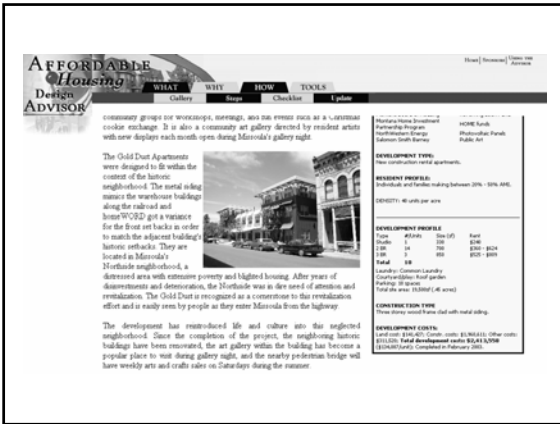




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The wheatboard cabinets are custom made with industrial strength hardware. Compared to laminate cabinetry, wheatboard has proved to be a very durable material.

homeWORD included a beautiful roof top garden that incorporates permanent landscaping with vegetable gardening boxes. Each summer a garden team is hired to help coordinate the gardening and offer organic gardening workshops to residents who have never gardened before. The Gold Dust also incorporates low-water consumptive landscaping with drip irrigation on the rooftop.

The roof garden absorbs some roof water that would otherwise need to be tied to a storm drain system. Roof and parking run-off drain into two catch basins. Once the water level within the catch basins reaches a certain height, it spills over into storm water disposal pipes located under the parking. These two pipes are made of perforated material and embedded in organic material. As rain, run water and other liquids filter out the perforated pipes, the organic plug cuts any foreign substances. As a result, the water is much cleaner by the time it filters into the aquifer.

Construction waste, including product shipping waste, was recycled during construction. There is a recycling shed for residents that has shelving and labeled containers for recycling and homeWORD pays for recycling pick up. There is also a monthly newsletter for residents that includes recycling facts and reminders for residents to keep up good recycling practices. A resident is designated to manage the shed in order to keep it in order and use flexibly.

Lessons Learned from the Developer homeWORD has the advice for other affordable housing developers considering an environmentally responsible construction, "It would have been good to track in more detail where decisions were made in materials and specifications. We would have had a more organized 'spid setting' that would have been tracked throughout our entire process. I would have documented with photos the construction process in more detail.



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Green Features

Green Features	Gold Dust Apartments
GreenSource.org	The project site is located in a major arterial with bus transportation.
GreenSource.org	The project density is 40 units per acre.
GreenSource.org	The buildings were designed so that operable windows would provide effective cross ventilation and shading devices to protect from summer sun. Passive heating is provided by exposed concrete floors that absorb solar energy in the winter to increase comfort and reduce utility costs.
GreenSource.org	Window size and placement allows for daylighting throughout the units.
GreenSource.org	A beautiful roof top garden has permanent landscaping and vegetable gardening boxes. Each summer a garden team helps coordinate the gardening and offers organic gardening workshops to residents who have never gardened before.
GreenSource.org	Double glazed low-e windows were used.
GreenSource.org	Water provided by large efficiency water through rapid tables in the main building and a 50% efficient forced hot air furnace in the three small buildings. All heating equipment is fueled by natural gas.
GreenSource.org	All units are equipped with Energy Star Appliances.
GreenSource.org	A 1000-watt photovoltaic array produces about 1/3 of the total power needed for the apartments. There are 60 panels in the system, each measuring 57 1/2 inches. Excess power is sold back to the utility.
GreenSource.org	The roof garden absorbs some roof water. Roof and parking run-off drain into two catch basins. Once the water reaches a certain height, it spills into two storm water disposal pipes under the parking. The two pipes are perforated and embedded in organic material. As rain, run water and other liquids filter out the perforated pipes, the organic plug cuts any foreign substances, resulting in cleaner water going to the aquifer.
GreenSource.org	Gold Dust has low-water consumptive landscaping with drip irrigation on the rooftop.

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Building Green

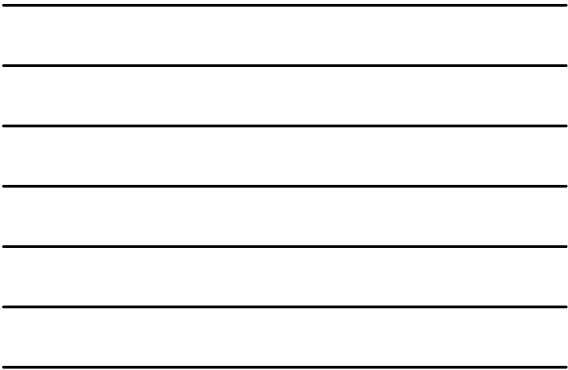
The new Green Housing Projects Gallery was provided by American Institute of Architects (AIA) through the AIA Housing Committee and the AIA Center for Communities by Design. The AIA, as a partner in the Enterprise Foundation's Green Communities Initiative, assembled and joined a selection of high quality affordable housing projects which also focus on sustainable design principles to help demonstrate that green design in affordable housing can be achieved. Joiners for the program were: Lance J. Brown, FAIA, USA DCA, FAIA, Green House, FAIA; Stephen Gottlieb, Rick Schneider, AIA, LEED AP, and Walter Watts.

Jury Selections

- Charles Gault
- East Valley Avenue Housing
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.
- El Paso, Inc.

Projects of Note

- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes
- Acme Michael Homes



The project site was selected for its proximity to transit and its potential to act as a redevelopment catalyst in the area. The site was a graded/flat parcel that had been vacant for many years so no demolition was needed, reducing both project cost and material waste. The site layout and building placement create an atmosphere of security and safety allowing for easy observation - "eyes on the street" - while minimizing intrusions. On the corner of a major thoroughfare, Sanctuary Place creates a gateway to the lower-scale neighborhood beyond. At 4 stories, the Sanctuary Place apartment building maximizes what local zoning allows and anticipates

The sustainable material strategy for Sanctuary Place was to create a durable envelope using long-lasting, low-maintenance materials without a specific emphasis on recycled content. Brick is the primary exterior cladding, the windows are aluminum—thermally broken, low-e—and the roof is modified bitumen. Interiors include metal door frames, true hickory floors in all public corridors and dwelling units, and commercial grade high recycled-content carpet tile in offices. The public bathroom floors are recycled glass tile.

At Salsbury Place the energy efficient and renewable energy technologies reduce operating costs by at least \$200,000 each year. Solar hot water panels provide 75% of residents' hot water needs and a high efficiency "eco-electric" saves \$8,000–\$15,000 in annual operating costs. For reduced electric bills, light fixtures have fluorescent and reduce the need for artificial lighting. Dual light recharging in offices allows for lighting levels, using computer-aided user control. The workspaces have high efficiency lighting, and the building has a high efficiency heating system. The building also has A/C zoning units – the apartment building is all electric due to cost limitations. To reduce the use of electricity (and save on operating costs), it was very important to make the building envelope extremely well insulated and air tight for reduced heat gain and loss. As such, the exterior walls are R-25, the roof is R-40 and the windows are double pane glass. In addition, a high-grade (high reflectivity) roof reduces the impact of the sun's rays on the building. The building is also designed to reduce the impact of the sun's rays on the building. The building is also designed to reduce the impact of the sun's rays on the building.

