



(left) The green home standard of the Florida Green Building Coalition provides a framework that guides the construction of Alys Beach homes in terms of such issues as durability and energy-efficiency. (below) Casa Verde, located in the WCI Community of Venetian Golf and River Club in Venice Fla., is the house with the highest green score in the state.

GREEN BUILDING

BY ERIC MARTIN AND TEI KUCHARSKI

The latest collaboration in building to promote conservation has been the coupling of “green” building with energy efficient building. Housing developments in Florida are promoting sustainable communities with conservation as the long-term goal—conservation of resources, as well as energy. The benefits of sustainable building have far reaching implications.



eight nonprofit agencies, seven government agencies and four students. FGBC’s mission is to “provide a statewide green building program with environmental and economic benefits”. To date the Coalition has certified over 150 homes built by over 30 different builders, and four land developments. Many more applications for certification are expected during the summer of 2005.

Helping our clients keep money in their pockets is one of the end results when we promote energy efficiency and sustainable building. To do this builders and developers alike need to pre-plan housing with conservation in mind. We know, the statements are cliché and often mistakenly connected with additional costs. However, upon examination of the words and coupling with sound business decisions, the statements can be put into action.



Green building has been gaining popularity across the country as well as in Florida. There are several housing developments around the State of Florida that are “going green,” such as Lakewood Ranch in Bradenton, Venetian in Venice, Verandah in Fort Myers, Alys Beach and East Bay in the Panhandle. The prices of these homes vary from approximately \$200,000 to the 6 million dollar range. Surprisingly enough, all economic incomes are interested in sustainable homes and are willing to pay a slight bit more.

FLORIDA GREEN BUILDING COALITION

The Florida Green Building Coalition (FGBC) was founded in the year 2000 by a group of 10, including eight from the state university system, an architect and a green legal advocate. Since 2000 the Coalition has come a very long way. It has not only developed a green standard for homes, but has also developed green standards for commercial buildings, local governments and land developments. As a result of the work of the Coalition, interest, as well as membership has increased. Membership boasts 103 business members, 77 individuals,

ENTERPRISE GREEN COMMUNITIES™ INITIATIVE

One of the most interesting collaborations in the affordable housing sector is the partnering of the Florida Green Building Coalition, the Florida Community Loan Fund and the Enterprise Foundation to implement the Enterprise Green Communities™ Initiative in Florida. This national initiative, created by the Enterprise Foundation/Enterprise Social Investment Corporation in partnership with the

Continued on page 30

Green: Continued from page 11

(Right) The study, which features reclaimed river logs as the bookcase.
 (Below) The learning lab at Casa Verde, which demonstrates the various green features in the house.



economic benefits. Developing a mechanism that includes the FGBC Green Home Standard would build upon a program that is already familiar to many Florida builder/developers, as well as an infrastructure to provide training, certification, and technical assistance. It also enables projects to benefit

Natural Resources Defense Council, is intended to transform the way America thinks about, designs, and builds affordable communities. It stems from growing awareness about the links among buildings, health and evolving spatial needs, and calls for a commitment to green and adaptable affordable housing.

from existing green incentives tied to the FGBC standard that are offered in Gainesville, Sarasota, and Miami-Dade. It is expected that other similar incentives tied to the FGBC Green Home Standard will continue to emerge throughout the state in the future.

The initiative provides grants, financing, tax-credit equity, and technical assistance to developers who meet Green Communities™ criteria for affordable housing that promotes health, conserves energy and natural resources, and provides easy access to jobs, schools, and services. Since the program is national in scope, the criteria and principles of qualification were developed to generally apply to new and rehab affordable housing projects located anywhere in the U.S. However, with the assistance of the Florida Green Building Coalition, a streamlined approach is being developed for projects in Florida.

Partnerships which are created for the greater good promoting healthy, sustainable and efficient communities are a win-win situation for the present and future generations to come. We should strive to leave a legacy that our grandchildren and their grandchildren can enjoy.

PARTNERSHIP TO CREATE SINGLE GREEN STANDARD

The Enterprise Foundation, Florida Community Loan Fund and the Florida Green Building Coalition are working together to merge the Green Communities™ criteria with the FGBC Green Home Standard, which has been available since 2001. The partnership seeks to create a single green standard for affordable communities, which fulfills the intent of both programs, and results in greater environmental and

Should you wish to learn more about the Florida Green Building Coalition, the Enterprise Foundation or the Florida Green Community Loan Fund, please access the following links, www.floridagreenbuilding.org, www.fclf.org, or www.enterprisefoundation.org



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Learn more about green building at the Florida Housing Coalition's annual conference. On September 13, representatives of the Florida Green Building Coalition and the Enterprise Foundation will discuss the current initiatives for "Going Green."