Green Building is the collection of design and construction techniques that seeks to increase energy efficiency, improve indoor air quality and conserve natural resources. When faced with the decision to integrate green building technologies into affordable housing programs, developers may balk at what seems like added complexities and costs. As Edward F. Connolly pointed out in an article, "Getting Started on Green Affordable Housing", green building and affordable housing can and should coexist. Green building, it turns out, can help achieve affordability and performance, and potentially improve the overall health of the community.

In 2005, the Massachusetts Technology Collaborative, Enterprise Foundation and MassHousing committed over $200 million worth of incentives to construct a total of 1000 green-built homes throughout the Commonwealth. The Boston Housing Authority's 426-unit Maverick Landing used these incentives to save an estimated $100,000 a year, a major milestone that was reported by the Boston Globe. The development is a HOPE VI revitalization which features technologies such as photovoltaic cells, ENERGY STAR rated lighting, ENERGY STAR rated appliances, high-efficiency boilers and a cogeneration system. As such, the benefits of green building, Maverick Landing today uses 261,000 fewer kwh per year than developers originally expected.

Further west, in Lawton, Oklahoma, another example of the successful transition to green building was inaugurated in 2007. Officials in Lawton initiated a green building project with a combination of HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation from the Oklahoma Housing Finance Agency, which is a state-of-HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation from the Oklahoma Housing Finance Agency, which is a state-of the art project now in its first year, a major milestone that was reported by the Boston Globe. The exterior of Columbia Square's 64 units was resurrected using cementious siding, administered incentive often used to support green building. The exterior allocation from the Oklahoma Housing Finance Agency, which is a state-of HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation.

Officials in Lawton initiated a green building project with a combination of HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation from the Oklahoma Housing Finance Agency, which is a state-of-HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation from the Oklahoma Housing Finance Agency, which is a state-of-HUD mortgage insurance and a 9% Low Income Housing Tax Credit allocation. The development includes both geothermal heating and green roofs – a technique that saves roofs either partially or completely covered in plants, instead of in order to filter pollutants and keep the building cooler. The Commonwealth of Pennsylvania supplemented Allegheny's energy conservation efforts with vegetation in order to reduce atmospheric pollution. The interior of Columbia Square's 64 units was resurrected using cementious siding, reflective coatings, and low "E" glass windows, which are currently being spent on utilities. The interior of Columbia Square's 64 units was resurrected using cementious siding, reflective coatings, and low "E" glass windows, which are currently being spent on utilities.

In Pennsylvania, Allegheny County Housing Authority's Tarentum Governmental Housing development is under construction and will include 120 units. The development includes both geothermal heating and green roofs – a technique that saves roofs either partially or completely covered in plants, instead of in order to filter pollutants and keep the building cooler. The Commonwealth of Pennsylvania supplemented Allegheny's energy conservation efforts with vegetation in order to reduce atmospheric pollution. The interior of Columbia Square's 64 units was resurrected using cementious siding, reflective coatings, and low "E" glass windows, which are currently being spent on utilities.

In Delaware, the State of Delaware's Metropolitan Development and Housing Authority (MDHA) broke ground on a new 120-unit development system, becoming the first public housing complex in Tennessee to embrace this technology. When a 125-unit development needed renovations, the MDHA recognized an opportunity to implement a geothermal system. The sustainable, efficient, non-polluting energy should help reduce the MDHA's operating costs, a third of which are currently being spent on utilities. These examples of environmentally friendly affordable housing are far from being the exception in the US. Through the use of innovative techniques, these vanguard developments have show that sustainable building techniques can merge with affordability, and affordable housing is becoming a reality for residents in affordable housing.

Your state energy offices and local utility companies can provide the economic argument for green building incentives. Moreover, the Commonwealth of Pennsylvania supplemented Allegheny's energy conservation efforts with vegetation in order to reduce atmospheric pollution. The interior of Columbia Square's 64 units was resurrected using cementious siding, reflective coatings, and low "E" glass windows, which are currently being spent on utilities. The interior of Columbia Square's 64 units was resurrected using cementious siding, reflective coatings, and low "E" glass windows, which are currently being spent on utilities.

Tips for Maintenance Staff and Residents

• Consider upgrading to Energy Star certified air conditioners.
• Consider creating a filter replacement program or send out a monthly reminder to residents to check their filters.
• Maintain your air conditioner's filter on a regular basis you can prevent dust and dirt from building up in the system. This will prolong the life of the unit and ensure that the system will work harder to provide adequate cooling. This waste can increase energy costs and detract from the energy efficiency of the unit.
• Keep the air conditioner clean. By cleaning or replacing your air conditioner's filter on a regular basis you can prevent dust and dirt from building up in the system. This will prolong the life of the unit and ensure that the system will work harder to provide adequate cooling.

Maintenance Corner - Keep your air in good condition

Air conditioners can offer years of efficient use when properly maintained. Generally monitoring the air conditioner is the easiest and most cost effective ways to ensure maximum energy efficiency and the life of the cooling unit.

A dirty filter blocks airflow through the cooling system and makes the system work harder to provide adequate cooling. This waste can increase energy costs and detract from the energy efficiency of the unit. By cleaning or replacing your air conditioner's filter on a regular basis you can prevent dust and dirt from building up in the system. This will prolong the life of the unit and ensure that the system will work harder to provide adequate cooling.

Get Started

A comprehensive overview to the benefits of green building to affordable housing

EPA - Green Building

A useful financial tool for affordable housing providers interested in green building

Energy Star

A direct link to the ENERGY STAR and the energy audit website

Quantity Quotes

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EPA - Green Building
Green Building and Affordable Housing: Supporting a Sustainable Environment

Green building is the collection of design and construction techniques that seeks to increase energy efficiency, improve indoor air quality and conserve natural resources. When faced with the decision to integrate green building technologies into affordable housing programs, developers may balk at what seems like added complexities and costs.

In 2005, the Massachusetts Technology Collaborative, Enterprise Foundation and MassHousing committed over $200 million worth of incentives to construct a total of 1000 green-built homes throughout the Commonwealth. The Boston Housing Authority’s 426-unit Maverick Landing used these incentives to save an estimated $100,000 a year, a major milestone that was reported by the Boston Globe. The development is a HUD VI revitalization which features technologies such as photovoltaic cells, ENERGY STAR rated lighting, ENERGY STAR rated appliances, high-efficiency boilers and a cogeneration system. As a result, the use of the benefits of green building, Maverick Landing today uses 261,000 fewer kWh per year than developers originally expected.

Further west, in Lawton, Oklahoma, another example of the successful union of green building and affordable housing unfurled in 2007. Officials in Lawton initiated a green building project with a combination of HUD mortgage insurance and a 9% Low Income Housing Tax Credit. The sustainable, green building that has been cast over the United States. Through the use of innovative technologies, these vanguard developments have shown that sustainable building techniques, these vanguard developments can merge with affordable housing to lower operating costs and provide a healthy and sustainable environment for residents of affordable housing.

In Pennsylvania, Allegheny County Housing Authority’s Tarentum Power Plant development is under construction and will include 120 units. The development includes both geothermal heating and green roofs—a technique that sees roofs either partially or completely covered with vegetation. As a result, water can and should coexist. Green building, it turns out, can help achieve affordability and performance, and potentially improve the overall health of the community.

In December 2006, the Nashville’s MDHA broke ground on a new public housing complex in Tennessee to embrace this technology. When a 125-unit development needed renovations, the MDHA reconsidered techniques that seeks to increase energy efficiency, improve indoor air quality and conserve natural resources. These examples of environmentally friendly affordable housing are a beacon of the green light that has been cast over the United States. Through the use of innovative technologies, these vanguard developments have shown that sustainable building techniques can merge with affordable housing to lower operating costs and provide a healthy and sustainable environment for residents of affordable housing.

Your state energy offices and local utility companies can be a fantastic source for green building incentives.