



# Enabling Equity Through Building Performance Standards

U.S. DOE National Energy Codes Conference

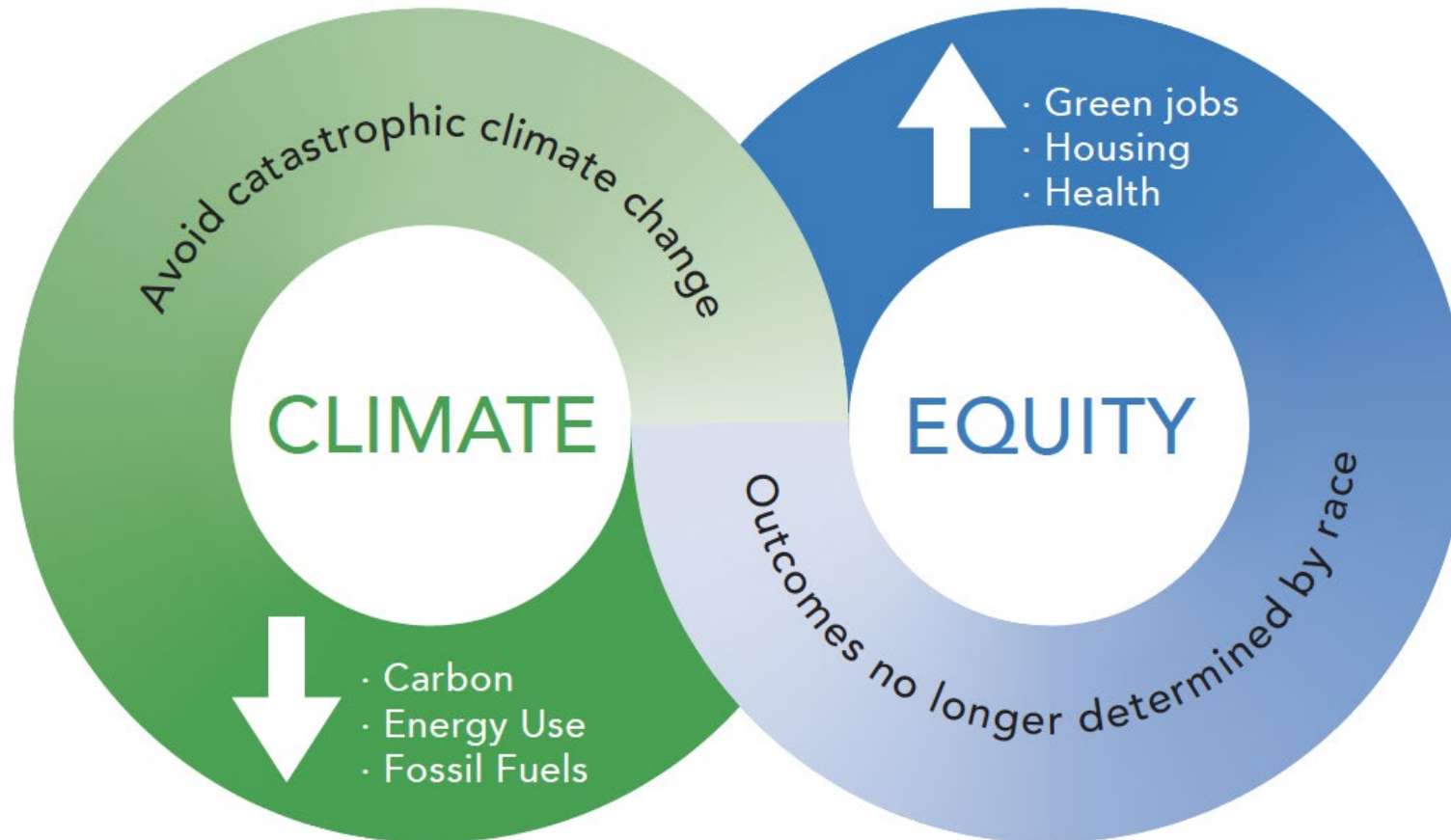
July 22, 2021

# BEI Cities



# What is Equitable Climate Action?

## The Twin Goals of Climate and Equity



# What Are Potential Equity Opportunities of a BPS?



**High-road jobs and economic opportunities** for historically marginalized populations



**Reduced housing and energy costs** and strategies that support affordability and anti-displacement efforts



**Health, safety, and resiliency benefits** delivered to those who need them most

# What Are Potential Equity Risks of a BPS?

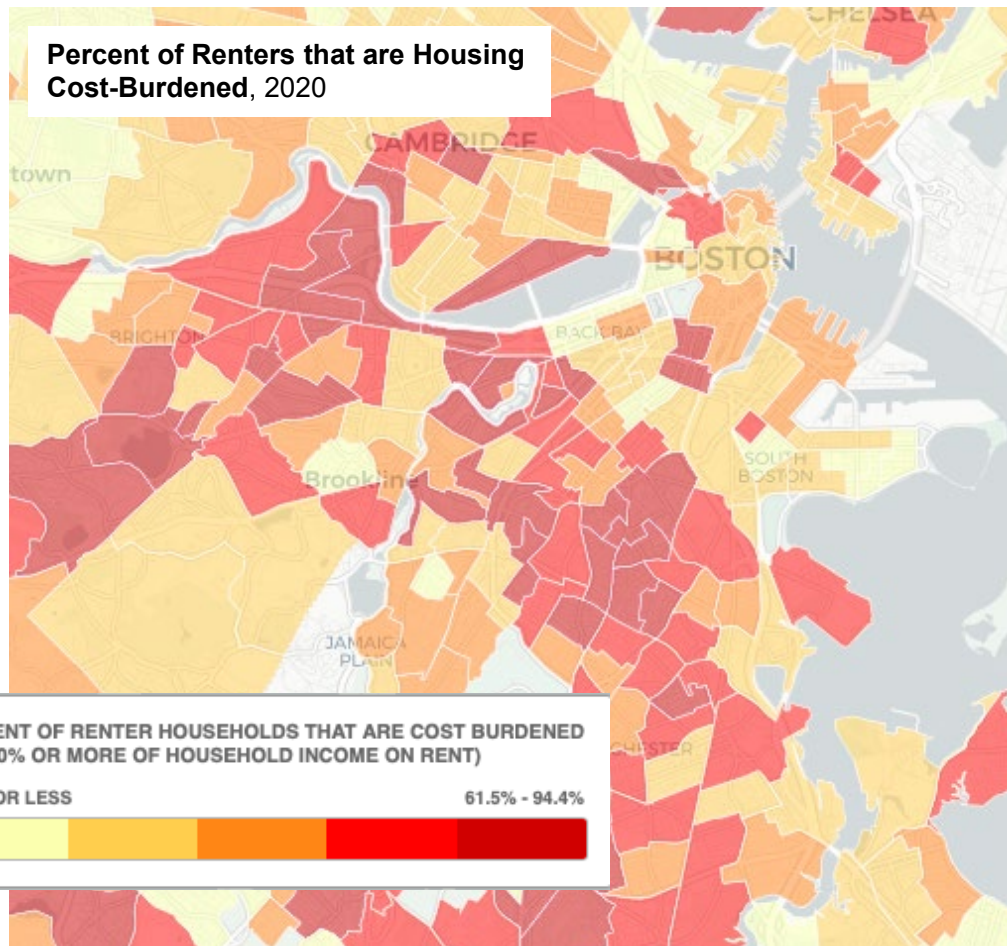
- ✓ Housing/rental cost increases
- ✓ Energy bill increases
- ✓ Tenant harassment/displacement
- ✓ Long-term gentrification and displacement
- ✓ Pushing smaller landlords out of business
- ✓ Lack of community trust and buy-in
- ✓ Lack of opportunities for minority- and women-owned contractors
- ✓ Lack of opportunities for workers of color
- ✓ Inability to create family-sustaining jobs
- ✓ Compliance exemptions for under-resourced buildings

***...and more***

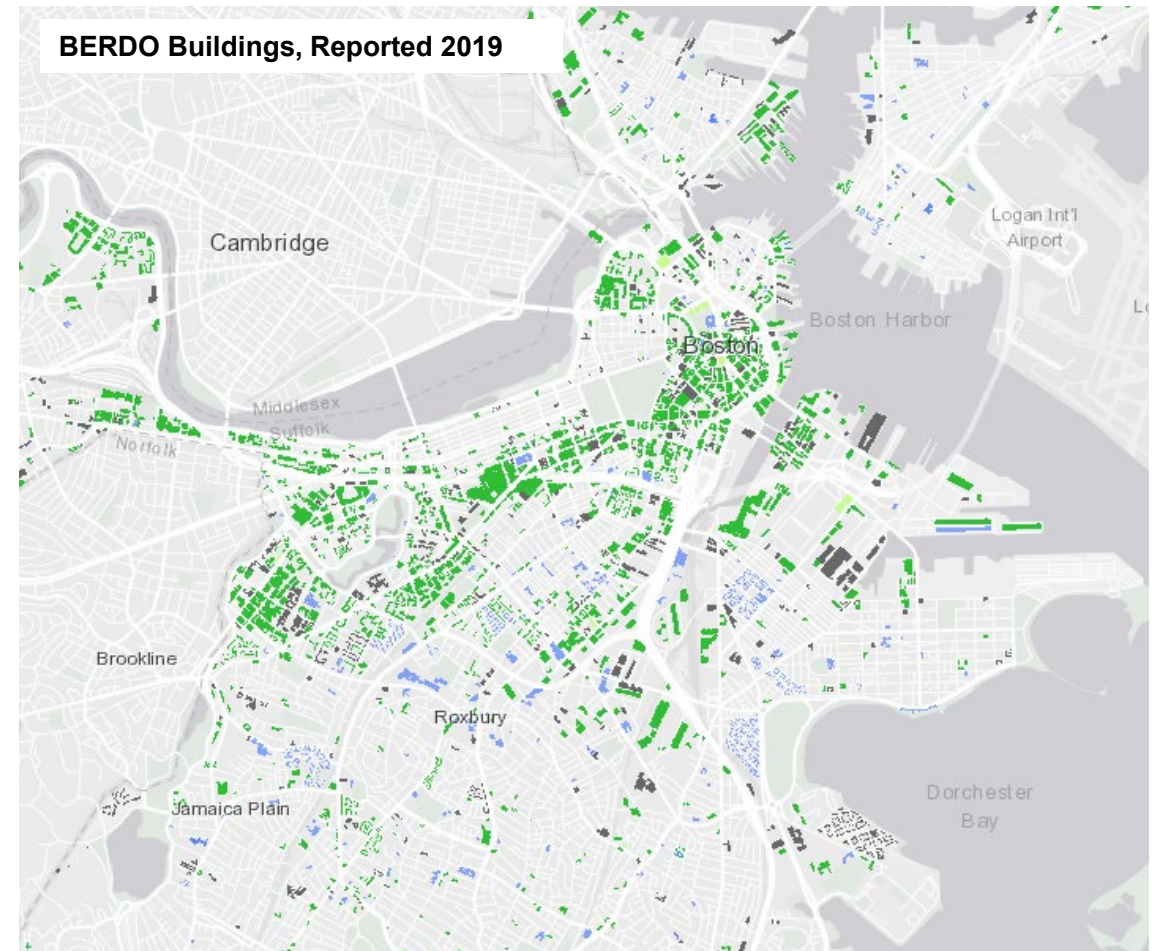


# Spotlight: Housing and Affordability

## Distribution of Rent Burdens and Large Existing Buildings in Boston



Source: Boston Displacement Mapping Project



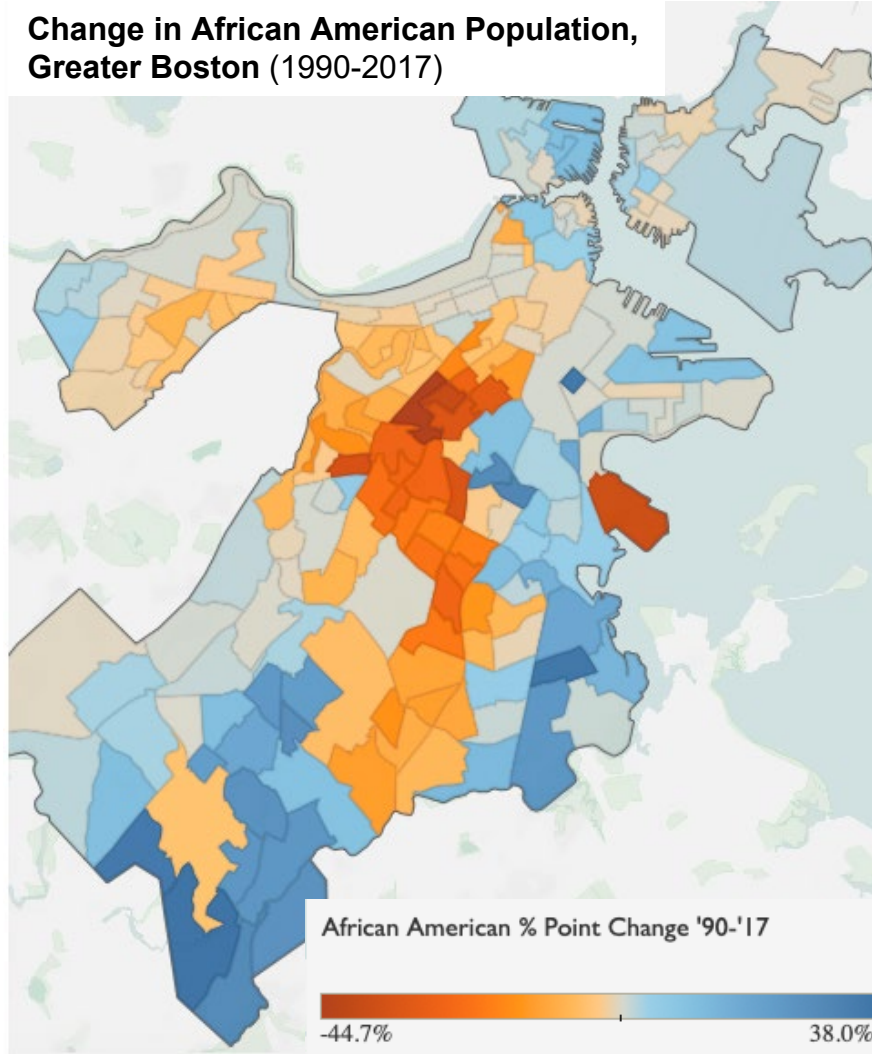
Source: City of Boston BERDO database

# Spotlight: Housing and Affordability

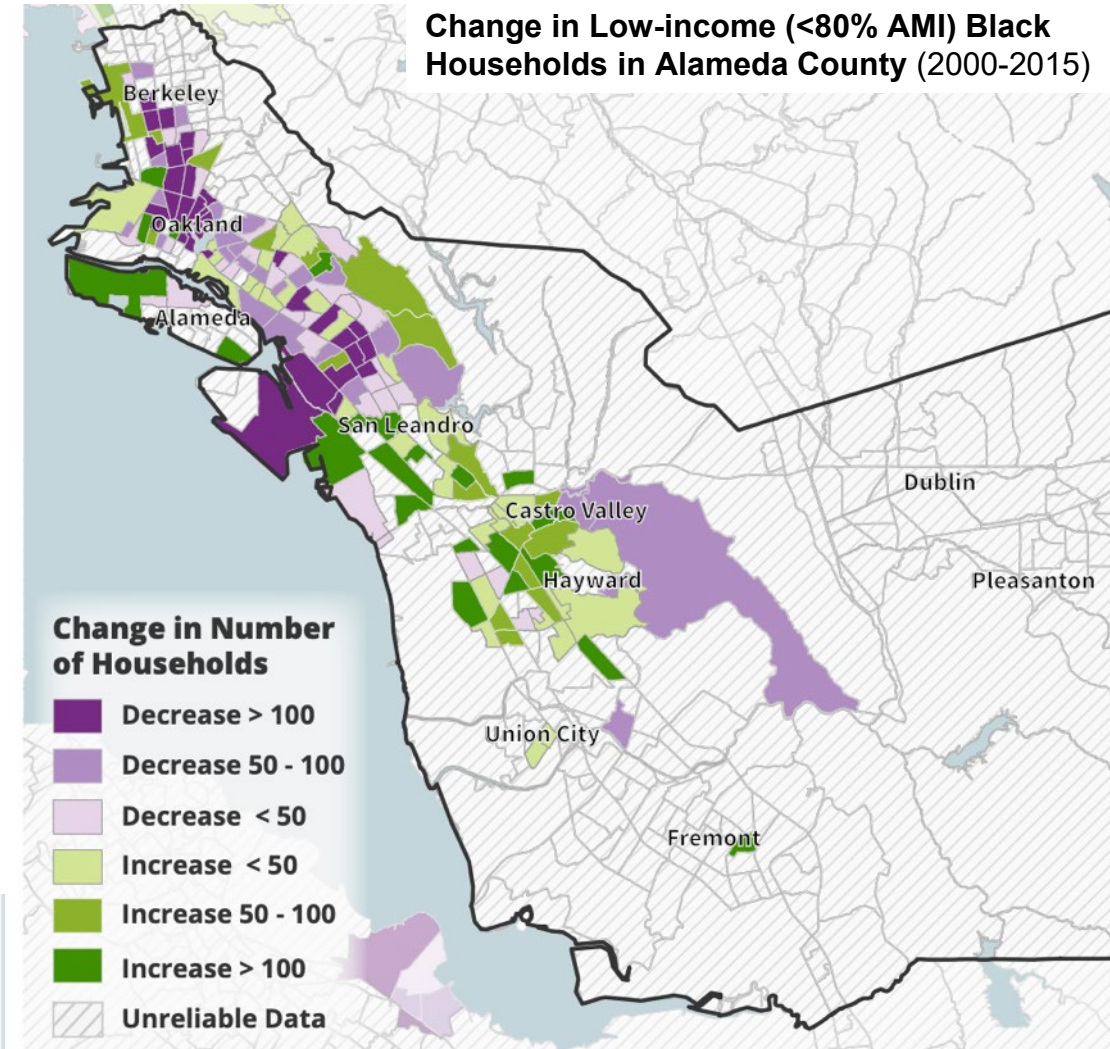
## Displacement Examples:

Boston, MA

SF Bay Area, CA



Source: *Changing Faces of Greater Boston*, a collaboration between Boston Indicators and University of Massachusetts



Source: *Rising Housing Costs and Re-Segregation in Alameda County*, Urban Displacement Project



# Spotlight: Housing and Affordability

## Potential rental housing impacts of a BPS could include:

- **Increased rents** to recoup costs for upgrades
- **New or higher utility costs** passed on to renters
- **Displacement of tenants and/or unfair evictions** during upgrades
- **Additional upward market pressure** on rents due to improved conditions and amenities

**Example Costs:** Retrofit to All-electric Building over 30 years (Northeast Climate)

	Total Installed Cost	Lifetime Bill Savings	Potential Rent Increase
Multifamily Building, High Energy User	\$4.8M	\$1.4M	<b>\$50-\$250 per unit per month</b>
Multifamily Building, Low Energy User	\$1.6M	No savings	

Source: Internal BEI Analysis

# Step 1: Co-creation with Communities

## THE SPECTRUM OF COMMUNITY ENGAGEMENT TO OWNERSHIP



▶▶▶▶▶ INCREASED EFFICIENCY IN DECISION-MAKING AND SOLUTIONS IMPLEMENTATION ▶▶▶▶▶ EQUITY

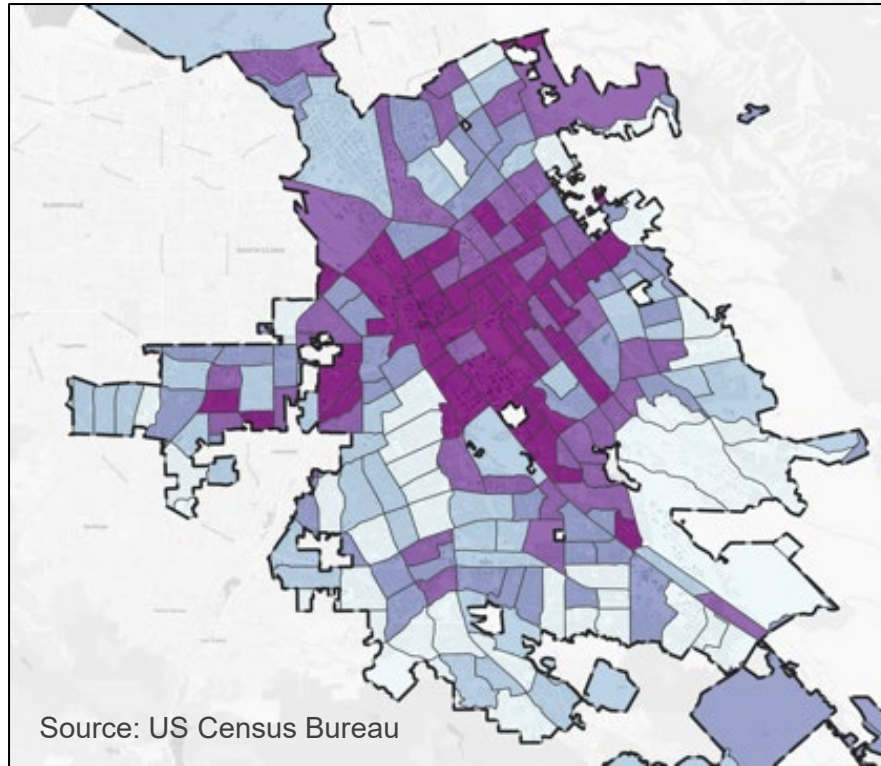


# Step 2: Assess Benefits and Burdens

## Example City: San José

Pollution Burden and Low-income populations

For Comparison: Low-income Distribution



Source: US Census Bureau

### Exposure to Air Pollution by Census Tract

CalEnviroScreen Pollution Burden Score

2.2 - 3.5

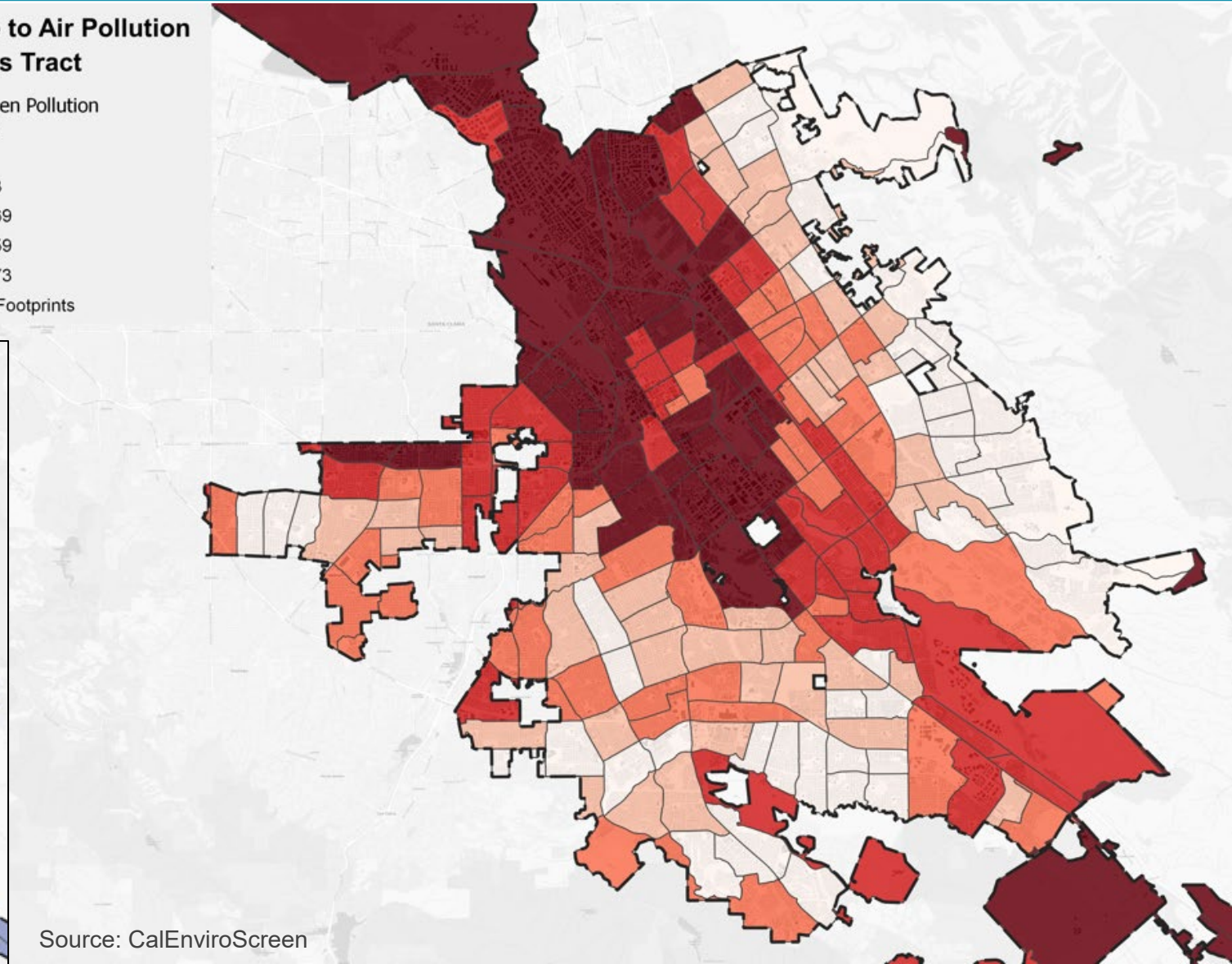
3.5 - 4.13

4.13 - 4.69

4.69 - 5.59

5.59 - 7.73

Building Footprints



Source: CalEnviroScreen

# Step 3: Implement Equitable Solutions

## *Examples of Equitable Solutions*

- Funding for upgrades in low-income housing
- Technical assistance for under-resourced building owners
- Workforce training and support
- High-road employer requirements
- Compliance deadline extensions
- Alternative compliance pathways
- Co-creation of additional policies or programs that may be needed

## Example: Energize Denver Task Force



# Spotlight: Technical Assistance and Funding



## Financial & Technical Assistance

Plan, finance, and complete building energy efficiency and renewable energy projects



## Connect with Contractors

Find experienced and qualified contractors in your area



## Understanding Local Laws

Assist building owners and operators to meet LL97 targets and other NYC laws



## Access Incentives

Find incentive awards from local utilities and New York State to help you save costs



## Trainings

Join an online training to improve your skills or learn something new



## Build High Performance

Prepare for the future by building your next project to a High Performance standard

# 2021

National Energy Codes Conference

# Polling Question



**Building Energy Codes**

U.S. DEPARTMENT OF ENERGY



**Thank You!**

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