

GREEN
BUILDING
UNITED

2022 Impact Report

A Green Building United Report



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A Letter From Green Building United

This report documents some of the incredible work that Green Building United staff and members accomplished in 2022. It was a year of growth and change, including Green Building United's Board of Directors selecting me to lead the next phase of this organization's work. I am humbled and grateful for the opportunity to work with the amazing community in place, and so excited for what is to come.

Green Building United faced considerable transition throughout 2022. We said farewell to long-time team members and welcomed new leaders to our organization and into our network. Through this change, we remain committed to a vision of equitable climate action, rooted in the belief that the design, construction, and operation of our homes and businesses can and must be sustainable, healthy, and resilient to the challenges our region will face in the years to come.

Of course, the world was also in transition throughout 2022. As our region continued to feel the impacts of the COVID-19 pandemic, it was wonderful to see more than 300 members of our community gather at the Philadelphia Navy Yard for the first in-person Sustainability Symposium since 2019. With the support of our members, we continued to host incredible events throughout the year, including a celebration of our local Groundbreakers, the New Gravity housing conference, and a forum on Sustainable Warehouses in the Lehigh Valley that drew nearly a hundred participants.

The context we operate continues to evolve, too. The passage of the Inflation Reduction Act at the federal level and the Whole Home Repair Program in Pennsylvania are leading to an influx of new tax credits and funding to support the acceleration of the clean energy transition.

Looking ahead, 2023 is already shaping up to be a huge year for Green Building United. This May we'll again be hosting the Sustainability Symposium in person, this time at Drexel University. With a new governor in Pennsylvania, the prospect for major climate legislation in Delaware, and local elections in Philadelphia, the positive ramifications for climate policy across the region look brighter than ever.

Read on to learn more about what Green Building United's community accomplished in 2022, and what we have to look forward to in 2023 and beyond.

In service,

Rich Freeh

Meet Our Team



RICHARD FREEH

Executive Director

As Executive Director, Rich supports GBU's staff, Board of Directors, and membership in achieving GBU's vision to transform the communities it serves through green building education and advocacy. Prior to joining GBU, Rich served as the Network Team Director at the Urban Sustainability Directors Network, a membership organization of city and county sustainability professionals in the U.S. and Canada, and as Senior Program Manager with the City of Philadelphia's Office of Sustainability. Rich holds a Master's in City Planning from the University of Pennsylvania.



MARJORIE ALEXANDER

Events Manager

Marjorie is responsible for supporting Green Building United's programmatic work. Shortly before joining Green Building United, Marjorie moved from Los Angeles where she contributed much of her time to Sierra Club, other environmental non-profits, and various affordable housing advocacy groups. She is excited to be part of GBU in the movement for sustainable building and climate resilience here in Philadelphia. Marjorie holds a masters of science in environmental studies from Green Mountain College and brings additional experience in event planning and management, construction, and GIS.



SOPHIA WINSTON

Program Director

Sophia Winston (she/her) is a graduate of the University of Pittsburgh ('16) and has a Master's of City Planning from the University of Pennsylvania ('21) where she concentrated in Land Use & Environmental Planning and focused on the intersection of data and planning for climate resilience. As Program Manager, Sophia manages the organization's building energy benchmarking programs and is developing a capacity-building program for local organizations to incorporate climate resilience and sustainability practices into design, construction, and operations. She also assists with the implementation of the Philadelphia 2030 District and Building Energy Performance Program.



ISABELLE COUPET

Program Manager

Isabelle supports Green Building United's Building Energy Performance Program (BEPP) and helps to grow and support the Philadelphia 2030 District. She holds a bachelor's in architectural engineering from Drexel University and is interested in sustainable building practices and designs for the purpose of developing and implementing sustainability goals.

Meet Our Team



DANIEL MARZEC

Communications & Policy Manager

Daniel Marzec (He/Him/His) manages and supports GBU's policy and communications. With a decade of communications experience, Daniel received his Master's degree from Drexel University in Communications, Culture, and Media, and was most recently the communications director to the New Mexico Speaker of the House in Santa Fe. As communications director, Daniel aided and supported the passage of some of the nation's most robust carbon reduction legislation and goals along with a framework for transitioning the state to a clean energy economy.



JOHN IVEY

Development Manager

John Ivey (He/Him/His) is Green Building United's Development Manager. He is responsible for creating and executing fundraising strategies across all of GBU's revenue streams. Before coming to GBU, he earned a Master's of Science in Public Policy degree from Drexel University, where he focused mainly on community development and housing inequality. Prior to his time at Drexel University, he worked as a Contract Administrator at the Patient Centered Outcomes Research Institute (PCORI), a Washington, DC-based research funding non-profit, and as a Senior Consultant for Booz Allen Hamilton.



KAREN IGOU

Delaware Program Manager

Karen is Green Building United's Delaware Program Manager. She oversees the Delaware Pathways to Green Schools Program, and the EPA-funded Building Climate Resiliency through Community Partnerships, Engagement, and Education program in Northeast Wilmington, where she supports and collaborates with the GBU Delaware Community on education and policy initiatives. Karen holds a Bachelor of Social Work from North Carolina State University and substantial experience in sustainable farming, biodiversity, and furthering social movements through non-violent direct action.



EMILY PUGLIESE

Senior Program Manager

Emily (she/her/hers) is Green Building United's Senior Program Manager for Sustainable Communities. She oversees the Climate Ready Community Partnership, the Housing Equity Repairs and Electrification for Climate Justice (HERE for Climate Justice) coalition, and the Philadelphia Energy Benchmarking Program. Prior to joining GBU, Emily served as a Legislative Assistant in the Pennsylvania State Senate and as an Environmental Specialist with a sustainability focused consulting firm. She holds a Master's in Environmental Policy from Drexel University. Emily lives in the Mt. Airy section of Philadelphia with her husband, 2 kids, and 2 dogs.

Signature Events



2022 Sustainability Symposium

This year's Sustainability Symposium, the first in three years and our first hybrid conference, featured some of our most innovative sessions ever and attracted over 400 attendees! Over 75 speakers and tour guides delivered on topics including how NYC schools are implementing green roof and hybrid solar, the amazing carbon sink properties of meadows, energy modeling for net-zero aspiring buildings, and the challenges and opportunities surrounding decarbonization.

We were able to accomplish 99% waste diversion with the help of Philadelphia Catering Company, Bennett Compost, Remark Glass/Bottle Underground, and the amazing cooperation of all our in-person attendees!

- Welcomed over 400 people virtually and in person
- Achieved a 99% waste diversion rate
- Lead 4 in-person grounds and facilities tours across The Navy Yard (in the rain!)
- Utilized new technology that helped launch GBU's first ever Hybrid Symposium
- Hosted 20 educational sessions
- And learned from a Keynote address, Bill Browning from Terrapin Bright Green

Signature Events

Groundbreaker Awards

After three years apart due to the pandemic, Green Building United was finally able to physically bring its community together to celebrate the do'ers and leaders working tirelessly to build a sustainable, resilient, and healthy built environment for everyone.

A record two dozen projects and individuals put forward their names to be selected as one of several Groundbreaker awardees in the categories of sustainable new development or renovation, sustainable building operations, equity and community leadership, and for Philadelphia 2030 District Leader. The awardees included a workforce development project dedicated to the retrofitting and weatherization of 60,000 homes in Philadelphia, community leaders delivering affordable, sustainable housing serving the needs of low-income residents; and buildings on the cutting-edge of new green building practices that're efficiently delivering unprecedented results.



2022 Groundbreaker Awardees

Philadelphia Energy Authority: Built to Last
Sustainable New Development or Renovation

Iovance Biotherapeutics
Sustainable New Development or Renovation

Francis Vargas, Elon Affordable Housing
Equity and Community Leaders

990 Spring Garden
Sustainable Building Operations

InSite and Brandywine's Optimization Program at Cira Centre
Sustainable Building Operations

Marion Pulsifer
2030 District

Angela Iraldi, Re:Vision
Member of the Year

New Gravity Conference

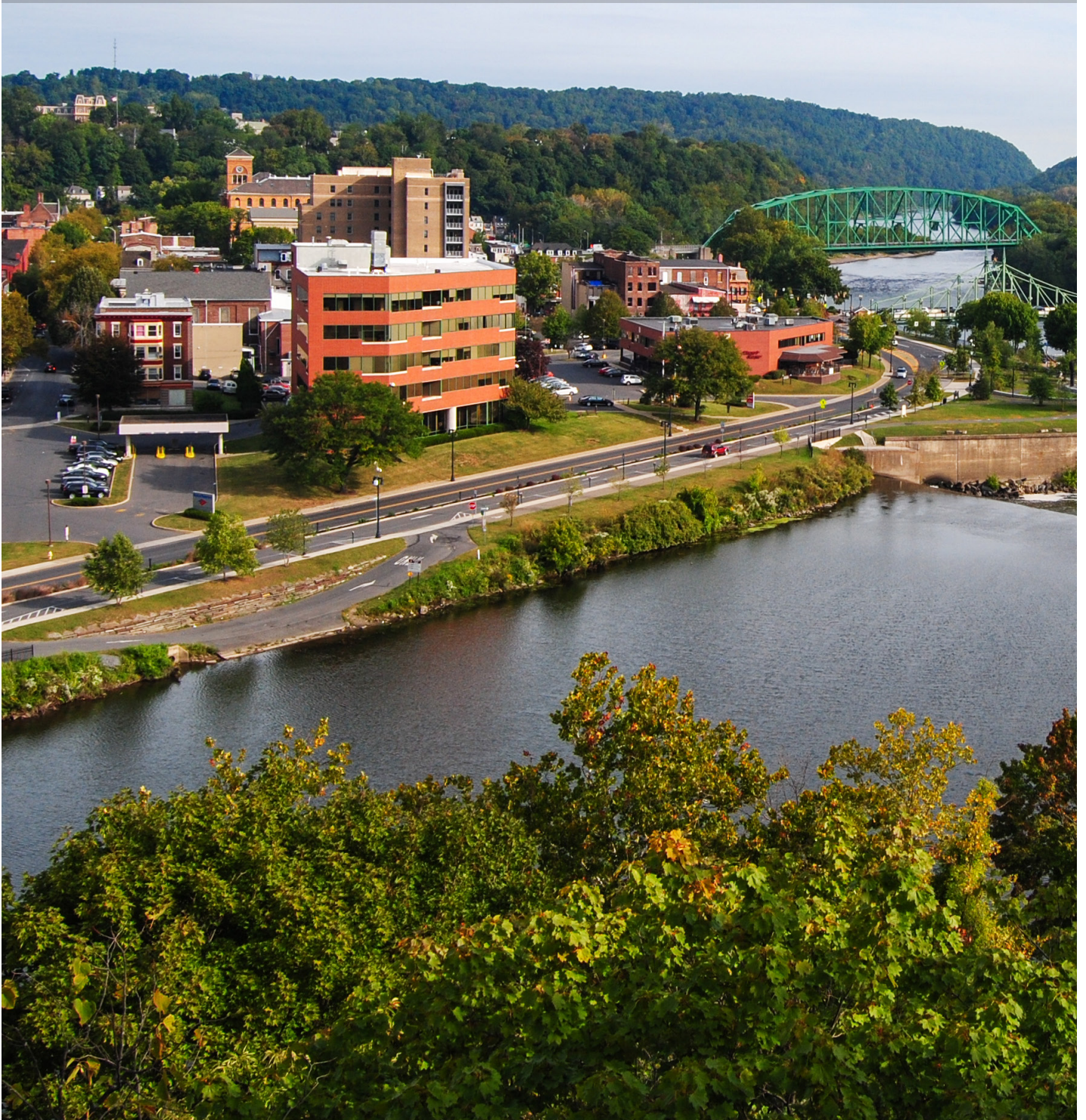
2022 marked the 6th edition of 'Massive Passive' New Gravity Housing Conference. The Conference brought together more than 100 affordable multi-family housing experts and projects from across the United States to demonstrate what is possible. The virtual conference showcased 7 case-based sessions, providing timely, useful, and actionable information for designers, developers, funders, owners, and builders.

Among the topics covered at the conference included:

- Data and performance of built projects
- Lessons learned and how to avoid common mistakes
- Incorporating equitable housing into underserved communities
- Developing the workforce
- Financing for multi-family projects

Our Communities

Building community throughout
Delaware, the Lehigh Valley, and
greater Philadelphia



Communities

Delaware Community

The Delaware Community advocates for advancing a sustainable, resilient, and healthy built environment and fights to transform building standards in The First State. This community advocates cost-effective and resource-efficient approaches to building design and construction that are resilient to the impacts of climate change and results in a healthier indoor environment for all. The Delaware community's network of experienced professionals and industry leaders demonstrates examples and success stories that make the strongest case yet for adopting technologies and practices that transform its built environment.



Lehigh Valley Community

As development continues to grow in this region, the Lehigh Valley Community is focused on promoting and advancing the sustainable transformation of the built environment through education and advocacy. Many of our volunteers are practitioners, implementing energy-efficient and sustainability practices to building projects and corporate programs throughout the Lehigh Valley and beyond. Our goal is to use sustainability as the pathway to building community as well as the built environment. Our passion for transforming the built environment has brought us together, and our ability to take action and see a real impact keeps us coming back. Green Building United's Lehigh Valley Community Council is actively focused on addressing regional issues and offering local educational events.



Communities

Living Future Community

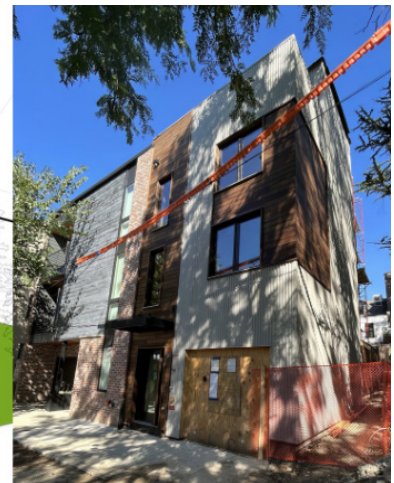
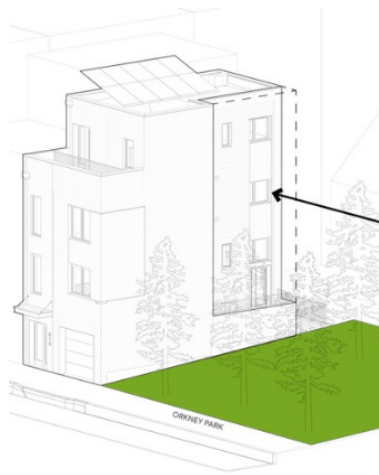
The Living Future Community is a group of individuals united by a common passion for regenerative building practices and believes buildings should holistically address energy, water, materials, and waste systems. The community's education and advocacy efforts are uniquely rooted in a net positive philosophy focused on functional built environments that are aesthetically pleasing and cohesive with the surrounding landscapes.



Passive House Community

As architects, engineers, developers, builders, energy modelers, materials and equipment suppliers, consultants, designers, and others, the Passive House Community is dedicated to making Passive House design and construction mainstream. The Passive House community works to address the climate crisis through the creation of a sustainable built environment and holds public meetings, trainings, and events throughout the year to educate and advocate around this topic.

This community meets once a month and encourages anyone interested in Passive House design to join, regardless of knowledge and experience.



Above: From concept to construction, this home is a model of passive house design based in Northeast Philadelphia



Left: The rowhome is the most common home design in the City of Philadelphia and is the basis of passive house construction in the City.

Community Events

Happy Hours

Our communities responded to the evolving severity of the COVID-19 pandemic by flexibly scheduling in-person happy hours and networking time in indoor and outdoor locations across our region. These informal events provided a great opportunity to reconnect our network and bring new members and renewed energy to the Green Building United community.



Tours

Green Building United staff and community members hosted numerous tours in 2022, helping members explore leading examples of sustainable, resilient design, construction, and operation across our region.

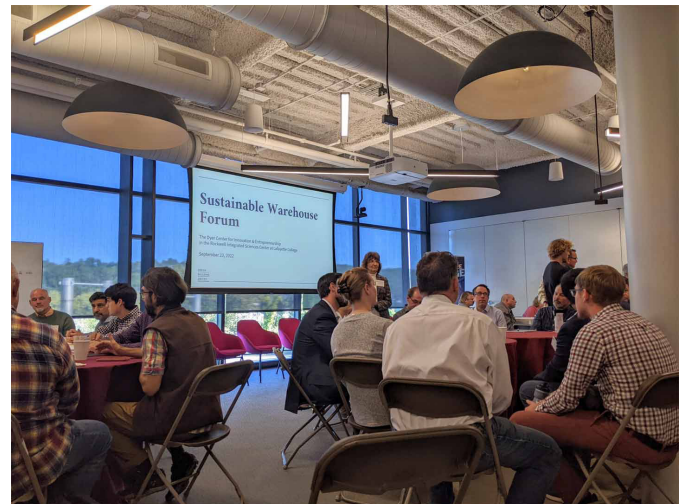


Community Events

Sustainable Warehouse Forum

The Lehigh Valley Community Council of Green Building United, in partnership with ULI Philadelphia, hosted the first of three Sustainable Warehouse Forums in September 2022. This series is responding to the ongoing transformation of the Lehigh Valley region into a logistical hub for the Northeast and Mid-Atlantic United States. More than 100 attendees joined the first Forum at Lafayette College in Easton.

The forum featured speakers from the Lehigh Valley Planning Commission, Re:Vision Architecture, the Stone House Group, Rothoblaas, and W.P. Carey. The forum explored the trajectory of warehouse development in the region. Speakers discussed opportunities to green warehouses, from sustainable, low-carbon materials to solar-ready energy measures to native grasses and pollinator-friendly landscapes. Two additional forums followed in early 2023, and more programming on this topic is under discussion.



GBU Events by the Numbers

42

Total GBU community events

88

GBU Courses approved for either AIA, USGBC, Phius, LACES, or ILFI credits

730

Course credits issued

1656

Attendees across all events

Advocacy

GBU assists local and state governments in our region with achieving scaled climate action through legislation and regulations. The backbone of this work is our Policy and Advocacy Committee. Led and supported by staff, the Committee is comprised of GBU members from diverse fields, including architecture, building operations, construction, engineering, financing, product materials, sustainability, urban planning. Meeting monthly, the Committee hears from key lawmakers, analysts, and advocates; has built a compendium of resources; and shares members' expertise via written comments, testimony, and research to inform legislation and program implementation.

Commonwealth of Pennsylvania

- GBU joined with environmental and other advocacy groups to support the passage of the Whole Home Repair Program, a bipartisan initiative to fund the repair of homes throughout Pennsylvania.
- In 2022, the team met with stakeholders across Pennsylvania to begin planning for how the Shapiro Administration can best leverage new federal funding to achieve state and local climate goals.
- Promoted the Pennsylvania Department of Environmental Protection's new electrification programs, including a series on electrification and cooking.

State of Delaware

- GBU completed a pilot study on the feasibility of a statewide energy benchmarking program including lessons learned from providing technical assistance with benchmarking services for numerous commercial buildings in the state.
- GBU's Policy and Communications Manager testified in support of solar-ready legislation in New Castle County.
- GBU hired a Delaware Program Manager for the first time, enabling more on-the-ground relationship building in the state.

City of Philadelphia

- GBU staff built and strengthened relationships with leaders throughout City government, including new staff at Philadelphia's Office of Sustainability and new members of Philadelphia City Council.
- GBU staff participated in the steering committee for a new housing program launched by the City's Department of Housing and Community Development aimed at rehabbing rental housing, including incorporating energy efficiency features.
- Supported the formation and development of the HERE4CJ coalition.
- GBU's Policy and Advocacy Committee convened to draft a policy agenda to help educate mayoral and City Council candidates in 2023.

Policy and Advocacy

Green Building United offers policymakers a path to decarbonization through policy actions that strengthen our communities and ensures vibrancy well into the future under the following 3-pillars:



TAKING CLIMATE ACTION NOW

Recommit to the goals and policies that take meaningful and urgent action to combat climate change and its impacts.



CREATING ECONOMIC JUSTICE

Taking climate action means creating economic opportunities for all Philadelphians to succeed, regardless of gender, race, age, or background.



BUILDING CLIMATE SAFETY AND RESILIENCE

Addressing today's public safety challenges means also preparing for the threat climate change poses to our most vulnerable residents through investments in resilient homes, infrastructure, and communities.

HERE4CJ Coalition

Housing Equity, Repair, and Electrification for Climate Justice



The HERE4CJ Coalition brings together community organizations, home repair providers, workforce and community development partners, and climate justice groups across Philadelphia to fight for safe, healthy, affordable, fossil-free housing for all.

Programming Supporting Community and Cultural Institutions in Philadelphia



Programming

Climate Ready Capital Project Program

The impacts of climate change are here and so too are our efforts to build the climate ready projects we'll need to adapt. Since 2019, Green Building United has partnered with the William Penn Foundation (WPF) to understand how climate change affects WPF capital investments in both buildings and greenspaces. Climate impacts in the Philadelphia region are already increasing flood risk, storm intensity, and extreme heat, while worsening air quality. WPF grantees are experiencing infrastructure loss and asset damage due to these impacts. Both WPF and GBU see solutions at the intersection of resilience and cost effectiveness: if grantee projects are designed to be more sustainable and resilient from the start, funders know they are making lasting investments. Over time, grantees save money on lower utility bills and fewer repairs, resulting in more resources for mission-aligned work.



Exterior rendering of the Leon H. Sullivan Community Impact Center in North Philadelphia. Working with Called to Serve Development Corporation, Mosaic Development, and Watchdog Consulting, GBU staff and members are supporting climate ready capital projects.

In previous conversations with WPF grantees, they have identified that even when sustainability is a priority, their teams are often unsure where to start. To explore how to resolve this challenge, in 2022 GBU piloted technical assistance with two WPF grantees: Called-to-Serve Community Development Corporation and FringeArts. Both organizations were embarking on major facility renovations and were interested in embedding principles of sustainability and resilience into their designs. GBU convened each organization's project teams along with GBU staff and members to help identify sustainability goals, best practices, and next steps.

Building on this model, in 2023 Green Building United and the William Penn Foundation launched the Climate-Ready Capital Project program to create a comprehensive program to support grantees managing capital improvement projects. The program will feature:



Interior rendering of the Leon H. Sullivan Community Impact Center in North Philadelphia.

- Educational content about the principles of sustainability and climate resilience;
- In-depth, hands-on, technical assistance and funding guidance from green building professionals selected through an RFQ process;
- Access to peer-to-peer learning opportunities and connections to local and federal funding resources.

Green Building United is excited to be supporting WPF grantees in demonstrating how embedding sustainability and resilience goals in the design, building, and operating processes can help meet the needs of climate resiliency and cost effectiveness as we face an increasingly uncertain climate future. embedding sustainability and resilience goals in the design, building, and operating processes can help meet the needs of climate resiliency and cost effectiveness as we face an increasingly erratic climate future.

Programming

Leading the Way on Existing Building Performance

Benchmarking

For the past five years, Green Building United has managed the City of Philadelphia's Building Energy Benchmarking Program. This program helps building owners better understand their energy and water usage by comparing it to their peers throughout the city. More than 2,000 properties are required to report data annually through the benchmarking program.

GBU staff help building owners report this data annually and supports the City of Philadelphia to understand trends from nearly a decade of benchmarking data. The benchmarking program is the foundational piece of building policy in Philadelphia and has led to the creation of the Building Energy Performance Program, or Tune-ups, and supports planning for future programs to cut carbon emissions from Philadelphia's largest buildings.

Building Energy Performance Program

2022 marked the first year of mandatory compliance for the City of Philadelphia's Building Energy Performance Program (BEPP). More than 800 buildings were required to tune up their buildings to meet the standards of this new program. To date, more than 200 buildings have already reported their results. Green Building United continues to partner with the City of Philadelphia's Office of Sustainability to educate property owners and managers about BEPP, including how to comply with the policy while maintaining and operating their facilities.

Philadelphia 2030 District

GBU convenes the Philadelphia 2030 District, a voluntary effort by building owners, managers, and developers (District Partners) of the city's largest properties to achieve deep reductions in energy use, water use, transportation emissions, and to improve storm water management.

In 2022, GBU focused on adding multifamily properties to the 2022 District. GBU signed on 6 multifamily properties from Pennrose into the District. GBU also assisted in the convening of a Green Multifamily Coalition made up of 2030 multifamily buildings as well as other sustainability-minded condominium representatives from throughout Philadelphia.

In Spring 2022, GBU launched a new transportation data gathering methodology, which is an open-source tool that any interested parties can use to gather commuting data and track transportation emissions. This is a powerful tool in gathering more accurate Scope 2 emissions data and better understanding how to help Philadelphians lower their carbon footprint.

PHILADELPHIA
2030
DISTRICT[®]

51

Million sw/ft committed to 50% reduction in energy, water, and transportation emissions.

31%

Energy reduction achieved this year.

31.8%

Reduction in water usage in 2022.

54.9

Green acres established districtwide.

Programming

Promoting Greener Schools Across Delaware

Twenty-two Delaware K-12 schools participated in the 2022 Pathways to Green Schools Program, an initiative of Green Building United and Energize Delaware. One of GBU's longest-running initiatives, the Pathways program helps schools reduce their greenhouse gas initiatives while engaging students, teachers, and facility managers. Any Delaware public or private school can apply for this program, and although all are accepted, it is helpful if the school has an Eco-team in place through an environmental club or class. It is also helpful to have a dedicated person in facilities and administration to



The program's first step is to conduct an energy audit of the school building(s). Practical Energy Solutions (a division of Spotts Stevens and McCoy) conducted these audits in 2022. They are done in conjunction with the students, who help gather information needed about the building as the engineers collect the data they need to perform the audit. PES then produces an extensive audit report, which can be leveraged to identify and implement funding for recommended energy conservation measures. All data from the audits and follow ups are reported to Energize Delaware for their use in planning future programming.

The Pathways to Green Schools Program's second element is a mini-grant program which enables schools to implement projects to cut greenhouse gas emissions and promote sustainability in education. In 2022, GBU and Energize Delaware awarded 11 mini-grants of around \$3,000 each. These grants supported initiatives including LED lighting, water bottle refill stations, small solar projects, rain and pollinator gardens, and outdoor classrooms.

Lastly, the Pathways program held teacher events throughout the year that built community and offered "clock hours" for our teachers, while introducing them to the National Wildlife Federation Eco-schools curriculum.

The program also supports schools that are interested in pursuing the State of Delaware Department of Education Green Ribbon Award. GBU sends out monthly newsletters with resources and events and have an amazing sub-committee of our Delaware volunteer community that help advise the Pathways program. To learn more about this program please visit GBU's website.

Looking Ahead

Green Building United in 2023 and Beyond

Politics in Transition

With new elected leaders in Harrisburg and Philadelphia and renewed energy for climate action across Delaware, Green Building United is actively pursuing opportunities to introduce and support policies that introduce greater building efficiency, promote increased utilization of renewable energy to power homes, schools, and offices, and invest in a workforce that will build our clean energy future across Pennsylvania and Delaware. With unprecedented funding available at the federal level, GBU is working with partners to ensure we leverage this political moment to scale up the advantages of green building practices and a built environment designed to withstand the impacts of a warmer world.

HERE4CJ Public Launch

Green Building United is excited to be supporting the public launch of the HERE4CJ coalition in Summer 2023. Throughout its development, the HERE4CJ coalition has centered Philadelphia's frontline communities in its efforts to advocate for policies that ensure our clean energy future is equitable and just. The public launch will celebrate these efforts while providing a springboard for the recruitment of new members to help the coalition grow. The public launch will be held in Hunting Park on July 22th – more information to come soon.

Later this fall, the coalition will hold a policy launch detailing its comprehensive policy platform for the City of Philadelphia to achieve its climate goals and create economic prosperity for its diverse communities. These goals include workforce development, housing repairs and weatherization, electrification, and

Continued Opportunities to Get Involved

Green Building United has continued to host events online and in-person throughout the first half of 2023, including a new membership happy hour, the second and third parts of the Sustainable Warehouse Forum in conjunction with ULI Philadelphia, and a successful in-person Sustainability Symposium at Drexel University. We have more programming planned for the second half of 2023 – keep an eye on our website and sign up for our newsletter to learn more.



A New Strategic Plan

GBU's Board of Directors and leadership have convened a Strategic Planning Committee to guide the organization toward a new three-year strategic plan. That process is currently underway with support from a consulting firm, Energetics, and is scheduled to be completed in Summer 2023. Look for more information about the strategic plan and opportunities to support its implementation in the months ahead.

About Green Building United

Mission

To foster transformative impact in our communities through green building education and advocacy.

Vision

A sustainable, healthy, and resilient built environment for all.

WHY BUILDINGS MATTER

We're born in them, we go to school in them, we work in them, and we go home to them every day. While we mostly take them for granted, the way we design, build, and operate buildings and their sites has a profound impact on environmental quality, on the local economy, and on public health.

Climate change is here. It has indisputably altered our region's weather in the past decade and will continue to demand more of our built environment in the years to come.

Buildings are the primary driver of climate change in our region, and by far the best opportunity to mitigate and to adapt to future climate impacts.

WHAT WE DO

Green Building United promotes the development of buildings that are sustainable, healthy for inhabitants, resilient, and cost-effective. Through education, advocacy, and strategic initiatives Green Building United informs and engages individuals and organizations to transform the way buildings and communities are designed, built, and operated.

WHO WE ARE and WHO WE SERVE

Green Building United (founded in 2001, as Delaware Valley Green Building Council) is a member-driven, mission-based 501(c)(3) nonprofit organization. We are a chapter of the U.S. Green Building Council, and have active Passive House and Living Future Communities. We serve the greater Philadelphia area, Lehigh Valley, and the State of Delaware (see a map of our region).

Green Building United convenes building industry and sustainability professionals with an interest in, or a commitment to, improving the built environment for the benefit of the entire region. Our work impacts more than 1.5 million Philadelphia residents and 4.5 million in our region.

We achieve our mission through the generous support of sustaining partners, individual members, donors, and funders. With more than 620 members and a dedicated network of volunteers, we are excited to see our impact continue to grow in the region.

About Green Building United

Diversity, Equity, and Inclusion

GBU is committed to improving diversity and inclusion across the organization and strives to center equity and racial justice in our work. GBU can only realize its mission and goals effectively by achieving greater diversity - whether of race, gender, sexual orientation, or ability - among the stakeholders who inform and engage with our work. GBU crosses different professional disciplines, many of which are not diverse, but we are committed to being a resource within this community, continuing our anti-racism work.

The Green Building United (GBU) Diversity, Equity, and Inclusion (DEI) Committee was created in July 2020 to lead, coordinate, and report back on the work being conducted to implement GBU's values across the organization. The creation of the DEI Committee was considered by the GBU Board as a necessity in order to truly embody our organization's values and its mission of a healthy, sustainable, built environment for all. In December 2022, GBU's Board adopted new by-laws making the DEI Committee a permanent part of GBU's governance structure.

Since its creation, a key part of the committee's organizational strategy includes the following objectives:

1. to make continued progress on DEI, including organizational statements, commitments, and goals that have been set to date, and to guide strategy and goal setting.
2. to improve the multicultural competency of the organization and its members.



“It is the committee's belief that DEI work takes place at every level within GBU; from its Board of Directors and Committees, to its member communities, educational and networking events, programs and initiatives, and to our members themselves. DEI Committee members includes Board members, staff, and GBU members-at-large. All work together to ensure that the work is participatory and informed by different perspectives from across the broader community.”

- Yogesh Saoji, GBU DEI Committee Chair

2023 Board of Directors

Executive Committee



Lisa Shulock
Chair
Director of Commercial Programs
Philadelphia Energy Authority



Susan Lowry
Immediate Past Chair
Vice President, Director,
Sales Enablement,
Philadelphia Market, JLL



Ariella Maron
Vice Chair
Executive Director, Delaware Valley
Regional Planning Commission



Bahareh van Boekhold
Secretary
Senior Consulting Manager
Illume Advising



Ryan Spies
Treasurer
Vice President of Sustainability,
Clayco



Phil Hinerman
Assistant Treasurer
Partner, Fox Rothschild, LLP



Lindsey Walaski
**Chair, Policy and Advocacy
Committee**
Portfolio Energy and Sustainability
Manager, JLL



Kristin Sullivan
**Chair, Development
Committee**
Global Energy & Sustainability
Director at CBRE for IBM

2023 Board of Directors

Directors



Ronald J. Becker
Senior Vice President
Operations and Sustainability
Brandywine Realty Trust



Amy Cornelius
Founder and Consultant
GreenBeams LLC



Stephen Finkelman
Director, Engineering Services
Thriven Design



Bill Fisher
Retired
Liberty Property Trust



Mary Hall
Manager of Customer Experience
PECO



Patrick Isaac
Program & Sustainability Manager
Community Ventures



Uma Moriarity
Global ESG Lead &
Investment Strategy Analyst
Center Square



Sangeetha Sambandam
Project Architect
WRT



E. Mitchell Swann
Managing Director
RMC



Manny Feris
OEM Sales
Lutron Electronics

2022 Financials

Financial Report

Revenue	Total	% of Total
Event Attendees	\$ 62, 723	8%
Grants and Contracts	\$ 394,086	53%
Membership	\$ 41, 371	5%
Event Sponsorships	\$ 101, 350	14%
Sustaining Partners	\$ 123,000	16%
Individual Giving	\$ 25,048	3%
Investments	\$ 1,046	0%
Misc	\$ 921	0%
Total	\$ 749,545	100%
Expenses		
Program	\$ 605,346	68%
Admin	\$ 175,051	20%
Fundraising	\$ 103,330	12%
Total	\$ 883,727	100%

Green Building United's total revenue in 2022 (including assets with donor restrictions) increased by nearly 10%, driven by a return to in-person events and new revenue streams from grants and contracts. Expenses also increased to meet the return to in-person events, as well as through extraordinary costs related to the transition to a new Executive Director and staff turnover. Looking ahead, Green Building United is forecasting a balanced budget for 2023 as the organization continues to recover from the global pandemic.

Our Sustaining Partners

Platinum Partners



Gold Partners



Silver Partners



Small Business Partners

- BluPath Design
- Community Design Collaborative
- Loomis McAfee Architects
- Holzraum System