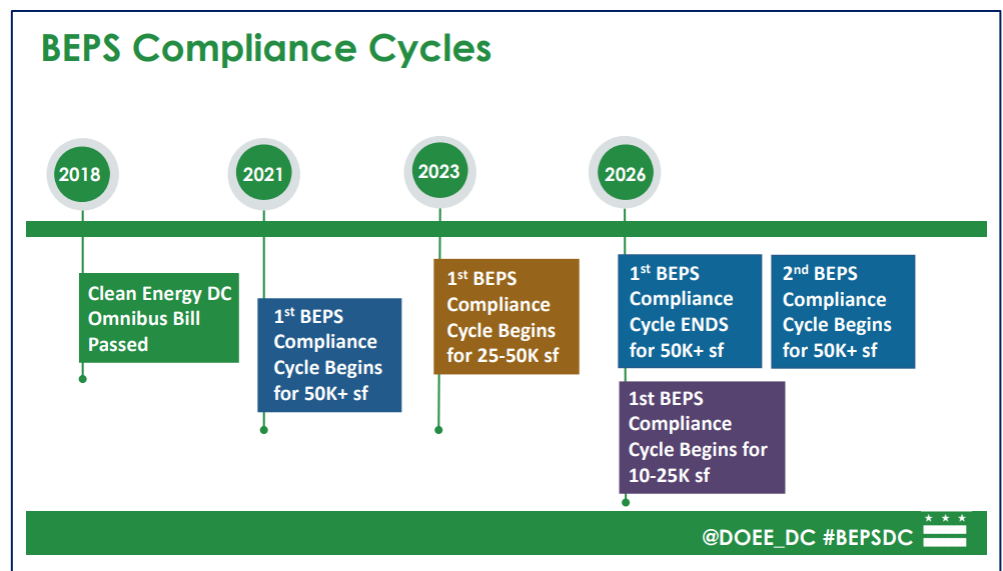


D.C.'s New Building Energy Performance Standards and its Impact on Affordable Housing

The National Housing Trust (NHT) and the Housing Association of Non-Profit Developers (HAND) will bring together stakeholders to discuss the potential impact of D.C.'s new Building Energy Performance Standards (BEPS) on affordable housing and develop implementation recommendations for the Dept. of Energy and the Environment (DOEE).

About BEPS

All multifamily buildings larger than 10,000 square feet will eventually be required to meet D.C.'s Building Energy Performance Standards (BEPS).¹ By 2021, DOEE will establish an energy performance standard that will be no less than the median Energy Star rating for each building type. Owners of buildings with Energy Star ratings below the standard will be required to demonstrate that they've improved the energy performance of their building within five years or face a penalty. Building owners must follow one of two compliance pathways to demonstrate that they've reduced their buildings' energy usage: 1) a performance pathway that will result in a 20% reduction in energy use intensity (EUI), or 2) implement energy efficiency measures from a prescriptive list of measures that combined achieve a level of energy savings on par with the performance pathway. Building owners will be required to comply with BEPS every five years.



Action Needed Now

Now is the time to begin planning for how BEPS will impact your properties. **Regardless of when your building is expected to comply, program rules are being written now.** Owners of buildings that are 50,000 square feet or larger will be required to comply beginning in 2021. Compliance will begin in 2023 for owners of buildings between 25,000 and 50,000 square feet and in 2026 for owners of buildings between 10,000 and 25,000 square feet.

¹ BEPS was enacted as part of the [CleanEnergy DC Omnibus Amendment Act of 2018](#).



HAND

July 2019

Shaping Implementation of BEPS

DOEE is seeking input on the implementation of BEPS in affordable housing. Several undecided implementation issues will be addressed in DOEE rulemaking. Now is a critical time for the affordable housing community to work together to develop recommendations for DOEE. The issues to be resolved include, but are not limited to, the following:

- **Exemptions for affordable housing.** The law provides DOEE authority to provide exemptions to affordable housing owners based on criteria that is yet-to-be-determined. Input is needed to help DOEE determine the circumstances under which to grant exemptions to owners of affordable housing and the length of time owners should be exempt.
- **Appropriate energy performance standard.** The law provides discretion to DOEE in establishing property types. Should the energy performance standard be the same for affordable housing than it is for other types of multifamily buildings?
- **Compliance pathways.** The law specifies the performance and prescriptive compliance pathways but also provides DOEE discretion to develop additional pathways. Should DOEE adopt a different compliance pathway that is specific to affordable housing?
- **Financial assistance.** The law requires DOEE to coordinate with the Sustainability Energy Utility (SEU) and the Green Finance Authority (Green Bank) to establish incentive and financial assistance programs for qualifying affordable housing providers to meet the building energy performance standards and assist with affordable housing efficiency programs. In what form should financial or non-financial assistance be provided to affordable housing owners to help them comply with the requirement?

Get Involved

NHT and HAND will be holding three peer-group sessions to discuss the outstanding questions that are related to the implementation of BEPS and the impact this rulemaking will have on multifamily affordable housing in the District. The sessions will cover the following topics:

- **Session 1: BEPS overview and discussion of program structure and implementation:**
Either August 6th or August 7th, from 10AM- 1PM.
- **Session 2: Discussion of financial and technical assistance needs for compliance:**
Either August 20th or August 21st from 10 AM- 1PM
- **Session 3: Discussion of final recommendations to propose to DOEE for BEPS rulemaking:**
Either September 9th or 12th from 10AM-12PM.

If you would like to be involved in the discussions, [please RSVP by completing this form](#) and indicating your date preferences. For additional information or questions, please contact: Todd Nedwick (tnedwick@nhtinc.org) and/or Moha Thakur (mthakur@nhtinc.org) of NHT; and/or Heather Raspberry (h Raspberry@handhousing.org) of HAND.