






“Sprawl is ugly, oppressive, massively dull.....but worst of all sprawl is inhuman. It is antihuman. The vast formless spread of housing pierced by the unrelated spotting of schools, churches, stores, creates areas so huge and irrational that they are too big for people to feel apart of, responsible for, or important in.”



Run down
Environmental
of dollars eve
Rising tran
Families at th
dollar they ea
their income c
Sprawling
Only 5 perce
of the worlds
pollution

es hundreds
ts
on every
ly 17% of
nt
consume 25%
lobal warming



Healthy, Wealthy and Wise Communities

Healthier homes for individuals,
children, and parents

Increased income and enhanced
opportunities for low-income individuals
and families

Sustainable, smart development



Strategy to transform the way Americans, think about, design, build and locate affordable housing for people with low-incomes.



Green Communities:

\$555 million over five years -
Grants, Financing, Tax Credit Equity

8,500 environmentally responsive,
healthy and affordable homes

Market transformation



Who Is Involved?



- | | |
|--|---------------------------|
| Natural Resource Defense Council | The Home Depot Foundation |
| American Institute of Architects | The Kresge Foundation |
| American Planning Association | Merrill Lynch CDC |
| Global Green USA | Blue Moon Fund |
| Southface | BP America |
| National Center for Healthy Housing | Paul G. Allen Foundation |
| National Association of State Energy Officials | Bullitt Foundation |
| Fannie Mae | Surdna Foundation |
| Freddie Mac | Tides Foundation |
| | J.P. Morgan Chase |
| | M&T Bank |
| | Washington Mutual |
| | Bank of America |



Green Building Myth



Green Building Reality

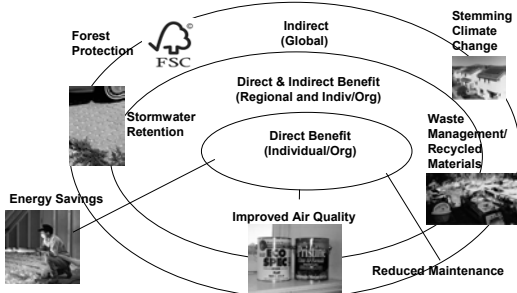


Green Communities Framework

1. Integrated Design Process
2. Location and Neighborhood Fabric
3. Site Improvements
4. Water Conservation
5. Energy Conservation
6. Materials and Resources
7. Healthy Living Environment
8. Operations and Management



A new report entitled, ***The Costs and Benefits of Green Affordable Housing***, “shows that the decision to build green affordable housing always benefits the residents. Not only are they better off in terms of utility expenses, they are living in healthier conditions.” - Joy Conway, Policy Director for Living Cities: The National Community Development Initiative





Effecting Industry Change:

Housing Programs and Policies

Introducing Green Communities Criteria
RFQ/RFPs and NOFAs

LIHTC Qualified Allocation Plans

A Greener Plan for Affordable Housing



San Francisco Green Communities

Collaboration of the Mayor's Office of Housing,
the San Francisco Redevelopment Development Agency,
and Enterprise

Provides \$100million in financial resources to
six demonstration projects:

- Technical assistance and training
- \$300,000 in grants
- \$60m in LIHTC equity
- \$40m in loans





Supporting Industry Change:

Place Based Training

Live Online Events

Technical Assistance Hotline

404-391-5857



www.greencommunitiesonline.org



Incentivizing Industry Change:

Grants - \$5 M

Green Charrettes
Sustainability Training
Predevelopment and
Construction



Loans - \$50 M

Zero Percent Pre-development
5.5% Site Acquisition and Construction

LIHTC Equity - \$500 M



Sharing Industry Change:

Lessons Learned
Project Profiles
Outcome Documentation



www.greencommunitiesonline.org



Incentivizing Industry Change: Year 1

\$179 million in financial support

\$1.9 M in grants awarded

\$13 M in loans

\$160 M in tax credit equity invested

4,300 green affordable homes

23 States plus DC

37 national, state and local partners





Where are Green Communities? Atlanta, GA

Mixed Income Development

New and renovated bungalows

Emphasis on affordable home ownership.

Sales Price range from \$150,000-\$235,000

3 & 4 Bedroom Homes with 2-2.5 Bathrooms

Workforce families

Integrated the Green Community Criteria

Built within an existing community on vacant infill lots

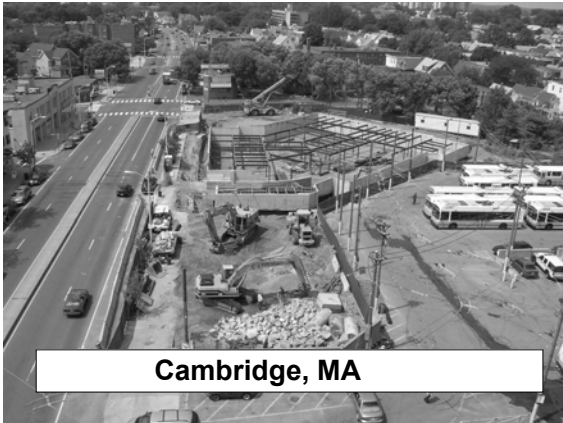




Anticipated Benefits

Reduction of storm water surging into overburdened sewer system
 State's Energy Efficient Down-Payment Assistance Program (\$7,500)
 Reduction on annual maintenance and utility bills
 Increased awareness of resource conservation within the community





Cambridge, MA



Massachusetts Green Communities

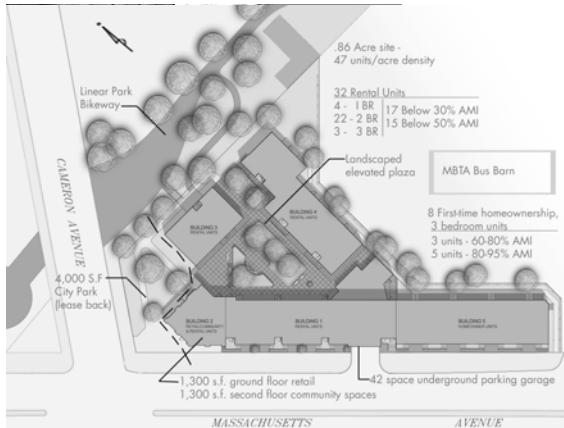
Collaboration of MassHousing, MassTech Collaborative and Enterprise

MassHousing will provide \$125 M in mortgage financing.

MTC will provide \$8.5 M in grants specifically for renewable energy technologies

Enterprise \$75 M in tax credit equity plus \$500,000 in grants and loans.





Green Features:

Durable Materials

Brick, masonry
Fiber cement – siding,
panels, trim
Paving – pavers,
concrete, stone



Trolley Square
Cambridge, MA



Green Features: *Energy Efficiency*

- Storm water management
- Landscape irrigation/native plants
- Energy Star Home – Exceeds standards
- Damp blown cellulose
- White TPO roofing
- High efficiency boilers and controls
- Energy Star lighting and appliances
- 2-speed continuous bath fans
- Photovoltaics
- Dual flush toilets



Implementation: Construction and Demolition Waste



Worthington, Minnesota

- 60 units – HUD sec. 236
- Rehab of existing affordable housing development
- Geo-thermal heating and cooling system
- Enhanced insulation of building envelope
- Energy Star appliances
- Whole-unit ventilation
- Low voc paints
- Metal Roofing
- Recycled content finish materials inside
- On-site recycling of demolition and construction materials



Minnesota Green Communities

Collaboration of Family Housing Fund, the Greater MN Housing Fund and Enterprise

Four demonstration projects – two in the metro area and two in "greater" Minnesota

- \$300,000 in grants and \$60million in tax credit equity
- Goal: 100 homes
- Reality: 180 homes



Contacts:

Enterprise Community Partners

Dana Bourland

410.715.7433

greencommunities@enterprisecommunity.org

State and Local Policy

Noreen Beatley

nbeatley@enterprisecommunity.org
