



PHB Portland Housing
Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

PHB AFFORDABLE HOUSING GREEN BUILDING POLICY DISCUSSION

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BACKGROUND

- ❖ 2001: City of Portland Green Building Policy with separate provision for affordable housing
- ❖ City Policy updated in 2005, 2009, & 2015
- ❖ Current City Policy: LEED Gold for new construction; LEED Silver for rehabilitations
- ❖ 2009: PDC/PHB split; PDC follows City policy
- ❖ 2009-2017: PHB refers to PDC Policy in NOFA's
- ❖ PHB needs a vetted, formal, council-approved green building policy for affordable housing

APPLICABILITY

- ❖ Affordable Housing Projects
- ❖ New Construction and Rehabilitation
- ❖ 20 Units minimum
- ❖ 10% Total Project Funding from PHB or Owned by PHB

POLICY OBJECTIVES

- ❖ Improve tenant health with healthy living environments
- ❖ Reduce operation and maintenance costs to provide savings for owners of affordable housing projects including the Bureau
- ❖ Provide equitable access to high performance buildings
- ❖ Promote environmental stewardship through conservation of natural resources
- ❖ Implement the City/County Climate Action Plan

PRACTICAL OBJECTIVES

- ❖ Maintain third-party verification and certification: LEED and Earth Advantage
- ❖ Simplify and streamline the requirements and documentation to reduce the administration and cost of meeting the requirements
- ❖ Focus on measures that provide the greatest benefit to affordable multifamily projects: Energy, Water, & IAQ
- ❖ Maintain rigorous but achievable standards that yield meaningful reductions in energy and water use

LONG TERM GOALS

ENERGY

Year	2017	2020	2025	2030	2035	2040	2045	2050
Net EUI*	30	28	23	18	12	8	4	0

WATER

Year	2017	2020	2025	2030	2035	2040
Net Water Consumption Reduction	28%	30%	35%	40%	45%	50%

* EUI= Energy Use Intensity= Energy used per square foot per year

POLICY SUMMARY-

NEW CONSTRUCTION

- ❖ Certification: LEED or Earth Advantage
- ❖ Energy:
 - EUI Schedule
 - PV & EV Ready
 - ETO Multifamily Program OR OHCS Weatherization Program
- ❖ Water:
 - Net Water Reduction Schedule
- ❖ IAQ:
 - Clean Air- Limits on Air Toxics
 - Smoke-Free Policy
 - Ventilation and Fresh Air Supply

POLICY SUMMARY-

NEW CONSTRUCTION

❖ Baseline Requirements to Ensure Performance

- Schematic Design: Eco-Charrette to Explore Strategies
- Design Development: Coordination Meetings
- Construction: Periodic Inspections and Testing Schedule
- Completion: Commissioning
- Operations: Staff Training, Tenant education, and Commissioning at seven years

POLICY SUMMARY-

REHABILITATIONS

- ❖ CERTIFICATION: LEED or Earth Advantage Silver
 - Depends on extent and scope of work
 - Per approval of the HIPP Team Manager

POLICY SUMMARY

❖ COMPLIANCE

- Progress Reports
- Final Certification
- Request for Waiver (Good Faith Effort)
- Non-Compliance: \$5,000 Penalty

❖ ECONOMIC REQUIREMENTS

- Use of LCCA Tool
- Utility Allowance Policy

QUESTIONS & DISCUSSION

THANK YOU!