The 2020 Green Communities Criteria

HEALTHY BUILDING MATERIALS FOR AFFORDABLE HOUSING

SHELBY O’NEILL

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Our Goals

We focus on the greatest need – the massive shortage of affordable rental homes – to achieve three goals:

- **Increase Housing Supply**
  Preserve and produce good homes that people can afford

- **Advance Racial Equity**
  After decades of systematic racism in housing

- **Build Resilience & Upward Mobility**
  Support residents and strengthen communities to be resilient to the unpredictable
Enterprise Green Communities

To scale green building practices across our industry, we:

• Provide grants and technical assistance to increase high-quality affordable housing development

• Partner with researchers to improve the health and quality of indoor environments

• Engage federal, state and local policymakers on green affordable housing development

• Promote the Enterprise Green Communities Criteria and certification
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

Objectives

- Awareness of opportunities to use healthy materials in the 2020 Green Communities criteria
- Understanding of how to certify your projects to Green Communities; in some ways a tool to ensure health is considered in your projects
- Access to resources for support
2020 GREEN COMMUNITIES CRITERIA
Green Communities is incentivized or required for housing tax credit projects.

Projects are underway or have been certified to Enterprise Green Communities.
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

2020 Criteria

- Integrative Design
- Location + Neighborhood Fabric
- Site Improvements
- Water
- Operating Energy
- Materials
- Healthy Living Environment
- Operations, Maintenance + Resident Engagement

Holistic approach to building a green community
Healthy Affordable Housing

- Improved Chronic Disease Management
  - HIV, Diabetes, Hypertension, Obesity, Asthma
- Reduction in Infectious Diseases, Asthma, and Accidental Injuries
- Economic Mobility
  - More household resources for Healthcare, Insurance, Healthy Food, and Prescriptions
- Reduced Exposure to Toxins
  - Lead-based paint, mold
- Improved Mental Health
  - Depression, Anxiety, Stress
- Quality, Affordable, Stable Housing connected to Opportunity
- Decreased Drug and Substance Use
- Improved Children’s Health
  - Physical and Mental
- Alternative Living Situations to those in Abusive or Overcrowded Circumstances
6. MATERIALS
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

Materials

Enacting health and environmental lenses when purchasing, installing, and disposing of building materials will improve those conditions in the property.

6.1 Ingredient Transparency for Material Health (o)
6.2 Recycled Content and Ingredient Transparency (o)
6.3 Chemical Hazard Optimization (o)
6.4 Healthier Material Selection (m + o)
6.5 Environmentally Responsible Material Selection (o)
6.6 Bath, Kitchen, Laundry Surfaces (m)
6.7 Regional Materials (o)
6.8 Managing Moisture: Foundations (m)
6.9 Managing Moisture: Roofing and Wall Systems (m)
6.10 Construction Waste Management (m)
6.11 Recycling Storage (o)
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

6.1 Ingredient Transparency for Material Health (o)

Specify and install products that have inventories that have been publicly disclosed where content is characterized and screened using health hazard lists or restricted substances lists to 1,000 ppm or better.
6.2 Recycled Content and Ingredient Transparency

Use building products that feature recycled content and disclosure about that recycled content.
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

6.3 Chemical Hazard Optimization (o)
Install products that have third-party verification of optimization to 100 ppm or better.
### 6.4 Healthier Material Selection (m + o)

Use products that comply with the specifications below.

<table>
<thead>
<tr>
<th>PRODUCT CATEGORY</th>
<th>MANDATORY</th>
<th>OPTIONAL</th>
<th>RECOMMENDATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>All interior paints, coats, primers and</td>
<td>VOC content less than or equal to the thresholds provided by the most</td>
<td>1 point per APE-free paint, coating and/or primer</td>
<td>See Appendix for table of SCAQMD 1113 VOC limits</td>
</tr>
<tr>
<td>wallpaper</td>
<td>recent version of SCAQMD 1113 available at time of product specification</td>
<td>1 point per CDPH-compliant coating and/or primer (excluding wall finish</td>
<td>For wall finish paints compliant with the mandatory CDPH specification, seek those certified</td>
</tr>
<tr>
<td></td>
<td>for all interior paints, coatings and primers.</td>
<td>paints)</td>
<td>certified to Master Painters Institute (MPI) X-Green, Green Wise Gold, GREENGUARD Gold, SCS Indoor</td>
</tr>
<tr>
<td></td>
<td>VOC emissions verified as compliant with CDPH Standard Method for all</td>
<td></td>
<td>Advantage Gold, and Berkeley Analytical ClearChem. GS-11 paints comply with the optional APE-free</td>
</tr>
<tr>
<td></td>
<td>wall finish paints.</td>
<td></td>
<td>criterion, as do Red List-free products.</td>
</tr>
<tr>
<td></td>
<td>All wallpaper, phthalate free</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All interior adhesives and sealants</td>
<td>VOC content less than or equal to the thresholds provided by the most</td>
<td>Use of sealants that do not contain orthophthalate plasticizers. Use of</td>
<td>See Appendix for table of SCAQMD 1168 VOC limits</td>
</tr>
<tr>
<td></td>
<td>recent version of SCAQMD 1168 available at time of product specification</td>
<td>adhesives that are CDPH compliant.</td>
<td>Orthophthalate plasticizers are common in polyurethane and modified polymer sealants. While not</td>
</tr>
<tr>
<td></td>
<td>for all interior adhesives and sealants.</td>
<td></td>
<td>common, they may also be found in some acrylic latex or siliconized acrylic sealants. Verify that</td>
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<td></td>
<td>specified sealants are phthalate-free.</td>
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<td></td>
<td>Minimize the need for adhesives when possible. For instance, finger-joints and mechanical fasteners</td>
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<td></td>
<td></td>
<td></td>
<td>do not contain chemicals of concern.</td>
</tr>
</tbody>
</table>
7. HEALTHY LIVING ENVIRONMENT
Healthy Living Environment

Design, construction, and operations strategies may contribute to a healthier environment by reducing exposure to toxins, managing the indoor environment, and promoting health through design.

REDUCING EXPOSURE TO ENVIRONMENTAL HAZARDS
7.1 Radon Mitigation
7.2 Reduce Lead Hazards in Pre-1978 Buildings
7.3 Combustion Equipment
7.4 Garage Isolation
7.5 Integrated Pest Management
7.6 Smoke-Free Policy

MANAGING THE INDOOR ENVIRONMENT
7.7 Ventilation
7.8 Dehumidification
7.9 Construction Pollution Management
7.10 Noise Reduction

PROMOTING HEALTH THROUGH DESIGN
7.11 Active Design: Promoting Physical Activity
7.12 Beyond ADA: Universal Design
7.13 Healing-Centered Design
7.7 Ventilation (m + o)
In full accordance with ASHRAE 62.2-2010, install mechanical ventilation (per the Criteria)
8. OPERATIONS + MAINTENANCE
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

Operations, Maintenance & Resident Engagement

Educational materials and orientations help educate residents and staff on features that were designed to deliver health, economic, and environmental benefits, as well as their role in realizing those benefits in their own lives.

8.1 Operation & Maintenance Manual
8.3 Resident Manual
8.5 Data Collection & Monitoring
CERTIFICATION PROCESS
How to Certify?

**PREBUILD**
Employ an integrative process to set goals and design your project using the criteria for economic, health and environmental benefits. Submit Prebuild application 30 days prior to start of construction.

**CONSTRUCTION**
Incorporate the criteria into your project based on project design and goals set at Prebuild. Track and monitor project goals.

**POSTBUILD**
Share project manuals, and engage residents and staff in the healthy and green aspects of the project. Submit Postbuild within 60 days of construction completion.

**IMPACT**
Leverage and share green building successes and lessons learned from this project to strengthen future projects.
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

Green Communities platforms

Greencommunitiesonline.org
  • Crieria
  • Checklists
  • Resources
  • FAQ & Addenda

www.e360community.com/ENT
  • Build + submit your application
  • Process waivers
  • Review feedback from Green team
RESOURCES + KEYS TO SUCCESS
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

Keys for Success

• Real or perceived barriers:
  o Awareness
  o Access to information about materials
  o Access to materials
  o Familiarity with specifications and/or construction methods
  o Cost

• Consider:
  o Holistic integrative design process
  o Set priorities and goals early in predesign
  o Potentially lower effort points opportunity for certification
  o Policy levers
HEALTHY MATERIALS FOR AFFORDABLE HOUSING

HBN HomeFree Resources

HomeFree product guide: https://homefree.healthybuilding.net/products

HomeFree Green Communities resources: https://homefree.healthybuilding.net/enterprise-green-communities

Manufacturer Disclosure Request Template: https://docs.google.com/document/d/1xDzNxrVPN0fTKGHBOu_68Xxp00ozhiFL2tQxfiqi7Ko/edit
Enterprise Resources

- Evidence Based Criteria Summary of Health impact of 2020 Criteria:

- Recorded HBN + Green Communities workshop: https://enterprisecommunity.zoom.us/rec/share/x1_6pQ5e4niR5j-tRZhJcJWXXiUpYT-72zV-SlOMSJ2KjRlyvL1TKsSokARkgC.F64iHM2WXmECaCXG?startTime=1629227244000

- Technical Assistance DB / TA providers: https://www.greencommunitiesonline.org/criteria-resources

- Certbox / Green team contact...
Questions?

Team: certification@enterprisecommunity.org
Program: www.enterprisecommunity.org/green
Criteria: www.greencommunitiesonline.org
Thank You