, and an overall safer living environment.

## WHY GREEN AFFORDABLE HOUSING MATTERS

Energy and water consumption places a disproportionate burden on the pocketbooks of low-income residents. On average, households that earn \$50,000 or more spend just 3% of their income on residential energy expenditures while households that earn \$10,000 or less spend 33% of their income on energy expenses.<sup>i</sup> Older homes tend to have inefficient heating and cooling systems, inadequate insulation, and inferior ventilation systems.<sup>ii</sup>

A study of energy efficient green certified apartments in Virginia found that residents saved an average of \$54 a month, or \$648 annually, on their electricity bills, representing up to 3% of income. In aggregate, these financial benefits are significant to state and local housing agencies. Upgrading existing, or building new affordable housing with healthy and efficient features can provide significant financial benefits, with evidence that states could save from 15% to 26% in energy usage by implementing all cost-effective efficiency measures in the entire multifamily housing stock in the next twenty years.<sup>iii</sup>



Make It Right LEED Certified Homes in New Orleans

*Credit: James Ewing*

## POLICY STRATEGIES FOR HEALTHY AND EFFICIENT AFFORDABLE HOUSING

Government at all levels can adopt a range of policies and programs to encourage healthy and efficient affordable housing developments. Policymakers may wish to incorporate one or more of the following opportunities in their green and healthy affordable housing policies and programs:

- **Qualified Allocation Plans.** Usually administered by state housing finance agencies, QAPs can allocate greater housing credits to projects that incorporate certification to credible third party green building criteria. QAPs are the primary vehicle for states to distribute Low-Income Housing Tax Credit (LIHTC) funds.<sup>iv</sup>
- **Loans and Grants.** Governments can condition funds on green certification of the project, or make the award of funds on a competitive basis to encourage green affordable housing projects.
- **Density and Height Bonuses.** Local governments can establish minimum standards for energy efficiency or green building certification in exchange for bonuses for development density.
- **Clean Power Plan State Compliance Plans.** States can obtain credit for achieving measured and verified electricity savings in low-income housing, including double credit for efficiency in 2018 and 2019. By including this in a state compliance plan, states can potentially help create funding streams for efficiency in affordable housing retrofits and new construction.<sup>v</sup>
- **Local Permit Fee Waivers.** Local governments may waive development fees, such as fees for permits, construction, inspection, and others, for affordable housing projects meeting specified efficiency or green certification conditions.
- **Utility Programs.** State legislators can use various levers to push utilities to provide or fund efficiency services targeting affordable housing.<sup>vi</sup>
- **Technical Assistance.** Governments can educate owners of affordable housing complexes and their tenants about cost-savings gained from energy efficient homes through training programs.

## EXAMPLES OF SUCCESSFUL HEALTHY AND EFFICIENT AFFORDABLE HOUSING PROGRAMS

### ➤ Buffalo, New York - Sharing efficiency savings

Through a partnership with Homefront, a non-profit developer, the city provides superior apartments at below-market rents and gives tenants a role in the organization and promoting tenant savings. The innovative savings built into the tenant rental agreement has enabled several residents to save substantial sums during their tenancy by providing a rebate to renters who participate in People United for Sustainable Housing (PUSH) and who are current in their rent. As a result, PUSH has reduced turnover and vacancy to near zero over a three-year period.

### ➤ North Miami, Florida - Funding green upgrades

In 2011, the City adopted its Green Housing Rehabilitation Guidelines, the first in the State of Florida. The guidelines require that 100% of Federal Community Development Block Grant and Homeownership Opportunities Program funds, as well as Florida's State Housing Initiatives Program funds, must be used for rehabilitation, redevelopment, and construction projects that contribute to the greening of the city. Specifically, the guidelines require that all funds spent in these programs be used in a sustainable manner to promote energy efficiency.

### ➤ Denver, Colorado - Location-efficient mortgages

The Colorado Housing Finance Agency (CHFA) and seven metro Denver cities collaborated on an initiative to provide affordable housing near transit stations, called "location-efficient mortgages." It provides special financing benefits for qualified projects to promote low and moderate-income rental housing near Regional Transportation District (RTD) transit stations along the 150-mile rail network known as "FasTracks" in the Denver metro area. The development must create more than 50 units of affordable housing and be within 1,500 feet of a planned or existing transit station to be eligible for the assistance. This is one of the few initiatives targeted at reducing vehicle miles traveled, which improves health through lower car emissions.

### ➤ The State of Tennessee - Education for efficiency

The Tennessee Department of Environment and Conservation's Office of Energy Programs launched the Tennessee Energy Education Initiative (TEEI) with Pathway Lending and other energy resource providers across the state. TEEI launched an online resource center

with a section specifically devoted to energy efficiency in multifamily buildings. In the city of Nashville, TEEI held the Untapped Opportunities for Energy Efficiency in Multifamily Housing Workshop in 2013. At the workshop, technical experts spoke with multifamily builders, developers, property owners, and facility managers in order to address solutions to issues they faced when working on energy efficiency retrofits in multifamily buildings.

## USGBC CAN HELP

USGBC is committed to green buildings for all. We can help state and local legislators and officials develop approaches to fit your circumstances, as well as garner support from advocates and the business community for green policies. Contact us at [publicpolicies@usgbc.org](mailto:publicpolicies@usgbc.org).



King Street Housing, Burlington, VT

<sup>i</sup> National Housing Trust. (2015). *Partnering for Success: An Action Guide for Advancing Utility Energy Efficiency Funding for Multifamily Rental Housing*. Retrieved from <http://www.nhtinc.org/downloads/partnering-for-success-action-guide.pdf>.

<sup>ii</sup> Optimal Energy. (2015). *Potential for Energy Savings in Affordable Multifamily Housing*. Retrieved from [http://www.elevateenergy.org/prod/httpdocs/wp-content/uploads/EEFAPotentialStudy\\_2.pdf](http://www.elevateenergy.org/prod/httpdocs/wp-content/uploads/EEFAPotentialStudy_2.pdf).

<sup>iii</sup> Virginia Center for Housing Research at Virginia Tech. (2015). *The Impact of Energy Efficient Design and Construction on LIHTC Housing in Virginia*. Retrieved from <http://www.vchr.vt.edu/wp-content/uploads/2015/02/Housing-VA-LIHTC-Study-Full-Report.pdf>.

<sup>iv</sup> Global Green USA. (2013). *Green Building Criteria in Low-Income Housing Tax Credit Programs*. Retrieved from [http://static1.squarespace.com/static/5548ed90e4b0b0a763d0e704/t/55520ec5e4b0b1995caa0f9c/1431441093899/2013QAP\\_FINAL.pdf](http://static1.squarespace.com/static/5548ed90e4b0b0a763d0e704/t/55520ec5e4b0b1995caa0f9c/1431441093899/2013QAP_FINAL.pdf)

<sup>v</sup> Energy Efficiency for All, et. al. (2015). *Clean Power Plan Opportunities for Energy Efficiency in Affordable Housing*. Retrieved from <http://energyefficiencyforall.org/sites/default/files/CPPBrief.pdf>

<sup>vi</sup> Ibid.

**From:** Webly Bowles <webly@newbuildings.org>  
**Sent:** Wednesday, October 18, 2017 11:49 AM  
**To:** Council Clerk – Testimony  
**Subject:** Testimony in Support of PHB's Green Building Policy  
**Attachments:** Bowles Testimony in Support of PHB Green Building Policy.docx

Hello.

Attached is my testimony in support of PHB's Green Building Policy. With the schedule change, I am unsure I can be there in person.

Thanks,  
Webly

**Webly Bowles**, AIA, LEED-BD+C & O+M  
Project Manager  
New Buildings Institute

C: 503.708.8175

Follow @zeroenergybldgs on Twitter



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the built environment.  
[newbuildings.org](http://newbuildings.org)

My name is Webly Bowles. I am an energy efficiency advocate employed by New Buildings Institute; I chair the Portland chapter of the American Institute of Architect's Committee on the Environment; Am the Land Use Chair for Kenton Neighborhood Association, and a licensed Oregon Architect. Though, I speak for myself today in support of Portland Housing Bureau's Green Building Policy.

According to many studies<sup>1</sup>, **buildings offer the most impactful near-term option** for addressing carbon emissions. Buildings account for 40% of CO2 emissions and up to 75% of all greenhouse gases in some cities. Opportunities to reduce emissions from building operations are wide ranging and the PHB's Green Building Policy is one more action in our **commitment to standing in agreement with the Paris Climate Accord**.

When families with limited financial means are burdened with high energy bills, they face the prospect of losing their utility services or, worse, being evicted from their homes. As rising energy costs increase annual building operating expenses, building owners have limited means to invest in their properties while keeping rents affordable, threatening the continued availability of good quality affordable housing.

When I worked for Network for Oregon Affordable Housing and MPower Oregon, I worked to improve efficiency in existing affordable housing. I traveled across Oregon assessing buildings that house some of our most vulnerable neighbors. I can tell you that we can provide better housing. I worked as a green building consultant and I can tell you that LEED Gold does not provide buildings with equal energy and water performance.

This Policy lays out specific energy, water, waste, and air quality requirements that are complementary to LEED and will provide those living in affordable housing with improve air quality, reduced energy bills, and provide owners, like the city, reduced water bills and maintenance fees.

The City of Portland has a great opportunity to show that we're still in the climate accord and we respect our low-income neighbors.

Thank you for considering this policy.

Webly Bowles  
8414 N. Peninsular Ave.  
503.708.8175

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<sup>1</sup> [http://publications.arup.com/Publications/P/Potential\\_for\\_Climate\\_Action.aspx](http://publications.arup.com/Publications/P/Potential_for_Climate_Action.aspx)