



Memorandum

To: Evanston City Council; Evanston Environment Board; City Manager Luke Stowe; Deputy City Manager Carina Sánchez; Acting Deputy City Manager Chief Stewart

CC: Cara Pratt, Chief Sustainability and Resilience Officer; Gabriela Martin, Sustainability and Resilience Manager; Kirsten Drehoobl Vega, Sustainability and Resilience Coordinator

From: Healthy Buildings Accountability Board; Healthy Buildings Technical Committee

Subject: Healthy Buildings Accountability Board Quarterly Report 3

Date: September 1, 2026

Background:

The City Council passed the Healthy Buildings Ordinance (HBO) to reduce greenhouse gas emissions and improve indoor air quality in the largest buildings in Evanston. The HBO created two public bodies (detailed below) to oversee the rulemaking process of the ordinance, and required the bodies to provide quarterly reports on their progress.

The City Council established the Healthy Buildings Accountability Board (HBAB) as an oversight body that is authorized to make recommendations and decisions related to decarbonization policies and programs, including but not limited to the Healthy Buildings Ordinance, for the following purposes:

- To provide a community-led equity lens for climate action
- To provide a systematic means of considerations for equity based adjustments to climate action taken by the City
- To provide a timely, fair, and objective review of the implementation of climate action taken by the City.

The City Council established the Healthy Buildings Technical Committee for the following purposes:

- To develop rules and procedures for implementing the Healthy Buildings Ordinance
- To provide community leadership in achieving necessary emissions reductions
- To provide technical expertise on reaching the Healthy Buildings Ordinance's performance standards.

Healthy Buildings Accountability Board Quarter 3 Report (May - July 2026):

Members:

Baxter Swilley (Co-Chair), Ben Martin (Co-Chair), Bob Dean, Jessica Miller, Kristen White, Paula Scholl, Stephanie Victor, Swasti Shah

Number of Meetings: 6 (First and Third Friday at 10-11:30 AM)

Actions:

- Added second monthly meeting on third Fridays, beginning in May
- Adopted Equity Priority Building (EPB) eligibility criteria for multifamily properties
- Discussed HBO-related resources and support available for EPBs
- Discussed Alternative Compliance Plans (ACP), with input from Institute for Market Transformation
- Outlined HBAB outreach and engagement plan for 2026
- Started research on building performance standards (BPS) fine structures used by other municipalities
- Set goal of using Sustain Evanston grant support for HBO building case studies
- Held joint planning and coordination meeting for HBAB and HBTC chairs and co-chairs

Healthy Buildings Technical Committee Quarter 3 Report (May - July 2026):

Members:

Charles Davidson, Joel Freeman (Co-Chair), Leonard Sciarra, Madeline Robertson (Co-Chair), Stephanie Victor

Number of Meetings: 6 (First and third Wednesday at 8:30-10 AM)

Actions:

- Presentation by Andrew San Roman on the Evanston Stretch Code
- Presentation by Veronique Bugnion on BEAM benchmarking platform capabilities that can support implementation of building performance standards
- Developed energy use intensity (EUI) target calculator tool for HBTC use with Slipstream, a pro-bono consultant
- Held Q&A on ACPs with Marshall Duer-Ballkind and Jessica Miller from the Institute for Market Transformation
- Started development of ACP framework
- Discussed ACP eligibility criteria
- Drafted online ACP Application form

Status of \$10.4 M Department of Energy (DOE) Inflation Reduction Act Codes Grant:

As of March 6, 2026, the grant remains under a “portfolio review process.”