

Green is the New Affordable



Green Communities™ is a five-year, \$555 million initiative to create more than 8,500 homes that deliver significant health, economic and environmental benefits for low-income families and communities. This groundbreaking effort is a partnership between Enterprise, the Natural Resources Defense Council, Global Green USA, the American Institute of Architects, the American Planning Association, Southface, the National Center for Healthy Housing and leading corporate, financial and philanthropic institutions.

Green Communities provides funds and expertise to enable developers to build and rehabilitate homes that are healthier, more energy efficient and better for the environment – without adding infeasible extra costs. Green Communities also assists state and local governments to ensure their housing and economic development policies are smart and sustainable.

All Green Communities homes are built according to the Green Communities Criteria, the first national consensus-based, holistic standard for healthy, efficient, environmentally friendly affordable homes.

After one year, Green Communities is well ahead of initial projections. Developers and policymakers across the country are embracing the Green Communities Criteria as a better way to build. Over time, Green Communities will transform the way we think about, design and build affordable homes for low-income people.

Rationale: Why Now is the Time for Green Communities

Housing and environmental problems are inextricably linked and solutions should be too. Green Communities delivers an integrated approach to achieve the following benefits:

- **Healthier homes and communities** More than four million children in the U.S. have asthma, and it is estimated that more than 40 percent of doctor-diagnosed asthma among U.S. children is due to residential exposures. Asthma prevalence is 40 percent to 50 percent higher among minority children living in urban areas. Green Communities homes are healthier and more comfortable because they use building practices and materials that minimize moisture, provide proper ventilation, prevent pest infestations and avoid unhealthy materials. Green Communities homes also are in walkable neighborhoods that facilitate a healthy lifestyle incorporating physical activity.
- **Greater energy efficiency** Energy costs for poor families have increased much faster than their incomes in recent years, forcing low-income families to spend less on food and other necessities. Families at the poverty level pay nearly 40 cents of every dollar they earn for transportation. Green Communities homes are at least 30 percent more energy efficient—cutting utility costs by hundreds of dollars per home a year—by meeting Energy Star standards and increasing individual control of electricity. Green Communities homes also are near public transportation or within walking distance to schools, jobs and services, increasing opportunities and reducing transportation costs for families.
- **Smarter, more sustainable development** The United States, home to only five percent of the world's population, consumes 25 percent of the world's energy and generates 25 percent of global warming pollution. In addition, poorly planned development drives good jobs farther from where many low-income people live and has been linked to more traffic congestion, worse pollution and deteriorating health.

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A partnership between Enterprise and the Natural Resources Defense Council

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District of Columbia
CASE NO.06-30
EXHIBIT NO.32E

Increased energy efficiency and proximity to mass transit through Green Communities benefit families, communities and the environment. Green Communities homes also feature water-conserving fixtures and appliances, and utilize low-cost site maintenance techniques to minimize erosion and manage storm water. In addition, Green Communities homes support local and state strategies to direct development to areas with existing infrastructure, reducing local tax burdens. And Green Communities homes are built at appropriate densities, away from farmland and environmentally sensitive areas. Whenever possible, Green Communities homes use certified wood and recycled materials.

Results What Green Communities Has Achieved So Far (as of Oct 1, 2005)

- 4,300 Green Communities homes in 21 states are underway
- These homes will deliver significant environmental benefits, including saving 30 million gallons of water (7,000 fewer gallons per home) and \$1.5 million in energy savings per year (\$350 savings per household)
- \$179 million in grants, loans and equity has been invested to date
- One thousand housing professionals have received direct assistance or training in sustainable development
- Ten states and cities have made their housing policies healthier and smarter

Resources How Green Communities Helps Developers Go Green

- Grant funds for design, planning, predevelopment and construction
- Low-interest loans for acquisition, predevelopment and construction
- Competitively priced tax credit equity investments for construction of rental apartments
- Individual assistance, in person and through on-line trainings, and practical tools
- Advice and assistance to policymakers at all levels of government

Frequently Asked Questions

How much more do Green Communities homes cost to build? Preliminary data from completed projects that compare the development costs of Green Communities and conventional affordable housing projects show that costs rise 2 percent to 3 percent for developers who meet the Green Communities Criteria. That amounts to about \$2,000 to \$5,000 per unit for multifamily developments. Single-family projects have incurred slightly higher incremental costs.

The grants and financing offered by Green Communities, sometimes augmented by other sources of funding, have covered all cost increments in most cases. More than half the participating developers surveyed indicated that Green Communities developments are their first green projects, while most others said they had “gone greener” as a result of the program. In other words, the slightly higher costs associated with green building are partly a result of learning new ways of working, and likely to decline with experience.

How did Green Communities develop its criteria? The Green Communities Criteria represent the collective knowledge and consensus of leading experts in building design and construction, public health, smart growth and environmental protection. The criteria reflect careful analysis of all major green building programs and distill many of the most relevant and achievable aspects of green building and smart growth for affordable housing. The Green Communities Criteria raise the bar for affordable housing providers in sustainable development through proven, cost-effective building strategies, without burdening developers with undue complexity or infeasible costs. Green Communities partners are carefully tracking developer experience and project performance and will revise the criteria based on the results. The Green Communities Criteria apply to for-sale and rental housing, urban, suburban and rural areas, new construction and, with some modifications, substantially rehabilitated housing.

How does Green Communities relate to LEED? The Green Communities Criteria are based on and substantially similar to the national LEED¹ green building standard developed by the U.S. Green Building Council. The council is a national partner in Green Communities and we are working closely together to ensure the LEED Homes standard, currently in its pilot phase, and the LEED neighborhood development standard, under pre-pilot review, are effective for affordable housing. The Green Communities Criteria also draw from and are consistent with many of the nation's 30-plus leading local green building and smart growth programs, such as Seattle's SeaGreen² initiative. The Green Communities criteria synthesize these individual standards to capture the most important elements that could be achieved broadly by affordable housing developers with only marginal increases in development costs.

Where can I learn more? Please visit www.greencommunitiesonline.org

Partners Green Communities Greatest Asset

Anonymous
The American Institute of Architects
The American Planning Association
Bank of America
Blue Moon Fund
BP America
The Bullitt Foundation
Citigroup Foundation
Family Housing Fund
Fannie Mae
Florida Community Loan Fund
Florida Green Building Coalition
Freddie Mac
The George Gund Foundation
Giant Steps Foundation
Global Green USA
Great Lakes Capital Fund
Greater Minnesota Housing Fund
The Home Depot Foundation
JPMorgan Chase
The Kresge Foundation
M&T Bank
Massachusetts Technology Collaborative
MassHousing

Merrill Lynch Community Development Company
Meyer Memorial Trust
Michigan State Housing and Development Authority
National Association of State Energy Officials
National Center for Healthy Housing
National City Bank
Natural Resources Defense Council
Ohio Capital Corporation for Housing
Ohio Department of Development Office of Energy Efficiency
Ohio Housing Finance Agency
The Paul G. Allen Family Foundation
The Rockefeller Brothers Fund
The Russell Family Foundation
San Francisco Mayor's Office of Housing
San Francisco Redevelopment Agency
Southface
Surdna Foundation
Tides Foundation
U.S. Department of Housing and Urban Development
U.S. Green Building Council
Washington Mutual
Wells Fargo
William Penn Foundation

¹ LEED refers to Leadership in Energy and Environmental Design Green Building Rating System, a voluntary consensus-based national standard for developing high performance sustainable buildings.

² Seattle introduced its SeaGreen Affordable Housing Guide in 2002 to promote energy conservation, operational savings and sustainable building practices in affordable multifamily housing.



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about design and build affordable housing. Green Communities will provide \$555 million of financing, equity and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools and services.

For more information, please visit www.greencommunitiesonline.org

EXHIBIT B: Intended Method of Satisfying Green Communities™ Criteria
Linda Joy and Kenneth Jay Pollin Memorial Community Development

	Item	Intended Method of Satisfying Green Criteria	Yes	Points	Comments (For Use by EF Staff Only)
Section 1: Integrated Design Process					
1-1	Green Development Plan (Mandatory)	Documents and certifies green strategies	X		
Section 2: Location and Neighborhood Fabric					
2-1a	Smart Site Location - Proximity to Existing Development. (Mandatory except for Infill Sites or Rehab. Must provide site map demonstrating that project satisfies this item).	Site has access to existing roads, water, sewer and other infrastructure	X		
2-1b	Smart Site Location - Protecting Environmental Resources. (Mandatory except for infill sites or rehab).	Alleys & parking pads within 100' of wetland; Bldg footprints greater than 100' from wetland; need to clarify designation of "parkland" - site was within Anacostia Park (pre-disposition)	X		
2-1c	Smart Site Location: Proximity to Services (Mandatory except for previously developed infill sites)	At least 4 within 1/2 mile: (1) Adequate public transportation - Minn Ave Metro; (2) Public School - Thomas Elementary; (3) Library - Deanwood Kiosk Branch; (4) Usable park space for youth; (5) Place of Worship - several; (6) Circle Seven Express	X		
2-2	Compact Development (Mandatory except for rehab)	Requires 10du/ac for new townhouses, net of dedicated open space and public streets	X		
2-3	Walkable Neighborhoods (Mandatory)	Provide sidewalks; make streets minimum allowable widths; consider stormwater strategies	X		
2-4a	Smart Site Location - Make Use of Passive Solar Heating / Cooling (Optional 5 points)				
2-4b	Smart Site Location - Grayfield, Brownfield or Adaptive Reuse Site (Optional 10 points)				
2-5	Compact Development (Optional 5 points maximum for an increase of at least ten units per acre for multifamily buildings and at least one unit per acre for single-family houses)	The project has 22 units/acre.	X	5	
2-6	Walkable Neighborhoods (Optional 5 points)	Provide at least 3 sidewalk connections to adjacent neighborhood development	X	5	
2-7	Transportation Choices (Optional 12 pts)	Site within 1/2 mile of fixed rail transit	X	12	
Section 2 Subtotal				22	
Section 3: Site Improvements					
3-1	Environmental Remediation (Mandatory)	Conduct Phase I Environmental Site Assessment; abate hazards	X		
3-2	Erosion and Sedimentation Control (Mandatory)	Required for construction in DC	X		
3-3	Landscaping (Mandatory - if providing landscaping)	Street trees and foundation plantings will all be native species. Please see attached Landscape Plan. The Landscape Architect will specify native plants and trees requiring no irrigation.	X		
5-1	Storm Drain Labels (Optional 2 points)	Label storm drains as "Anacostia River Drainage - No Dumping"	X	2	
Section 3 Subtotal				2	
Section 4: Water Conservation					
4-1a	Water Conserving Appliances and Fixtures (Mandatory)	Water Conserving Appliances: 1.6 gpf WC, 2.0 gpm shower, 1.5 gpm kitchen faucets, .5 gpm bathroom faucets	X		
4-1b	Water Conserving Appliances and Fixtures (Mandatory)	Landscape with native, drought tolerant species, minimize turf grass lawns	X		
4-3	Efficient Irrigation (Mandatory)	Design no permanent irrigation system	X		
Section 4 Subtotal				0	
Section 5: Energy Efficiency					
5-1a	Efficient Energy Use (Mandatory for new construction)	Achieve HERS score of 86 or higher (Energy Star level)	X		
5-1b	Efficient Energy Use (Mandatory for moderate rehab)				
5-2	Energy Star Appliances (Mandatory if providing appliances)	Committed to Energy Star appliances in DHCD application	X		
5-3a	Efficient Lighting - Interior (Mandatory)	Energy Star light fixtures	X		
5-3b	Efficient Lighting - Exterior (Mandatory)	Energy Star daylight monitors on outdoor lights	X		
5-4	Electricity Meter (Mandatory except for 0 bedroom dwelling units)	Individually meter houses	X		
5-5a	Additional Reductions in Energy Use for new constructions (Optional - 5 points for each additional point awarded by the Home Energy Rating System (HERS) or for each 5 percent change in energy efficiency)				
5-5b	Additional Reductions in Energy Use for moderate rehab (Optional - 10 points for each additional point awarded by HERS or for adopting additional improvements that extend the payback period to at least 14 years)				
5-6a	Photovoltaic (PV) Panels (Optional 5 points, plus 5 points for each additional 10 percent increment, up to a maximum of 15 points)				
5-6b	Photovoltaic (PV) Ready (Optional 2 points)				
Section 5 Subtotal				0	

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Section 6: Materials Beneficial to the Environment				
6-1	Construction Waste Management (Optional 5 points)			
6-2	Recycled Content Material (Optional 2 points, plus 2 points for each additional 5 percent increment, not to exceed 14 points)			
6-3	Certified, Salvaged and Engineered Wood (Optional 10 points)			
6-4a	Water-Permeable Walkways (Optional 5 points)			
6-4b	Water-Permeable Parking Areas (Optional 10 points)			
6-5a	Reducing Heat-Island Effect – Roofing (Optional 5 points)			
6-5b	Reducing Heat-Island Effect – Paving (Optional 5 points)			
Section 6 Subtotal				0
Section 7: Healthy Living Environment				
7-1	Low/No VOC Paints and Primers (Mandatory)	Committed to low-VOC paints and primers in DHCD application	X	
7-2	Low/No VOC Adhesives and Sealants (Mandatory)	Committed to low-VOC sealants and adhesives in DHCD application	X	
7-3	Formaldehyde-free Composite Wood (Mandatory)	Specify composite wood only if UF-free, or if sealed	X	
7-4	Green Label certified floor coverings (Mandatory - if providing floor coverings)	Committed to Green Label carpet in DHCD application; do not use cpt in wet areas	X	
7-5a	Exhaust Fans - bathroom (Mandatory except for moderate rehab)	Design direct vent exhaust fans in bathrooms	X	
7-5b	Exhaust Fans - kitchen (Mandatory except for moderate rehab)	We are using electric appliances, therefore no external venting required.	X	
7-6	Ventilation (Mandatory except for moderate rehab)	Design 15 cu/min fresh air ventilation rate with mech system and natural ventilation	X	
7-7	HVAC Sizing (Mandatory)	Appropriately size HVAC equipment	X	
7-8a	Water Heaters - mold prevention (Mandatory)	Specify durable, moisture-resistant materials in tub/shower enclosures	X	
7-8b	Water Heaters - minimizing CO (Optional 2 points)	Direct vent water heater	X	2
7-9	Cold Water Pipe Insulation (Mandatory)	Insulate cold water supply pipes, avoid plumbing in exterior walls	X	
7-10a	Materials in Wet Areas - Surfaces (Mandatory)	Specify durable, moisture-resistant materials in tub/shower enclosures	X	
7-10b	Materials in Wet Areas - Tub and Shower Enclosures (Mandatory)	Specify durable, moisture-resistant materials in tub/shower enclosures	X	
7-11a	Basements and Concrete Slabs - Vapor Barrier (Mandatory)	Clothes dryer exhausts to outdoors	X	
7-11b	Basements and Concrete Slabs - Radon (Mandatory)	We have included passive radon mitigation.	X	
7-12	Surface Water Drainage (Mandatory)	Proper surface drainage away from windows, walls, and foundations	X	
7-13	Garage Isolation (Mandatory)	This space is not tied into the mechanical systems of the rest of the house. A CO detector in the living space just outside the door to the garages; and an air barrier in the wall and ceiling between the garage and living spaces will be placed.	X	
7-14	Clothes Dryer Exhaust (Mandatory)	Clothes dryer exhausts to outdoors	X	
7-15	Integrated Pest Management (Mandatory)	Seal all wall, floor, and joint penetrations with low-VOC caulk	X	
7-16	Lead Safe Work Practices (Mandatory)	Will comply with EPA standards	X	
7-17a	Healthy Flooring Materials - alternative sources (Optional - 5 points)			
7-17b	Healthy Flooring Materials - reducing dust (Optional 2 points)			
Section 7 Subtotal				2
Section 8: Operations and Maintenance				
8-1	Owner's Manual (Mandatory for all Multifamily Buildings)	Enterprise and Clark to create and provide Owner's Manual	X	
8-2	Resident's Manual (Mandatory for rental projects)	Enterprise and Clark to create and provide Resident's Manual	X	
8-3	Homeowner and New Resident Orientation (Mandatory)	Clark and or consultant to provide Homeowner and New Resident Orientation	X	
Section 8 Subtotal				
GRAND TOTAL				26