

# Enterprise

# Green

# Communities

# Resource

# Guide



## Why are we going green?

Buildings and land use have profound effects on the environment, residents' health and the social fabric of our communities. Green development is a holistic approach to creating healthier, more environmentally responsive communities.

Enterprise's vision through Green Communities is to fundamentally transform the way we locate, design, build and rehab affordable homes.

In fall 2009, Enterprise announced a commitment to make nearly everything Enterprise produces or preserves meet the Enterprise Green Communities Criteria or an equivalent standard by 2013.

## Enterprise Green Communities Criteria

The Enterprise Green Communities Criteria (The Criteria) promote smart growth, public health, energy conservation, operational savings and sustainable building practices in affordable housing design.

The Criteria contains detailed information that address aspects of design, development and operations, such as:

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

# Enterprise Green Communities Resource Guide

 Hang up this resource guide in your office for easy reference!

## Enterprise Green Communities Criteria

### Enterprise Green Communities Criteria

The Enterprise Green Communities Criteria are the first national framework for green affordable housing. The criteria provide developers of all types of affordable projects with a proven, cost effective roadmap and reference standard for creating healthy, efficient and environmentally responsible homes.

### Enterprise Green Communities Certification Pathway

Enterprise offers an online process for certifying green affordable housing developments. The process is available at no cost for any affordable housing developer that can demonstrate their qualifications to successfully carry out the proposed project.

## Integrative Design Process

### Green Development Plan Template

The Green Development Plan template is a guide for the developer to engage in an integrative design process and gain an understanding of all that is involved in preparing a Charrette and satisfying the Enterprise Green Communities Criteria.

### Enterprise Green Communities Charrette Report

This report highlights the role of a charrette in establishing a green development plan to foster an integrative design process throughout a project's life-cycle.

### Charrette Tools

These tools provide Charrette facilitators with the materials and guidance needed to facilitate an integrative design Charrette to successfully create a green development plan.

## Technical Resources

### Enterprise Green Communities Forum

This is a gathering place for new tools, best practices, innovation and information resources that strengthen building performance, while maximizing energy, water and health savings for low-income families.

### Technical Assistance Provider Database

Enterprise's Green Communities team has assembled a public database of the nation's leading green professionals in the affordable housing sector.

### Green Multifamily Rehabilitation Specifications

This document is a compilation of model specifications used to integrate green building strategies in multifamily rehabilitation projects.

### Green Single-Family Rehabilitation Specifications

This document is a compilation of model specifications used to integrate green building strategies in single family rehabilitation projects. The specs are designed to meet the Enterprise Green Communities Criteria.

### Comparison of Enterprise Green Communities to other national green building standards

These documents describe how Enterprise's Green Communities program differs from USGBC's LEED for Homes, LEED for Neighborhood Development and the National Association of Home Builders' (NAHB) National Green Building Standard.

### Archived Live Online Events

A series of Enterprise Green Communities Live Online Events.

## Green Resident Education

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### Resident Education Cards

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Property managers and resident service coordinators can customize these cards to provide tips to residents on green and healthy living practices.

### Training in a Box – Resident Engagement

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These educational modules provide trainers with the resources they need to empower residents with the principals and practices of healthy living.

### Template for Healthy Home Guide for Residents

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This Template version of the Healthy Home Guide is based on the guide written for residents of The Plaza Apartments.

### New San Marco Green Guide

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Created for the residents of New San Marco, a green affordable housing development in Duluth, MN, this manual can be used as a model for other green developers and owners.

### Guide to Green Living for Homeowners Manual

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Sample Homeowners Manual - focused on single-family homes.

## Green Operations & Maintenance

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### Training in a Box – Operations & Maintenance

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These educational modules provide trainers with the resources they need to train facilities professionals to maximize the advantages of green operations and maintenance.

### Green Operations & Maintenance Manual Template

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This Template is intended for use by the development's management and maintenance staff, along with a Healthy Home Guide for the project's residents.

### Green Operations and Maintenance Manual for the New San Marco Apartments

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Created for the operations and maintenance staff of New San Marco, this manual can be used as a model or for green developers and owners.

## Grant Funding

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### Integrative Design Grants

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Enterprise offers Integrative Design Grants for up to \$5,000 to assist housing developers integrate green methods, materials and practice in their developments.

### Sustainability Training Grants

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Enterprise offers Sustainability Training Grants up to \$5,000 for affordable housing developers to maximize the health, economic and environmental benefits of green development throughout the project's life cycle. Funding is available to cover the design and distribution of resident education and property management trainings and tools to share the benefits of green housing.

## Reports

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### Incremental Cost, Measurable Savings: Enterprise Green Communities Criteria

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A first-of-its-kind study showing the cost effectiveness of meeting the Enterprise Green Communities Criteria.

### Sharing the Benefits of Building Green – A Study of the High Point Community

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This document describes the Seattle Housing Authority's experience incorporating green principles on a community scale within their High Point development in Seattle, Washington.

### Creating Green and Healthy Affordable Homes for Families at Viking Terrace, Worthington, Minnesota

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This report's highlight project is one of the nation's first demonstrations of how rehabilitating low-income housing using green and healthy principles affects the health of residents.

### Sustainable, Affordable, Doable

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This report collects firsthand experiences and lessons from participants in eight Enterprise Green Communities developments.

## Green Communities Offset Fund

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### Green Communities Offset Fund Fact Sheet

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Through the Enterprise Green Communities Offset Fund, organizations, individuals and events can offset their carbon footprint. These charitable contributions directly support the development and rehabilitation of green affordable homes that generate additional carbon emissions reductions.

## Green Asset Management

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### Green Asset Management Toolkit

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Enterprise's Green Asset Management Toolkit for Multifamily Housing is designed for owners, asset managers and property management staff. The Toolkit includes holistic approaches to managing and improving the performance of existing buildings.

## Neighborhood Stabilization Program

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### Green REO Housing Program Roadmap

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This program focused tool helps program managers incorporate green building practices or an overarching initiative into their current programming.

### NSP Website and Blog

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Website content includes educational information and articles related to single-family green building; as well as a blog devoted entirely to single-family rehabilitation and the best practices/lessons learned on incorporating green building practices into Neighborhood Stabilization Programs.

## Retrofit Fund

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### Retrofit Audit Protocols

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The Enterprise Green Multifamily Retrofit Program offers an innovative approach to financing health, energy efficiency and water conservation improvements in older affordable multifamily properties. We offer the *Enterprise Audit Protocols* which result in comprehensive retrofits while coordinating, packaging, and delivering targeted capital resources.

## Policy

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### Green Affordable Housing Policy Toolkit

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This Toolkit offers a roadmap for state and local agencies leading green affordable housing initiatives. It describes methods to promote green affordable housing, processes for adopting new policies and detailed guidance on program design and implementation.

### Achieving Water Independence in Buildings

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This document describes how Central City Concern, a nonprofit owner of affordable housing in Oregon, realized significant water savings in buildings. Its work, in collaboration with others, has contributed to new opportunities for water reuse in Oregon.

### Affordable Housing's Green Future

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This report profiles the Minnesota Green Communities initiative, which continues today. The report distills key lessons for those interested in similar systems change in their states.

### Enterprise Green Communities Compliance Manual

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The Enterprise Green Communities Compliance Manual is a resource guide for public agencies involved in financing, design and construction review of affordable housing projects based on the Enterprise Green Communities Criteria.

Download all the documents on this guide from:

⇒ [www.greencommunitiesonline.org/tools/resources](http://www.greencommunitiesonline.org/tools/resources)



# About Enterprise

We are a national nonprofit with more than 25 years of experience in the community development and affordable housing field.

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

# About Enterprise Green Communities

Enterprise Green Communities provides funds and expertise to enable developers to build and rehabilitate homes that are healthier, more energy efficient and better for the environment – without compromising affordability. Enterprise Green Communities also assists state and local governments to ensure their housing and economic development policies are smart and sustainable.

Enterprise Green Communities homes are built according to the Enterprise Green Communities Criteria, the first national framework for healthy, efficient, environmentally smart affordable homes.

⇒ [www.greencommunitiesonline.com](http://www.greencommunitiesonline.com)

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