

Q1

January – March 2020

**be
ex**

building
energy
exchange

● **BE-Ex team**

Richard Yancey
Executive Director

Yetsuh Frank
Managing Director,
Strategy and Programs

Talia Kula
Manager, Development
and Operations

Helen Chananie
Manager, Projects

Christian Bergland
Associate, Projects

Rebecca Esau
Manager, Projects

Regana Alicka
Associate, Projects

Will DiMaggio
Associate, Programs

Becky Kalish
Associate, Programs

BE-Ex is pleased to present our inaugural quarterly report highlighting programs and projects from January through March of this year, while noting key events and milestones to come. Check out our quarterly column, as well as the impressive stats on our work of late.

January 15
**Climate Mobilization Act:
Grades, Codes & Limits**

This event marked the sixth program of our ongoing Climate Mobilization Act Series, a collection of programs and resources aimed at demystifying the legislative package and connecting our community with relevant solutions. Grades, Codes & Limits focused on the new building energy grades and labels that will be put into effect October 2020.





January 22

Buildings of Excellence: Mahesh Ramanujam on the Future of Carbon Neutral Buildings

Mahesh Ramanujam, President and CEO of USGBC, spoke on the evolution of LEED green building standards, including net zero goals in carbon, energy, water, and waste. Unique People Services and Magnusson Architecture and Planning also discussed their innovative 2050 Grand Concourse Project, a 13-story building which will provide nearly 100 units of affordable housing in Fordham Heights, the Bronx, and is pursuing LEED Gold certification.

► <https://be-exchange.org/buildings-of-excellence-carbon-neutral-buildings/>

February 12

Buildings of Excellence: Large-Scale Passive House

A joint program between BE-Ex and NYSEKDA, this marked the third event of our Buildings of Excellence Series, featuring Sendero Verde and Cornell Tech, two transformative Passive House buildings.



► <https://be-exchange.org/buildings-of-excellence-large-scale-passive-house/>

column:

The Climate is Changing for Finance

by Yetsuh Frank

Managing Director, Strategy & Programs
Building Energy Exchange

The reliance of the real estate industry on simple payback analysis to determine the effectiveness of energy efficiency measures has long frustrated those of us advocating for higher performing buildings. Dividing savings into increased costs to learn when a measure will pay for itself ignores the many benefits of better buildings, including healthier air quality conditions, greatly improved thermal comfort, and even direct savings like reduced maintenance costs. Perhaps more important than all those ignored benefits, simple payback doesn't account for the potential costs of doing nothing—but changes in the superstructure of finance may forever alter the role of simple payback in our community.

Consider that Larry Fink, CEO of BlackRock and perhaps the single most influential person in global finance, recently announced BlackRock would place sustainability at the center of their investment approach. It's one thing for the largest asset manager in the world to say they'll invest responsibly in the future. It is quite another to say they will consider "exiting investments that present

a high sustainability-related risk." Other influential organizations are also shifting their investments—the European Investment Bank announced it will stop funding oil, gas and coal projects next year—while private corporations are making similar moves. Jeff Bezos' \$10 billion climate fund is getting most of the headlines but Delta has committed a billion dollars over ten years to make itself carbon neutral, while Microsoft is carbon neutral today and has committed to being carbon negative for its entire existence (since 1975) by 2050. With the long history of corporate greenwashing as context, it is fair to question the true commitment of these organizations, but it seems clear that financial systems and the corporate sector are beginning to at least recognize the oncoming train of climate change impacts.

How real estate investment, in particular, negotiates the impacts of climate change has been something of a moving target. There are multiple reporting platforms available for those that wish to measure and disclose their environmental impact and each platform has its own approach, metrics and processes—resulting in a relatively

confused market. Recognizing the need for clarity and consistency, the Financial Stability Board (FSB) has created a Task Force on Climate-related Financial Disclosures (TCFD)—a group whose recommendations are already having a significant impact on the real estate sector. The FSB—a global consortium of 24 countries, the International Monetary Fund and the World Bank—is tasked with maintaining international financial stability, and as a result the recommendations of the TCFD are sweeping. Published in 2017 they cover four broad areas: Governance, Strategy, Risk Management, and Metrics & Targets. As of late 2019 more than 800 financial institutions have signed up as supporters, representing more than \$100 trillion in assets. In November the United Nations Environment Programme (UNEP) published a report on the roughly 20 real estate investors that participated in the TCFD pilot program, including five in depth case studies. The findings of this report were not unexpected: impacts over the next 15 years are already locked in, current models don't include all

impacts, and the impacts considered are all direct, with little analysis that captures indirect impacts (say, to GDP, for instance.) On some level the TCFD simply adds climate risk to a long list of risks that real estate investors already navigate—market fluctuations, credit risks, tenant instability, natural disasters, etc. Though shifting your horizon on any issue from short-term payback measures to long-term risk scenarios is a fundamental change. A primary component of this shift will be a more nuanced approach to data, recognizing that data sets based only on historical data are not always sufficient (in the case of flood maps, for instance) and that the granularity of data must be carefully utilized (for instance, when applying data reported at the county level to individual assets). TCFD asks real estate investors to a) identify the risks your asset is exposed to, b) communicate those risks to your stakeholders (property managers, investors, etc.), and c) develop a response to mitigate or eliminate those risks.

In 2018 I attended an annual

“Increasing transparency makes markets more efficient, and economies are more stable and resilient.”

— Michael R. Bloomberg, Chair, Task Force on Climate Related Financial Decisions

“I believe we are on the edge of a fundamental change of finance.”

—Larry Fink, CEO, Blackrock

reporting event for a major environmental assessment platform with roughly 100 representatives of the most progressive real estate organizations in North America. One of the speakers asked how many of them had assessed the risk to their assets from sea level rise. I was a little astonished by the number of hands raised: one. Spencer Glendon of the Woods Hole Research Center has pointed out that the long-term debt of 30-year mortgages is underwritten by annual insurance. When the insurance dries up, so do the mortgages. As he puts it, “it’s already foolish to lend money for 30 years” in Florida. At a minimum, the TCFD framework should force many more organizations to take simple risk management related to climate more seriously. But a long-term risk mitigation framework has indirect benefits as well, including growing your organizational capacity to respond to long-term trends of different kinds—something often lacking when quarterly returns are the sole focus.

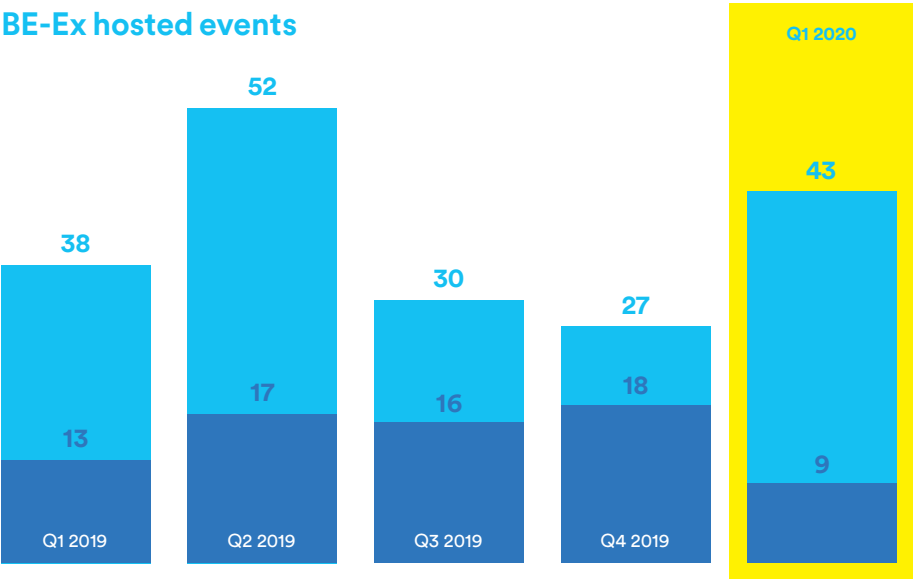
To properly study these issues the Building Energy Exchange is inviting our Industry Leadership

Council (ILC) to gather on May 14th to participate in a dialogue with several leading real estate figures that will describe the structure and activities of the TCFD and discuss the role their recommendations are likely to play in our sector. Since the ramifications are significant for virtually every activity within the building sector (from new construction, to renovations and retrofits) we expect the dialogue to be dynamic and illuminating. ILC members can register for the event now. ILC members have guest passes at their disposal, and remaining seats will be available to the public after May 1st. We hope to see you there. ■

Read this online: [//be-exchange.org/insight/q1-climate-finance/](https://be-exchange.org/insight/q1-climate-finance/)

We are thrilled by the number and diversity of developed and hosted events, which span a wide array of topics on energy efficiency in the built environment.

BE-Ex hosted events



BE-Ex developed events

diversity goals

- 1. No all male panels
Q1 number: 2
- 2. 50% female speakers across BE-Ex events
Q1: 48%



average number of days on calendar, BE-Ex events

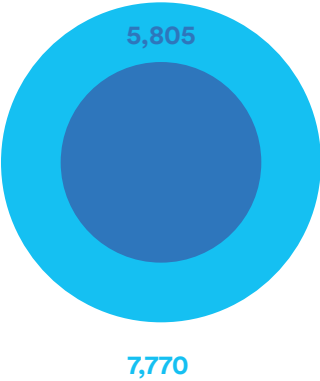


average attendance, BE-Ex events

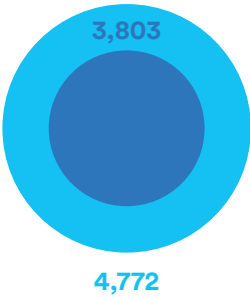
● audience

BE-Ex continues to realize excellent audience growth. Since Q1 of 2019, our newsletter audience has grown 67% with 2020 Q1 quarterly growth at its highest rate out of the past four quarters. Our social media following has kept pace, growing over 40% over the past year. Programmatic development and strategic partnerships, coupled with CRM systems, have allowed for this sustained expansion.

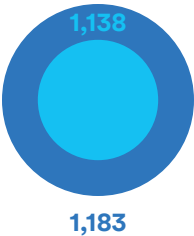
newsletter subscribers



social media followers



resource downloads



website traffic

16,134

unique site impressions
in Q1 2020

Buildings of Excellence

In partnership with NYSERDA, Building Energy Exchange is hosting a series of gallery talks celebrating the Buildings of Excellence competition, a NYSERDA program recognizing low and zero-carbon emitting buildings throughout New York state. These talks highlight award-winners and their insights into pathways to net-zero building performance.

Climate Mobilization Act

With support from the Natural Resources Defense Council and in partnership with the Mayor’s Office of Sustainability and the NYC Retrofit Accelerator, this series aims to demystify the components of the Climate Mobilization Act and connect our community with relevant solutions.

Women in Sustainability and Energy (WISE)

The Women in Sustainability and Energy (WISE) series, founded in 2015, is an inclusive platform for all people to learn from experienced women leaders, to share knowledge, and to advance equity in the workplace.

**ASHRAE NY
Technical Breakfasts**

This series explores the ASHRAE Technical Standards, connecting the science of these guidelines with real world applications.

celebrating 10 years!

2020 marks ten years since the founding of the Building Energy Exchange. Our work across the decade has included over 1000 programs with 27,000 attendees, alongside hundreds of case studies, reports, playbooks, and exhibits. Along the way, BE-Ex has fostered dozens of fruitful relationships with local, state, and global actors to curb the impacts of climate change by improving our built environment. From our partnership with the NYC Mayor's Office of Sustainability on local initiatives, to our state-wide work with NYSERDA, to our work with the United Nations, as a founding International Center of Excellence on High Performance Buildings, we are honored to play an impactful role at the intersection of the building industry and climate action—particularly at a time when our City, and our Earth, need it most.

Later this year we'll be hosting a celebration in recognition of these past achievements, and featuring the many partners and supporters that have made this work possible. Stay tuned—for more updates, sign up for our newsletter.

In the meantime, please visit us online or in-person to take a closer look at the work we've accomplished over the past decade.

► be-exchange.org

March 10

**ASHRAE NY Technical
Breakfast: Climate Data
in a Warming World**

The second installment of our joint series with ASHRAE, this event will focus on ASHRAE's Technical Standard 169: Climatic Data for Building Design Standards. Scheduled for a new addendum in 2020, the standard provides a foundational basis for climate assumptions used by a wide array of building industry decision makers.



March 25**Buildings of Excellence:
Greening the Bronx**

The fifth in our series supporting NYSERDA's Buildings of Excellence program, the presentation will showcase 425 Grand Concourse, Park Avenue Green, and La Central Building C, three exemplary Passive House buildings and Buildings of Excellence award recipients.



► <https://be-exchange.org/greening-the-bronx/>

April 21**Buildings of Excellence:
Housing Communities**

A joint program between BE-Ex and NYSERDA, this marks the sixth event of our Buildings of Excellence Gallery Talk Series, featuring Bushwick Alliance and HELP ONE, two transformative projects in Brooklyn and Buildings of Excellence award recipients.

► <https://be-exchange.org/buildings-of-excellence-housing/>

completed

exhibit

Anatomy of an Energy Efficient Building

The anatomy exhibit covers building energy systems and key efficiency solutions. The exhibit launched the second week of December.



“Congratulations to the Building Energy Exchange on their new exhibit—an illuminating display that connects the dots between our buildings, the energy we use, and our climate impact.”

— Donna De Costanzo, NRDC

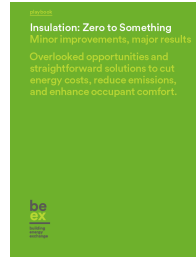
upcoming



primer

Climate Mobilization Act

BE-Ex is developing a short presentation (~45 minutes) covering the basics of the CMA and its implications for building decision-makers. BE-Ex aims to launch the primer this quarter.



playbook

Insulation

BE-Ex is developing an insulation playbook on high performance insulation principles and retrofit strategies. The playbook will tentatively be published this quarter.

We hope you've found this update on our work illuminating. Don't hesitate to reach out with any suggestions. We look forward to seeing you at BE-Ex soon.

programs

Buildings of Excellence:
Passive House Retrofits
January 8th

Climate Mobilization Act Series: Grades,
Codes & Limits
January 15th

Passive House Primers
ongoing

Buildings of Excellence:
Mahesh Ramanujam on
the Future of Carbon Neutral Buildings
January 22nd

COTE Thermal Bridge Trainings
January 24th, February 21st

International Pathways: The Future of
Energy Efficiency in India
January 27th

NAPHN CPHD/C Trainings
January 27th-31st

Anatomy of an Energy Efficient Building
Exhibit Launch
January 29th

Buildings of Excellence:
Large-Scale Passive House
February 12th

Climate Data in a Warming World
March 10th

Buildings of Excellence:
Greening the Bronx
March 25th

project status

Q1 2020

- Exhibit: Anatomy of an Energy Efficient Building
- Tech Primer: Wall Insulation
- Tech Primer: High Performance Windows
- Case Study: USGBC/Mecho
- Support: Local Law 97 Messaging Grid
- Brochure: Buildings of Excellence Awards
- Playbook: Existing Building Insulation
- Primer: Climate Mobilization Act Legislation
- Online Tool: Local Law 97 Calculator
- Report: NYSERDA Multifamily Program Support
- Primer: Passive House (Updated)

Q2

- Exhibit showcase: Envelope Systems
- Report: High Performance Deep Retrofit Profiles
- Online Primer: Passive House

Q3

- Report: Passive House Feasibility Studies
- Report: Data Into Action, Commercial

Q4

- Passive House Technical Modules

■ COMPLETED □ ANTICIPATED

