



DRAFT LEGISLATIVE TEXT

Value Healthy and Efficient
Affordable Housing

DRAFT Ordinance/Resolution NO. ____

WHEREAS, the ____ [legislative body] of _____ [state/county/city/town] believes that that access to healthy, efficient, affordable and high quality homes should be the goal of any state managed affordable housing program ; and

WHEREAS, the many benefits of green homes should be made available to all members of our community; and

WHEREAS, green homes and buildings can contribute to the health of building occupants and also drive down costs through efficiency measures, making affordable homes even more affordable to maintain and operate; and

WHEREAS, reports find that low-income families pay an elevated percentage of income on home energy and water utility costs compared to median-income level households, thus negatively impacting the nation’s most vulnerable citizens including children, seniors, and persons with chronic disabilities [see [Cold Facts](#) report on the effect of home energy costs in low-income Americans]; and

WHEREAS, states have the ability to encourage better building practices for low income families that can reduce energy and water waste, encourage superior indoor air quality and incentivize low-impact construction through the state’s Qualified Allocation Plan (QAP) criteria; and

WHEREAS, several states take advantage of comprehensive, third-party verified green building rating systems that challenge builders to design and build smart, integrated, healthy and efficient homes that meet and exceed many of today’s existing minimum criteria for affordable housing developments [see Global Green’s 2010 report, [Green Building Criteria in Low-Income Housing Tax Credit Programs](#)]; and

WHEREAS, beyond-code, third-party verified, green building rating systems like the U.S. Green Building Council’s LEED for Homes program and Enterprise Community Partners’ Green Communities program have demonstrated success in engaging developers to design and build green homes and housing that are more energy and water efficient, that have healthier indoor air, that reduce waste and that – importantly –save homeowners and tenants money; and

WHEREAS, the majority of third-party verified green homes certified under the U.S. Green Building Council’s LEED for Homes program are affordable housing developments [read more [here](#)], and Enterprise Community Partners’ Green Communities program is designed for affordable housing developments [read more [here](#)]; and

WHEREAS, by listing more comprehensive green building criteria within the QAP, the _____ [state/county/city/town] can directly improve the supply of healthy, efficient, affordable and high quality homes that can contribute to the health of residents, drive down costs through building energy and water efficiency, and reduce strain on [state/county/city/town] infrastructure through buildings with a lower environmental impact;

NOW THEREFORE BE IT RESOLVED THAT:

- (a) The ____ [legislative body] of _____ [state/county/city/town] hereby promotes the inclusion of green building attributes within the selection and development criteria for the ____’s [state/county/city/town] affordable housing stock.
- (b) The ____ [legislative body] of _____ [state/county/city/town] encourages the ____ [appropriate state/municipal housing finance authority] to establish a process to evaluate green building criteria for inclusion into the Quality Allocation Plan and update such plans accordingly to reflect green building practices that help add value to future affordable housing projects through increases in energy and water efficiency and the promotion of a healthy living environment. At minimum, the Housing Finance Authority should seek to include the following into the QAP.
 - i. The Leadership in Energy and Environmental Design (LEED) green building certification program, as developed and administered by the U.S. Green Building Council –in particular the LEED for Homes green building rating system, the LEED for Existing Buildings green building rating system, and the LEED for Neighborhood Development green building rating system.
 - ii. The Green Communities program, as developed by Enterprise Community Partners, or other green housing or building rating systems that establish a framework and verification process for beyond-code leadership in the design, construction, operations and maintenance of green homes and residential buildings in at least these six critical areas: location and transportation; energy efficiency; water efficiency; indoor environmental quality; sustainable sites; and materials and resources.

For more information on how to pursue a green QAP, see:
<http://www.enterprisecommunity.com/see-the-work-green>