

## **Intergovernmental Green Building Group (IGBG) Meeting**

Washington Metropolitan Council of Governments  
777 North Capitol Street, NE, Washington, DC

### **March 8, 2012 IGBG Meeting Highlights- DRAFT**

#### **Attendance**

Joan Kelsch, Arlington County  
Patty Rose, Greenspace  
Jennifer Anderson, Greenspace  
Noel Kaplan, Fairfax County  
Luisa Robles, Greenbelt  
Matthew King, HUD  
MonaCheri Pollard, DC Office of Planning  
Maribeth DeLorenzo, DC DHCD  
Eric Mackres, ACEEE  
Erika Lawson, GSA  
Lisa Orr, Frederick (teleconference)  
Marie Genedies, Loudon County (teleconference)  
Ken Lasso, Falls Church VA

#### COG Staff

Joan Rohlf  
Leah Boggs  
Julia Allman  
Maia Davis  
Alicia Lewis

#### **Call to Order, Welcome, and Introductions, Joan Kelsch, Chair**

#### **GSA Green Building Performance Report, Erika Lawson, GSA**

- Erika Lawson, of the Office of the Chief Greening Officer within the GSA, discussed highlights of the report, *Green Building Performance: A Post Occupancy Evaluation of GSA Buildings*. The report was commissioned to study the day-to-day performance of sustainably designed buildings. Performance indicators were energy use intensity, CO2 emissions from building energy use and employee commuting, maintenance costs, water use, and occupant satisfaction (evaluated via survey).
- Post-occupancy evaluations of 22 green buildings in the federal government's portfolio showed that overall, the buildings use 25% less energy, emit 36% less carbon dioxide, use 11% less water, and have lower operations and maintenance costs while increasing occupant satisfaction compared to the national average. However, the findings also highlighted the importance of operations and maintenance in achieving building performance. New technologies are being installed, but O&M practices are lagging. Training is an essential element of green building programs.
- In terms of occupant satisfaction, while occupants were not unsatisfied, their satisfaction ratings for lighting and acoustics fell below the national average. In particular, sound privacy was a concern. This highlights the need for lighting and acoustics specialists to be involved in the design process.
- Discussion:

- There was an interest in learning more about indoor air quality levels. This issue was not addressed in the report.
- Q: Did you compare modeled predictions with performance?
  - A: Not in this report, but another program is looking at this; starting to track
- Q: Are training protocols proprietary, or can they be shared?
  - A: Training was handled by contractors, will look into this.

#### **MWCOG Housing and Green Building Interface, Alicia Lewis and Leah Boggs, MWCOG**

- Alicia Lewis and Leah Boggs discussed the green building components of the Housing Program 2012 Work Plan. One of the 2012 goals contained in the Work Plan is to collaborate with staff in the Department of Environmental Programs to develop a shared COG regional green affordable housing platform. The platform will track green affordable housing programs across the region, and will be tied to the COG housing database. In particular, staff is interested in the finance aspect of green affordable housing programs, particularly utility funded resources and programs targeted at multifamily rental housing. Key resources to be used in developing the platform include case studies highlighted by the National Housing Trust, and a recent EPA report on energy efficiency and affordable housing.
- IGBG members suggested a number of additional resources and programs to consider in developing the database. First, Enterprise Green Communities has set the goal to ensure all affordable housing benefits from green practices by 2020. Second, DC programs such as the Sustainable Energy Utility and commercial/multifamily PACE should be included. Finally, research should be conducted into energy efficiency mortgage programs in the region.
- COG staff requests committee input on the upcoming Green Affordable Housing Conference to be held in September. IGBG Chair Joan Kelsch noted the group's support of the conference and offered assistance in facilitating the event.

#### **Green Affordable Housing Survey Programs, Maia Davis, MWCOG**

- Maia Davis presented the results of several questions regarding green affordable housing programs and programs contained in the Annual CEEPC survey. The survey is prescribed in CEEPC's 2010-2012 Climate and Energy Workplan. The survey asked COG member jurisdictions if they had implemented green affordable housing programs and policies, whether they were in progress, whether these types of programs and policies are applicable to the jurisdiction (for some cities, affordable housing policy is the authority of the county). This part of the survey received many non-responses. It is suspected that local governments might not have started programs or been able to get information by the survey deadline.
- Four jurisdictions have policies and programs to report. The City of Takoma Park has adopted green building guidelines, but construction permits are issued at the county level. The City of Bowie, Maryland began a Green Senior Housing Rehab Program in 2009, though it is currently suspended due to lack of funding. The program replaced old HVAC systems, insulation, ducts, windows, and doors. It also contained a requirement that all new appliances are EnergyStar certified. Arlington County has tied affordable housing into its greenhouse gas reduction goals by tracking electricity, gas, and water use in 50% of its properties. It aims to reduce total energy

and water use in affordable housing, using ARRA funds to improve efficiency. The City of Falls Church has been awarded a U.S. Department of Housing and Urban Development (HUD) Grant, in coordination with the Falls Church Housing Corporation/NHP, to enhance storm water management at Winter Hill apartments. Green roofs have also been constructed at The Spectrum.

**ACEEE Multifamily Report**, Eric Mackres, ACEEE

- Eric Mackres discussed ACEEE's recent report on efficiency increasing efficiency in multifamily housing. The project focused mainly on existing housing, but some aspects apply to new development. Twenty two million U.S. households reside in multifamily buildings, but the efficiency market for this sector is very fragmented, and thus underinvested.
- Mr. Mackres discussed a number of policies that can encourage efficiency investment, including energy efficiency portfolio standards, public benefit funds, and integrated resources plans. There was a discussion of demand response programs in Virginia, and the split incentive issue in rental units and multi-unit buildings.
- The report summarized state policy gaps in multifamily energy efficiency. DC has a high proportion of multifamily units, and was identified as having room for policy improvement. Maryland and Virginia have lower proportions of multifamily units, but also could benefit from policy improvement. It is recommended that stakeholders begin with engaging utilities in informal discussions to identify opportunities to increase multifamily efficiency.

**COG Climate, Energy and Environment Policy Committee 2012 Priorities**, Maia Davis, MWCOG

- The draft CEEPC Climate and Energy Action 2011 Progress report is currently under review. Members are encouraged to review the draft and provide comments by March 16. In particular, green building topics on pages 7, 8, 11, and 15 are of interest to this group.
- The report tracks progress on the CEEPC workplan, and sets priorities for the next goal period. The goal is for 100% of local governments in the region to adopt a green building policy, and currently 52% have done so. In 2011 green building was not an official CEEPC priority, but Chairman Fissette sees this as an important issue and is working to elevate its profile among the COG Board of Directors.

**Discussion of Washington Post Article Fairfax County's Green Building Requirements and Negotiation with Pohanka dealership**

- The article discusses recent negotiations between the Fairfax County Department of Planning and Zoning and a new Pohanka car dealership in Chantilly. Rather than meet LEED standards, the dealership submitted a list of green strategies that they argue are comparable. This raises the common issue of LEED equivalency in green building standards. Without an alternative 3<sup>rd</sup> party certified standard in the commercial sector, local governments are challenged to assure that new buildings are constructed sustainably.

**Next Meeting Date and Adjournment**

- Next Meeting: May 10, 2012
- Members with suggestions for meeting topics are invited to contact Leah Boggs ([lboggs@mwcog.org](mailto:lboggs@mwcog.org)) or Joan Kelsch.

