

Greening Affordable Housing

Working Meeting #4

City of Santa Monica Housing Division
Global Green USA

June 26, 2001

What is Green Building?

- **Green building is a strategy to create buildings, facilities, and supporting infrastructure that:**
 - minimizes the use of resources
 - reduces harmful effects on the environment,
 - creates healthier living environments.
- **Green building principles should be the basis for planning, programming, budgeting, designing, constructing, commissioning, operating, and maintaining new and renovated facilities.**

Green Building Process

- **Whole-building" perspective**
- **Multi-disciplinary design teams**
- **Collaboration from beginning of the project**
- **Commitment to performance targets**
- **Ongoing assessment of energy conservation measures throughout design process**
- **Evaluation of alternatives in terms of both life-cycle and capital cost**

Green Building Practices

- **Sustainable Site Planning and Landscape Design**
- **Improve Energy Efficiency**
- **Safeguard Water**
- **Conserve Materials and Resources**
- **Enhance Indoor Environmental Quality**

Opportunities for Affordable Housing

- **Reduce utility bills by conserving electricity, gas, and water.**
- **Improve livability and comfort by maximizing daylighting, providing natural ventilation, and increasing insulation.**
- **Create healthier living environments by eliminating volatile organic compounds, formaldehyde, and other indoor pollutants.**

What do the City's Green Building Guidelines Require?

- 20 percent energy efficiency improvement above Title 24 for multi-family or prescriptive approach for projects 3 stories or less.
- 4 major construction materials are recycled-content consistent with EPA Construction Standards for Recycling.
- Construction Waste Management Program
- Stormwater Management
- Water Conservation Measures

SM Guidelines: Prescriptive Measures

Multi-family residential three stories or less in height may use the prescriptive approach:

- All windows and glass patio doors equipped with double galzed, low-e glazing with center of glass U-value of more than .32 and Heat Gain Coefficient of not more than .37
- Lighting fixtures in the dwelling units have combined efficacy of not less than 40 lumens/watt
- Water heaters have a minimum energy factor of 0.60
- Space cooling has a SEER of not less than 12.

California Tax Credit Allocation Committee

- **Projects 15% above the California energy code will receive 5 points, or**
- **Projects that incorporate items from the following list may receive an additional 1 point for each:**
 - Energy star appliances
 - Natural gas for cooking and space heating
 - Use of no VOC paints and stains on interiors
 - Use of fluorescent light fixtures for at least 75% of light fixtures
 - Use of occupancy sensors to turn off lights for all bathrooms, garages and storage spaces

Resources



- Global Green USA: www.globalgreen.org
- Energy Star Home: www.epa.gov/homes/
- US Green Building Council: www.usgbc.org
- Energy Efficient Mortgage: [www. Pueblo.gas.gov](http://www.Pueblo.gas.gov)
- Location Efficient Mortgage: www.locationefficiency.org
- National Center for Appropriate Technology: www.ncat.org/reh
- GEO Green Design Network: www.greendesign.net
- HFH Environmental Initiative: www.habitat.org/env
- Southface Energy Institute: www.southface.org
- Environmental Building News: wwwwebuild.com
- California Integrated Waste Management Board: www.ciwmb.gov
- California Energy Commission: www.energy.ca.gov