HUD/CLPHA Going Green Conference
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LEED FOR NEIGHBORHOOD DEVELOPMENT

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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

- **NPD**: 3 prerequisites, 44 points
- **SLL**: 5 prerequisites, 27 points
- **GIB**: 4 prerequisites, 29 points
- **RPC**: 4 points
- **IDP**: 6 points
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
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
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

Registration

SLL Prerequisite Review

Stage 1: Conditionally Approved Plan

Stage 2: Pre-Certified Plan

Stage 3: Certified Neighborhood Development
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
- Innovation & Design Process  2

* Out of a possible 100 points + 6 bonus points
** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

Sam Fentress Photography-Courtesy McCormack Baron Salazar
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 ½ 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 charrette
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 - 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
Value Communities and Neighborhoods. Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable 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.
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

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www.usgbc.org/nd
- Project profiles
- Public PPT
- Quarterly newsletter
- LEED curriculum

www.usgbc.org/ndlocalgov
- Local government guide
- Slide presentation