

From: Husted, Michael
Sent: Monday, March 16, 2020 10:18 AM
To: Mike Pfeiffer
Cc: Greg Wheeler; Dominic Sims; Talkington, Sarah
Subject: Group B Code Adoption

Michael,

Over the last few weeks you've received correspondence from various groups concerned with "voting irregularities" which they suspect may exist with the OGCV process held through cdpACCESS.

I encourage you to review those concerns to the extent that they have merit but to resist allowing those concerns to seize the process. There will always be something to "have concerns" about. Fantastical conspiracy theories abound these days but that the concerns have largely aligned with business interests must not be ignored.

In particular, I'd like to ask that "affordability" arguments be segregated. Affordability is an important and current topic but there seems to be no recognition of the disconnect, in real estate, between cost value and market value. Real estate and improvements almost always sell for what the market will bear, not cost. Profit, on the other hand, is always directly tied to cost.

Please perform your due diligence in review of the voting process but be prepared to move forward in a timely fashion when it's found that your members have spoken.

Best,

Michael Husted, P.E., LEED AP
Austin Energy Green Building Program

811 Barton Springs Rd, Suite 400
Austin, TX 78704

(512) 482-5445
fax: (512) 482-5441