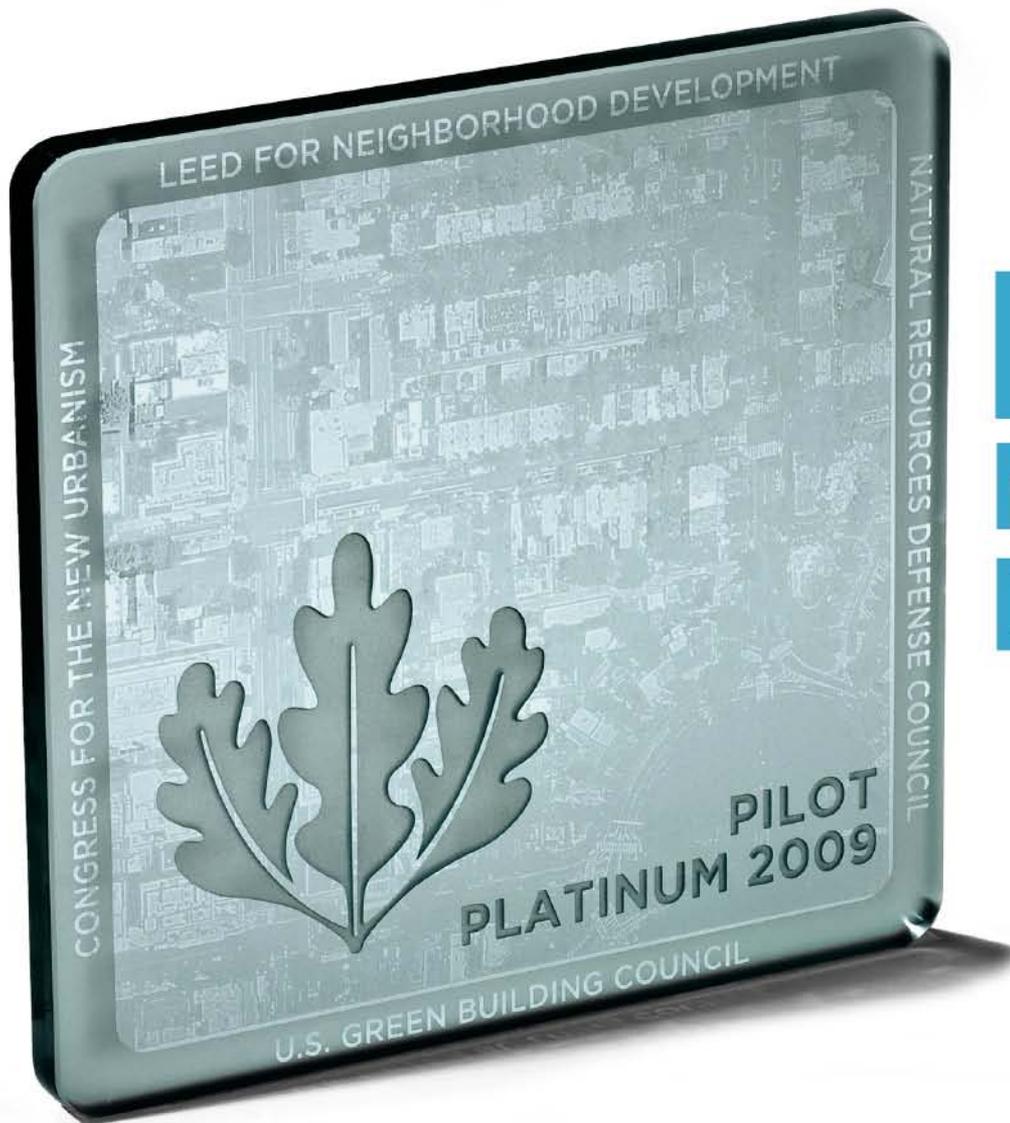


**HUD/CLPHA Going
Green Conference
July 14, 2011**



LEED FOR NEIGHBORHOOD DEVELOPMENT

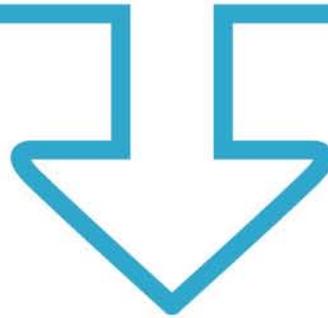
**Sophie Lambert, AICP
US Green Building Council**

What LEED-ND Is:

SMART
GROWTH

NEW
URBANISM

GREEN
BUILDINGS



IMPROVED QUALITY OF LIFE

The Way It Is



Columbia Pike in Arlington, VA

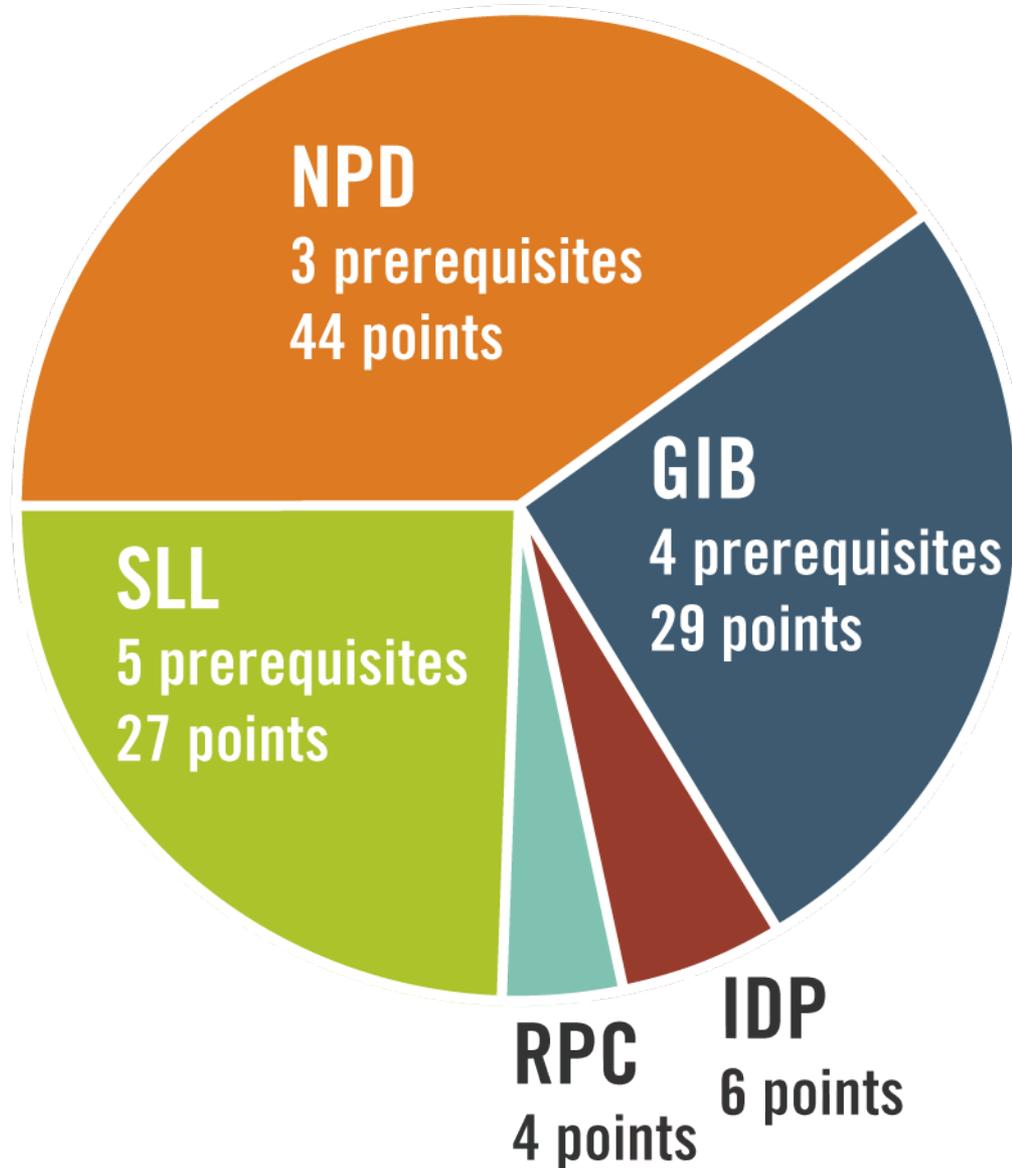
The Way It Could Be



How is LEED-ND Different?

- **Primary focus on location and land use**
- **Looks beyond individual buildings**
- **Different credit categories**
- **Multiple certification stages**

LEED-ND Credits





Smart Location & Linkage: **Goals**



1. Pick the right site
 - Infill
 - Previously Developed
 - Adjacent & Connected
 - Transit-Accessible

2. Build on the right portion
 - Avoid development on wetlands & water bodies, agricultural land, and in floodplains



Neighborhood Pattern & Design: **Goals**

Compact, Complete, Connected

- People connected to place and to each other
- Shared public spaces
- Nearby goods and services



NPD p2: Compact Development

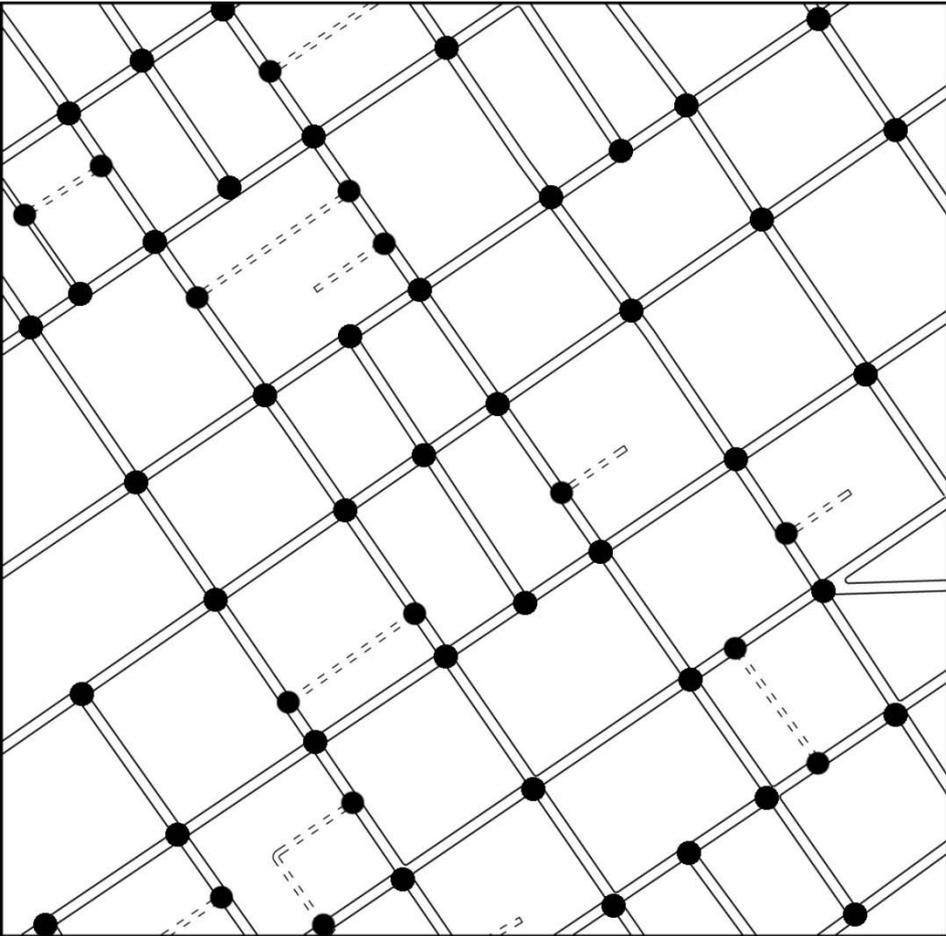
- Transit-served projects:
 - 12 DU/acre (residential)
 - 0.8 FAR (nonresidential)
- Other projects:
 - 7 DU/acre (residential)
 - 0.5 FAR (nonresidential)



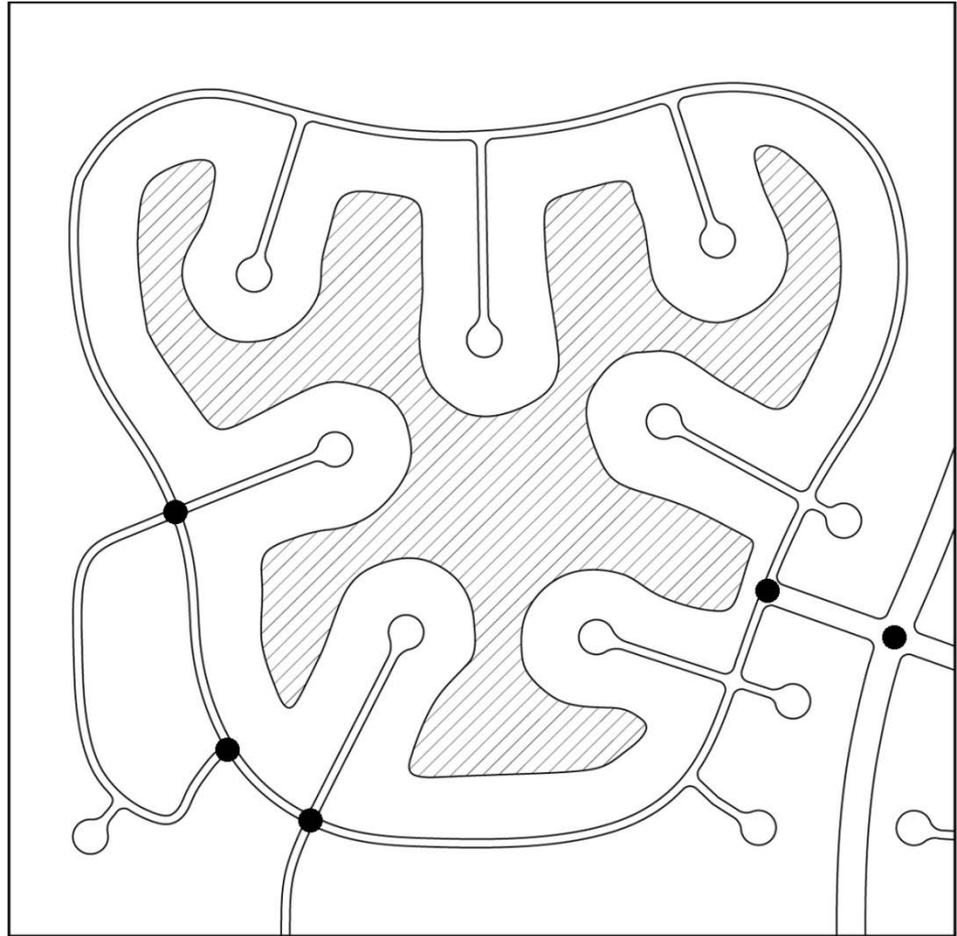
Boise, ID: 7.8 du/acre



 NPDp3: Connected & Open Community



Connectivity (intersections/sq. mile) = 212



Connectivity (intersections/sq. mile) = 25



Green Infrastructure & Buildings: **Goals**

1. Reduce resource use
2. Maximize ecological opportunities



GIB Prerequisites

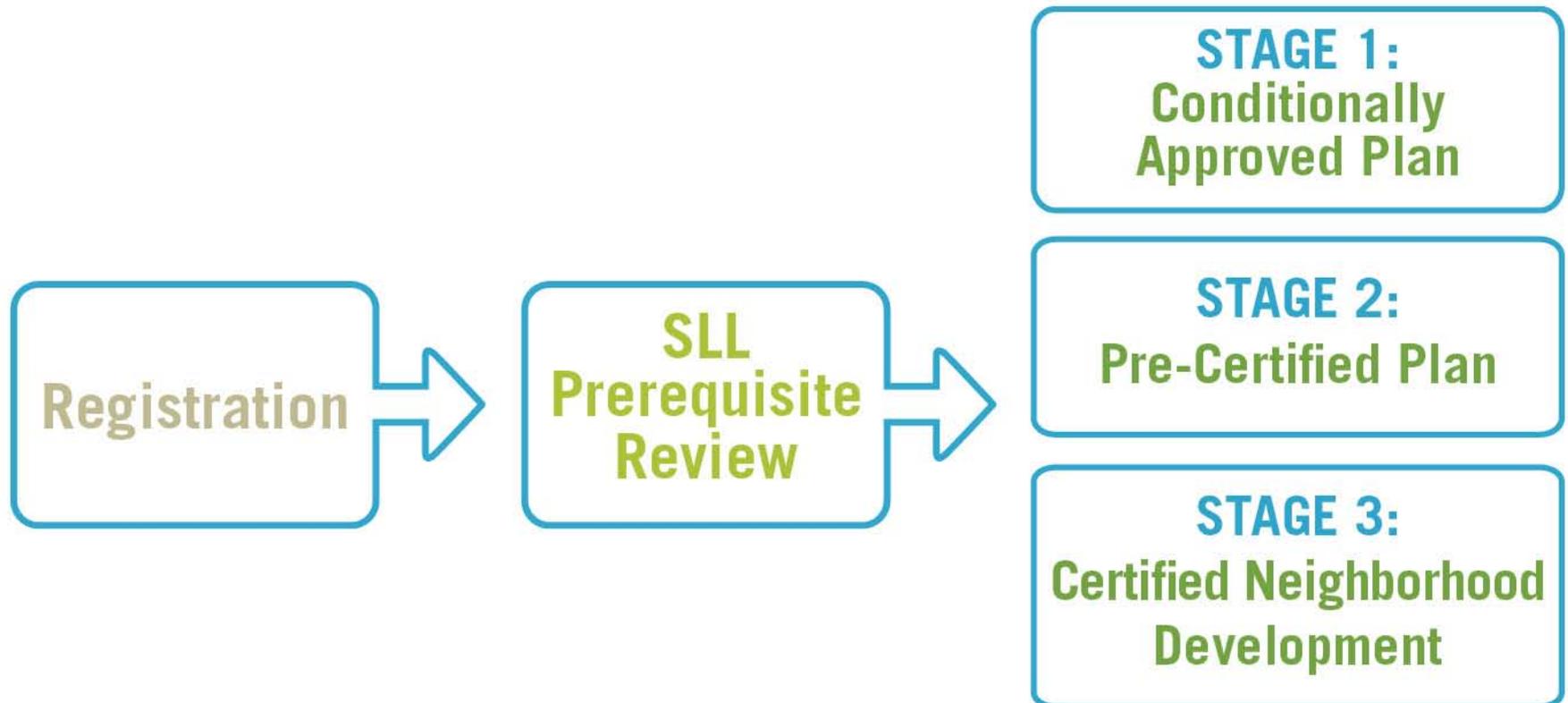
- GIB p1: Certified Green Building
 - Every project must have at least one certified green building (including LEED for Homes)
- GIB p2: Minimum Building Energy Efficiency
 - 1-3 stories – ENERGY STAR
 - 4 stories + - Weighted average must be 10 % better than ASHRAE 90.1 2007 (5 % for major renovations)
- GIB p3: Minimum Building Water Efficiency
- GIB p4: Construction Activity Pollution Prevention

Eligible Projects

- **Residential; Commercial; Mixed Use**
- **Whole, fractions of, or multiple neighborhoods**
- **No minimum or maximum size**
- **New or re-development**



Certification Process



Representative Types of Projects

- **Urban infill**
- **Suburban retrofit**
- **Small community**
- **Brownfield redevelopment**
- **Transit oriented development**
- **Development on adjacent land**



Project Profile: Renaissance Place at Grand

Renaissance Place
St. Louis, MO

33.5 Acres

Certified Development, Stage 3

Certified, 42 points

Brownfield

LEED® for Neighborhood Development Pilot

Total Possible Points 106***

 Smart Location & Linkage	21
 Neighborhood Pattern & Design	16
 Green Construction & Technology	3

* Out of a possible 100 points + 6 bonus points

** Certified 40+ points, Silver 50+ points,
Gold 60+ points, Platinum 80+ points

 Innovation & Design Process	2
---	---

Renaissance Place at Grand - Community Renewal

SPECS

512 dwelling units
(1-5 bedrooms)

16 DU/Acre (18.4 DU/
Acre & .33FAR)

12% of units up to
50%AMI

70% of units up to
60%AMI

292 transit trips within
1/4 mile

Universally Accessible
units and development
of senior center



Renaissance Place at Grand - Community Renewal

PROJECT DETAILS

Redevelopment of former Blumeyer Public Housing project

Partnership between MBS, HUD, St. Louis Housing Authority & Blumeyer Tenant Assoc.

Hope VI project

Federal Empowerment Zone

Extensive long-term community planning

Multi-generational, Mixed-use project



Courtesy McCormack Baron Salazar

Affordable Green Neighborhoods Grant Program



Goal: To assist LEED for Neighborhood Development projects that include a strong affordable housing component to successfully pursue certification.

NPDc4: Mixed-Income Diverse Communities

- **Option 1** – awards up to 3 points for a diversity of housing types
- **Option 2** – awards up to 3 points for affordable housing
- **Option 3** – awards 1 bonus point for earning at least 2 points in both Options 1 and 2

Other Affordable Housing Related Points

SLLc1: Preferred Location: OPTION 3 (3 points)

- Earn at least two points for affordable housing in NPDc4 AND
- Be located in Federal Enterprise/Empowerment Zone, CDFI Community, Qualified HUD Census Tract or DDA

SLLc5: Housing/Jobs Balance: OPTION 1 (3 points)

- Earn at least one point for affordable housing in NPDc4 AND
- Be located with $\frac{1}{2}$ mile walk distance of more pre-project jobs than there are DUs in the project

Total Affordable Housing Related Points Available

- SLLc1, Option 3: 3 points
 - SLLc5, Option 3: 3 points
 - NPDc3: 6 points + 1 bonus point
-

Total: 13 points

Project Profile: Clackamas Heights Redevelopment

Clackamas Heights
Oregon City, OR

21.1 Acres

Pursuing Stage 1 -

Conditionally Approved Plan

Previously Developed, Infill



Clackamas Heights - Accessible Sustainability

SPECS

283 dwelling units
(1-4 bedrooms)

~13.4 DU/Acre

100% of rental units
up to 60% AMI (1/2
for extremely low
income)

Community transit
program (subsidized
car/bike share and
shuttle to light rail)

All units Universally
accessible



Clackamas Heights - Accessible Sustainability

PROJECT DETAILS

Redevelopment of first and oldest public housing in Oregon (1942)

Transform 100 physically isolated units to mixed-income community

Commitment to LEED Silver for all new development

Financed by HUD, Oregon Housing and Community Services and Clackamas Community Development

25+ public meetings and week long charette



Project Profile: Old Colony Redevelopment

Old Colony
Boston, MA

6.75 Acres

Pursuing Stage 1 -
Conditionally Approved Plan
Previously Developed, Infill



Old Colony - Reknitting the Neighborhood

SPECS

286 rental dwelling units in two phases (1-5 bedrooms)

~42.4 DU/Acre

Phase 1 = 10 units @30% AMI, 90 units at 60% AMI

All Phase 1 buildings pursuing LEED certification

- Multifamily (Gold)
- Townhome (Platinum)

Enterprise Green Communities (91 pts)



OLD COLONY
265 East Ninth Street, South Boston
Units: 843
Acres: 16.7
Units/Acre: 50.3

Old Colony - Reknitting the Neighborhood

PROJECT DETAILS

Most physically distressed property in BHA portfolio (1940)

Re-knit site into South Boston

Commitment to LEED & Energy Star (close to net zero)

Federal & State LIHTC, MA Affordable Trust fund, MA Community-Based funds, City of Boston HOME and ARRA stimulus

New arts-based community center



What can LEED-ND do for you?

- Certification tool for new PHA developments or redevelopments
 - Consider for PHA-led projects
 - Can make project more competitive for HUD funding
 - Consider requiring in RFP/RFQ Process
- Evaluation tool for existing developments

Chicago Housing Authority

- Used LEED-ND as Sustainability Benchmark
 - Westhaven Park
 - Oakwood Shores
- Required LEED-ND Gold Certification for project team selected for Lathrop Homes RFP

Julia C. Lathrop Homes



 Development Site

 Hamlin Park

 Pharmacy

 School

 Gas Station

 Shopping Center

 Bus Stop

 Bank

 Place of worship

 Food Retail

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5415-N-01]

Notice of HUD's Fiscal Year (FY) 2010 Notice of Funding Availability (NOFA) Policy Requirements and General Section to HUD's FY2010 NOFAs for Discretionary Programs

(6) **Value Communities and Neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walk able neighborhoods—rural, urban, or suburban.

All applicants must demonstrate the direct impact of their program as described in the specific NOFA to which they are applying. Specific outcomes will be identified in individual program NOFAs. To receive points for this policy priority, applicants must produce activities that exceed requirements of the NOFA to which they are applying, detailing how they will achieve outcomes in areas such as:

(a) Neighborhood Sustainability Standards. Identify projects or activities consistent with adoption of LEED 2009 for Neighborhood Development (LEED-ND) Rating System or a similar neighborhood sustainability standard.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5473-N-01]

HUD's Fiscal Year (FY) 2010 NOFA for the Choice Neighborhoods Initiative – Round 2 NOFA (for Implementation Grant Finalists Only)

- **2 points for LEED-ND certification (Stage 1)**
- OR
- **2 points for a design that meets LEED-ND standard**

(7) HUD Policy Priority: Sustainability through LEED for Neighborhood Development (LEED-ND) – 2 points. You will receive 2 points for developing a project that satisfies all the basic prerequisites and point requirements consistent with achieving at least the Certified level of the LEED-ND rating system, or similar neighborhood sustainability standard. Your intention to achieve this goal must be demonstrated by a letter of Conditional Approval (Stage 1 certification) of your LEED-ND Plan from the United States Green Building Council (USGBC) or an attestation from an appropriately licensed or accredited member of the development and design team that your project has been designed to comply with the goal of achieving at a minimum, LEED-ND Certification. Appropriate accreditations include a Civil Professional

Resources

www.usgbc.org/leed/nd

- Rating system
- Pilot information

www.usgbc.org/nd

- Project profiles
- Public PPT
- Quarterly newsletter
- LEED curriculum

www.usgbc.org/ndlocalgov

- Local government guide
- Slide presentation

Sophie Lambert
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**LEED FOR
NEIGHBORHOOD
DEVELOPMENT**