

# Greening Your Roadmap to Succeed in a Changing Landscape: On the Roadmap to Success

NeighborWorks Green Symposium

May 6, 2009



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# Local Initiatives Support Corporation

- LISC is dedicated to helping nonprofit community development organizations transform distressed communities into healthy and sustainable communities good places to live, do business, work, play, and raise families.
  - **Training:** institutes, workshops and conferences
  - **Technical assistance:** one-on-one assistance, peer networks, and online resource
  - **Capital:** program/operations grants and loans for housing, commercial space and community facilities
  - **Policy and advocacy:** policy studies, conferences, and symposia



A Project of Bay Area LISC and Build It Green

# GREEN REHABILITATION OF MULTIFAMILY RENTAL PROPERTIES

A RESOURCE GUIDE



Designed to be used in tandem with an energy audit, site assessment or building walkthrough that occurs at the outset of any rehab project

Available free for  
download

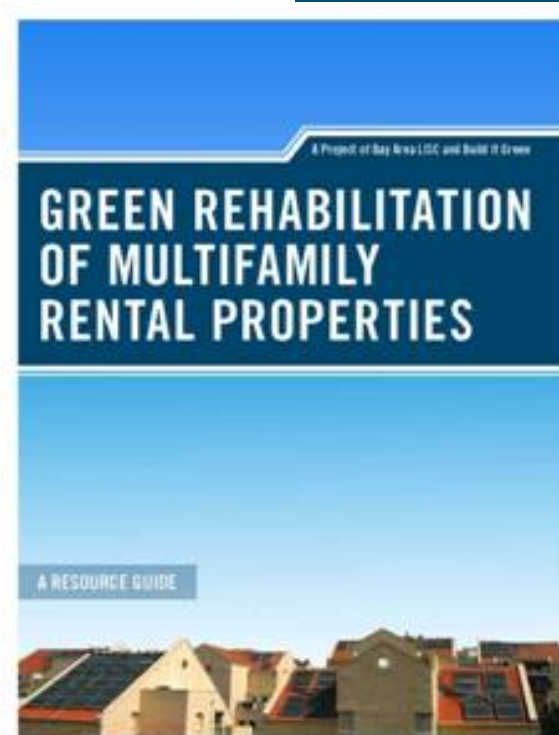
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# Green Connection Program Resources to Promote Green Multifamily Retrofits

- Green Rehab Training for Affordable Housing Developers
  - Includes building walk-through
- Green Operations & Maintenance Training for Property Management and Maintenance Staff
- Green Physical Needs Assessments
- Green Connection Loan Fund

**GREEN OPERATIONS  
AND MAINTENANCE**  
TOOLKIT AND BUYER'S GUIDE



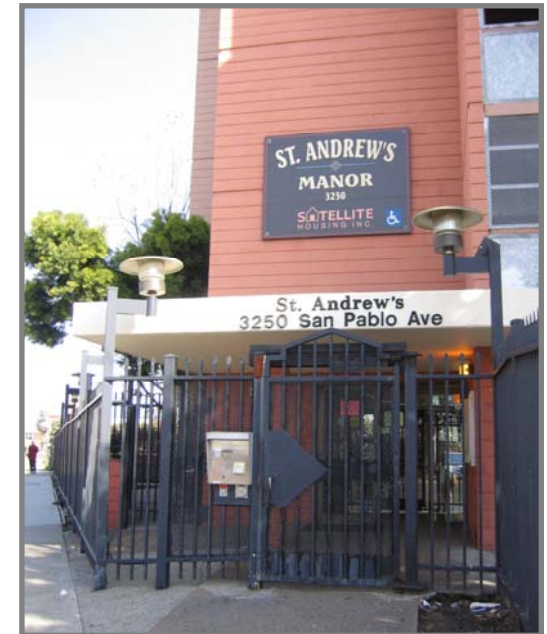
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# Green Connection Program Resources to Promote Green Multifamily Retrofits

- Green Rehab Training for Physical Needs Assessment Providers
  - Development of a Green PNA Spec
- Conventional/ Green Physical Needs Assessment “Experiment”
  - How to create ONE blended Conventional & Green PNA



# Six Green Physical Needs Assessment Pilots



# Immediate EH&S Issues



# Unity Homes

94 Unit Limited Equity Co-Op

– Year Built: 1973-1974

Site Condition and Systems:

- Landscaping:
  - Low Water Use and Native Plants
- Stormwater Management:
  - Replacing Retaining Walls

Building Construction:

- Fiber Cement Siding
- Energy Star Windows
- Site Lighting:
  - Full Cut-off Luminaires



# Green Recommendations in Scope

## Mechanical Systems:

- Low-Mercury Fluorescent Lighting
- Energy Efficient Water Heaters
- Energy Efficient Forced Air Units
- Insulating all accessible Hot Water Piping
- Low Water Use Plumbing Fixtures

## Dwelling Units:

- Energy Star Rated Kitchen and Bathroom Fans
- Energy Star Appliances
- Low and Zero-VOC Interior Paints
- Low-VOC sealants and Adhesives

# The Carquinez Senior Apartments

## Bridge Housing:

- Year Built: Early 1900's
- 36 units 1 BR for Seniors

## Green Recommendations in SOW

- Low water use Landscaping
- Energy Star Appliances
- No-VOC interior paints
- Low VOC stains
- CRI Green Label Carpeting
- Fluorescent Lighting Fixtures
- Energy Star Bathroom Fans and Humidistats



# Lessons Learned:

- Difficulty with Long Development Timeline:
  - Four years: 2004 - 2008
- Multiple Changes in Staffing on the Project
- Ensuring that immediate concerns from 2004 PNA had been addressed by property staff and removed from the scope
- “Ensure that every rehab project has only one PNA that incorporates everything”

# Saint Patrick's Terrace

## Satellite Housing:

- 60 Units
- Year Built: 1972
- Rehab Completion: July, 2009

## Site:

- Stormwater Management:
  - Pervious paving
- Soils and Landscaping:
  - Minimal landscaping opportunities but incorporating native and low water use plants where possible



# Green Recommendations Implemented

## Building Construction:

- Site Lighting: Full Cut-Off Luminaires.
- Windows: Aluminum, Double-glazed
- Exterior Walls: Green Seal Certified Primers.
- Insulation: Adding Fiberglass Batt
  - with No Added Formaldehyde.
- Roofing: Cool Roof spec by elevator



## Mechanical Systems:

- Lighting Systems: Low Mercury Fluorescents
- New Rooftop fans



# Green Recommendations Implemented

## Dwelling Units:

- Wall and Ceiling Finishes:
  - All Zero VOC and Green Seal Certified.
- Bathroom and Kitchen Ventilation:
  - Energy Star Fans
- Flooring:
  - CRI Green Label Plus and Natural Linoleum.
- Plumbing Systems, Fixtures and Fittings:
  - Low Flow Showerheads
  - Unable to do HET's because of water pressure
  - Laundry: New Contract for Energy Star Washers
  - Energy Star Refrigerators

# Satellite Housing Lessons/Take-Aways

- Most green recommendations could be easily incorporated into SOW without significant impact on budget.
- Indoor air quality measures were important to Satellite and residents.
  - Satellite encouraging Green Living Practices
- Helpful to have a third party besides project architect propose green measures.
- Recommendations applicable to other properties.

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