

Memorandum



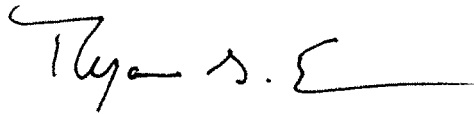
DATE June 15, 2012

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Green Communities Initiatives

On Monday, June 18, 2012, you will be briefed on Green Communities Initiatives. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

Green Communities Initiatives

Presented to
Housing Committee

June 18, 2012



Enterprise Community Partners

Our Mission

- At Enterprise we create opportunity for low-to-moderate income people through affordable housing in diverse, thriving communities.

Our Approach

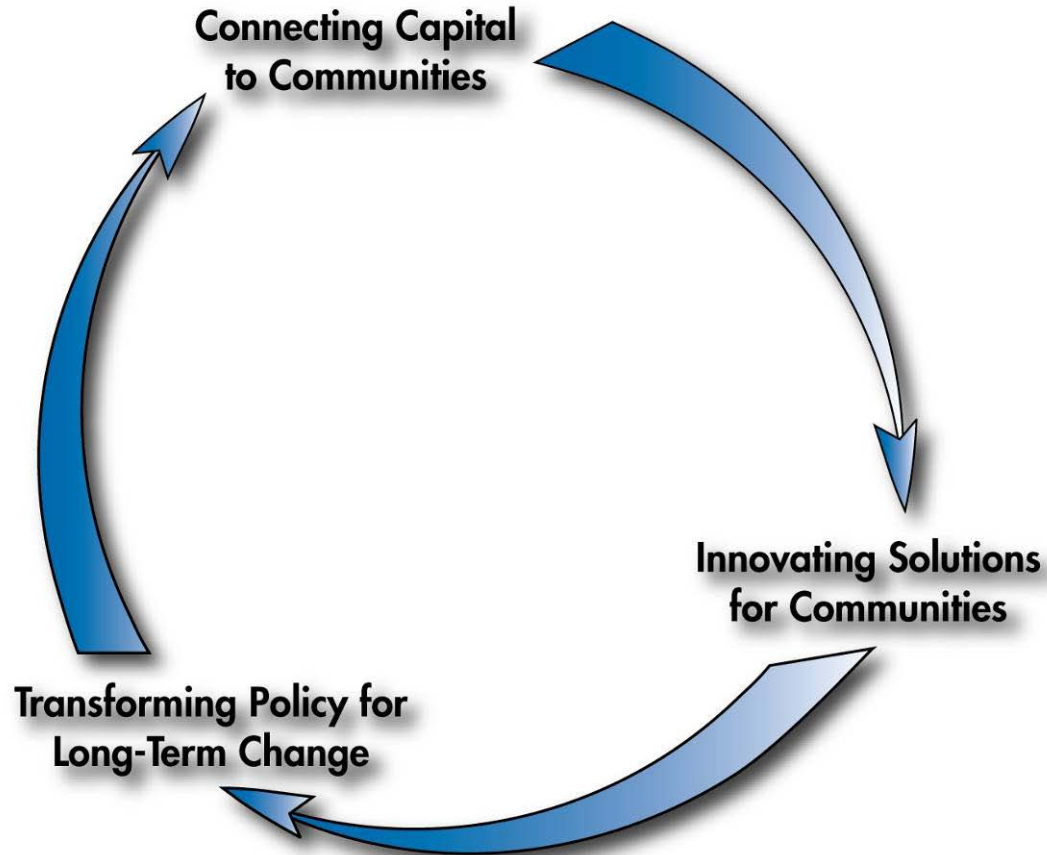
- Enterprise leads with ideas, demonstrates with action, transforms with capital and sustains through policy and partnership.

Our Track Record

- Enterprise is celebrating its 30-year anniversary! Since 1982, Enterprise has invested more than \$11 billion to build or preserve more than 300,000 homes across the United States, with 65 percent of homes financed serving families and individuals with incomes at or below 50 percent of the area median income while creating 410,000 jobs nationwide.
- *Fast Company* magazine named Enterprise the 2009 Social Enterprise of the Year based on our unique mix of social mission, green innovation and responsible business.



How We Work



National Initiatives and Solution Priorities

ENTERPRISE NATIONAL INITIATIVES

S U S T A I N A B L E D E V E L O P M E N T

- > Green Communities
- > Design
- > Transit-Oriented Development

S T A B I L I Z I N G C O M M U N I T I E S

- > Foreclosure Responses
- > Rental Preservation

H O U S I N G M O S T V U L N E R A B L E

- > Homeless
- > Seniors
- > Links to Services
- > Rural & Native American

CAPITAL



INNOVATIVE SOLUTIONS



POLICY

Enterprise Dallas 2012 -2013 Priorities

In 2012 - 2013, Enterprise's work in Dallas / Fort Worth will be focused around the following:

- **Connecting Capital to Communities through grant funding/lending/ equity investment**
- **Integrating Green into EVERYTHING we do**
- **Partner Support / Organizational Sustainability**
- **Housing the Most Vulnerable – Homeless, Veterans, Seniors, etc.**
- **Transit Oriented Development**
- **Preservation of Affordable Housing**

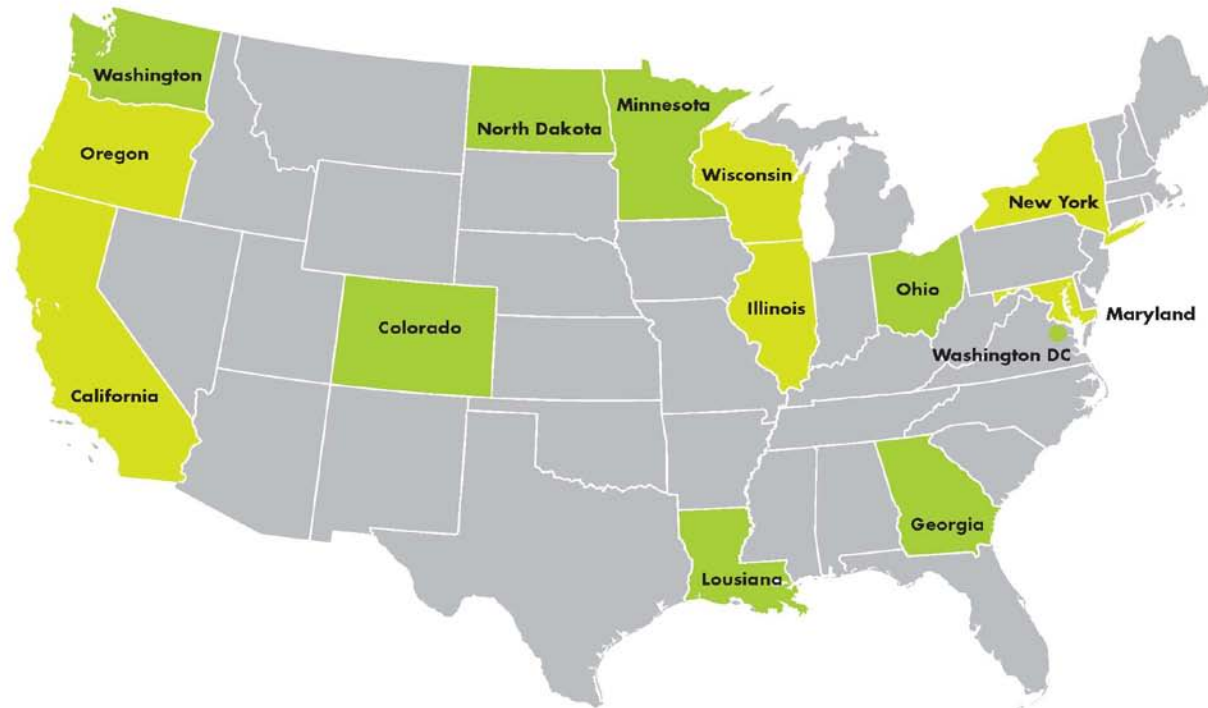
Enterprise Green Communities Initiatives



- In 2004, Enterprise committed to bring the health, economic and environmental benefits of green to LMI communities
- Created the only nationally recognized green rating system for affordable housing, the Enterprise Green Communities Criteria
- Invested **\$700 million to create 17,000** units of Green affordable housing
- Committed **\$4 billion** over the next five years – one of the largest private investments in green, affordable housing
- **National Call to Action – Green all Affordable Housing by 2020!**

Enterprise Green Communities Policy

Green Policy



States that have adopted Enterprise Green Communities Criteria, along with other third party green building programs

Enterprise – Dallas Green Team



Dallas Green Team:

A team of highly trained professionals from the Dallas area have joined forces with Enterprise Dallas to further the goal of adoption of the Green Enterprise Communities Criteria by surrounding municipalities and the advancement of resident engagement techniques in the green home buying process.

Anthony Chandler, Program Director - Enterprise Community Partners

Steve Brown, President - Carl Franklin Homes

Maria Schneider, Director – Sustainable Development Resources



Enterprise Green Communities



2011 ENTERPRISE GREEN COMMUNITIES CRITERIA

INTEGRATIVE DESIGN.
LOCATION + NEIGHBORHOOD FABRIC. ENERGY EFFICIENCY. MATERIALS BENEFICIAL TO THE ENVIRONMENT. WATER CONSERVATION. SITE IMPROVEMENTS. HEALTHY LIVING ENVIRONMENT. OPERATIONS + MAINTENANCE.

- A nationally recognized green building rating system created in partnership with the US Green Building Council.
- Specifically targeted for affordable projects.
- **Certification is free.**
- One of the most rigorous green building rating systems available and incorporates Energy Star 3.
- Research by Enterprise Green Communities has shown that even a stringent green standard can be met with no more than a 2% to 5% increase in the cost of the project.

Enterprise Green Communities



2011 ENTERPRISE GREEN COMMUNITIES CRITERIA OVERVIEW

The Enterprise Green Communities Criteria are a framework for comprehensive green building practices, which are applicable for all affordable housing development types, in any location in the country.

The Criteria are a framework for comprehensive green building practices, which are applicable for all affordable housing development types, in any location in the country. Since the inception of its Green Communities initiative in 2004, Enterprise has updated the Criteria on a regular, three-year interval. The Criteria respond to technological advances, evaluation outcomes, environmental, industry and policy trends and input from developers and policymakers on specific criterion. **Enterprise continues to rely on the following set of guiding principles in the evolution of the Criteria and other Enterprise Green Communities programmatic elements:**

Achievable for all affordable housing development types (new construction, substantial and moderate rehab; single family, and low to high-rise multifamily);

Cost-effective and proven green development approaches;

Deliver significant health, economic and environmental benefits;

Technically sound and rigorous performance standards that are comparable to other national and regional green residential programs;

Measurable and verifiable (whether through paper or field review).

The drafting of the 2011 Criteria was a multi-phased process, with significant and valuable input from Enterprise partners. In the of summer 2010, a group of technical experts in green affordable housing strategies conducted research and provided recommendations to Enterprise staff on suggested revisions. The final version of the 2011 Criteria, is available on the Enterprise Green Communities website at www.greencommunitiesonline.org.

The Criteria are grouped into the following categories:

- Integrative Design
- Location and Neighborhood Fabric
- Site Improvements
- Water Conservation
- Energy Efficiency
- Materials Beneficial to the Environment
- Healthy Living Environment
- Operations and Maintenance

Benefits of Building and Living Green for LMI Buyers

- Lower electric bills
- Lower water bills
- Lower maintenance costs
- Better indoor air quality leading to fewer emergency room visits
- Lower cost consumables e.g. cleaning products
- Encourages positive behavioral changes towards conservation



Enterprise Green Communities Strategy for DFW



- Support the development of new or rehabilitated single family and multifamily housing built to Enterprise Green Communities standards
- Increase awareness of the benefits of living green by coordinating resident engagement information and training sessions for developers and diverse audiences
- Advocate for the inclusion of Green building standards in the development of all affordable housing in the DFW area
- **Support the National Call to Action – Green all Affordable Housing by 2020!**

Enterprise Green Communities Strategy for DFW



- Invested \$600,000 for capacity building grants, training and technical assistance for affordable housing developers
- Trained more than 150 developers and individuals on the Enterprise Green Communities Criteria
- Green training has helped to create 40+ single family homes and over 70 multifamily units built to the Enterprise Green Communities Criteria or equivalent
- Customized residential engagement training tools

Enterprise Green Communities Strategy for DFW

Green Trainings

Green 101 - All day sessions that introduce “Enterprise Green Communities Criteria” and how to implement into the construction process.

SF and MF Housing: Class settings for “first hand” knowledge of the basics of green, how to green existing structures and methods for building green more affordably.

Charrettes: Introducing new ideas and innovative design in green building techniques.

Resident Engagement: Green Homebuyer Maintenance classes focusing on green living and home maintenance.

Enterprise – Capacity Building & Technical Assistance

DFW CDC's:

- *Builder's of Hope CDC*
- *Dallas Habitat for Humanity*
- *Inner City Development Corp.*
- *Southfair CDC*
- *City Wide CDC*
- *Tarrant County Housing Partnership*
- *East Dallas Community Organization*



Enterprise Green Communities Projects in DFW

Bexar Street Townhomes

(East Dallas Community Organization)

Prairie Creek Homes

(Builder's of Hope CDC)

Hillside Subdivision Homes

(Tarrant County Housing Partnership)

Los Arboles de Santa Maria

(Dallas Habitat for Humanity)

Beaty St. Apartments

(Tarrant County Housing Partnership)

Runyon Springs Homes

(City Wide CDC)

NSP 3 Funding (8 Homes)

(EDCO & SCB Inv.)



Benefits of Building and Living Green in Dallas

City of Dallas Stated Strategic Goals:

- The 2010 Water Conservation Strategic Plan Update
- “Facilitate access to technical and capacity building programs”
- “Develop relationships with national LIHTC syndicates and foster relationships for local Community Development Corporations and Community Land Trusts”

Enterprise response:

- ✓ EGCC - Install water conserving fixtures in all units and any common facilities; Harvest, treat, and reuse rainwater and/or grey-water
- ✓ Has provided TA expertise and capacity building assistance for over 20 years
- ✓ National Leader in LIHTC syndication

Enterprise Dallas: Opportunities for DFW

- Enterprise provides an opportunity for affiliation with a national intermediary with a strong local presence and a mission to provide green affordable housing
- We are a one-stop shop and can provide opportunity for investment through grant funding/lending/ equity investment
- We strive to be the trusted partner to local government, philanthropy and business while sharing knowledge of our green building standards

Enterprise Community Partners
Kim Weaver-McDonald
Vice President / Market Leader
214/295-3838

kweaver@enterprisecommunity.org

Anthony Chandler
Program Director
214/295-3842

achandler@enterprisecommunity.org



For more information please visit our
website at www.greencommunitiesonline.org