Green Building in the Universal Application

Libby O’Neill, Policy Analyst

www.floridahousing.org
Vision for Affordable Housing

• Sustainability
  – Location
    • Close to transit and other community amenities
    • Developments in “walkable” areas
  – Universal Design
  – Green Building
    • Long lasting, quality construction
    • Health of occupants
    • Energy efficiency
Green Building in the UAC

- Updates in 2011 UAC
  - Some green and energy features are now threshold requirements
  - Additional green features are incentivized
  - Green certification is now incentivized in the Application
Required Features

• Threshold for all developments
  – Low VOC paint
  – Water Sense certified fixtures
  – Minimum SEER/EER for HVAC systems
Required Energy Features

• New Construction
  – Energy Star Qualified Homes Builder Option Package (BOP)
    • **Eligibility requirements**
    • Contract with a Home Energy Rater pre-construction
    • Thermal Bypass Inspection must be completed before drywall is installed
    • Final testing to determine HERS Index—must achieve a 77 or below
Required Energy Features (cont.)

• New Construction
• *Requirements for developments not eligible for Energy Star BOP*
  – Minimum requirements listed in Universal Application Instruction
    • Minimum efficiency requirements for:
      – Appliances
      – Water heating
      – Air conditioning
      – Ceiling fans
Required Energy Features (cont.)

• Rehabilitation Developments
  – Capital Needs Assessment performed during credit underwriting
  – Energy features determined to be structurally and financially feasible within the scope of work must meet minimum standards:
    • Appliances
    • Water heating
    • Ceiling fans
    • Air conditioning
    • Caulk/weather-strip/seal gaps in envelope
    • Seal and insulate ducts
Optional Green Building Features

- **New Construction**
  - Choose green building features from a list—maximum 7 points; or
  - Commit to achieve green building certification—10 points
    - USGBC LEED
    - Florida Green Building Coalition
    - NAHB National Green Building Standard

- **Rehabilitation**
  - Choose green building features from a list for a maximum of 10 points
  - Similar list to new construction, but features are weighted differently
Green Building Certification

• Contract with 3rd party verifier from the outset
• Register with green building program
• Energy-related inspections during building process
• Final certification must be verified
  – Penalty for not achieving certification
Universal Application Cycle

- www.floridahousing.org – Universal Cycle
- Timeline for applications
- Application Workshop November 8\textsuperscript{th} in Tallahassee (date tentative)