Enterprise

The 2020 Green Communities Criteria

HEALTHY BUILDING MATERIALS FOR AFFORDABLE HOUSING

SHELBY O'NEILL

November 11,, 2021

WHAT WE DO

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

WHAT WE DO

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

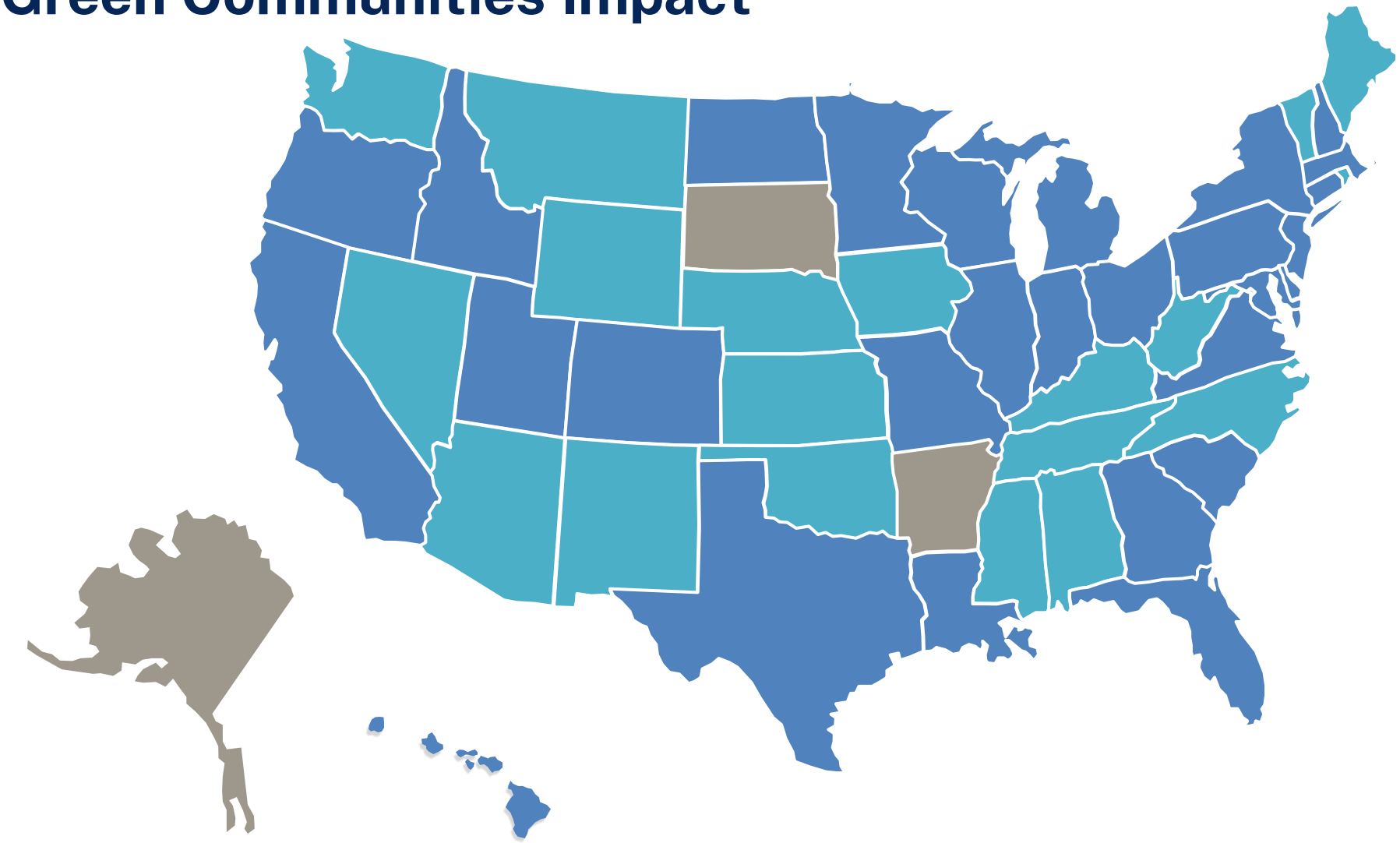
•Promote the Enterprise Green Communities Criteria and certification

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 Impact



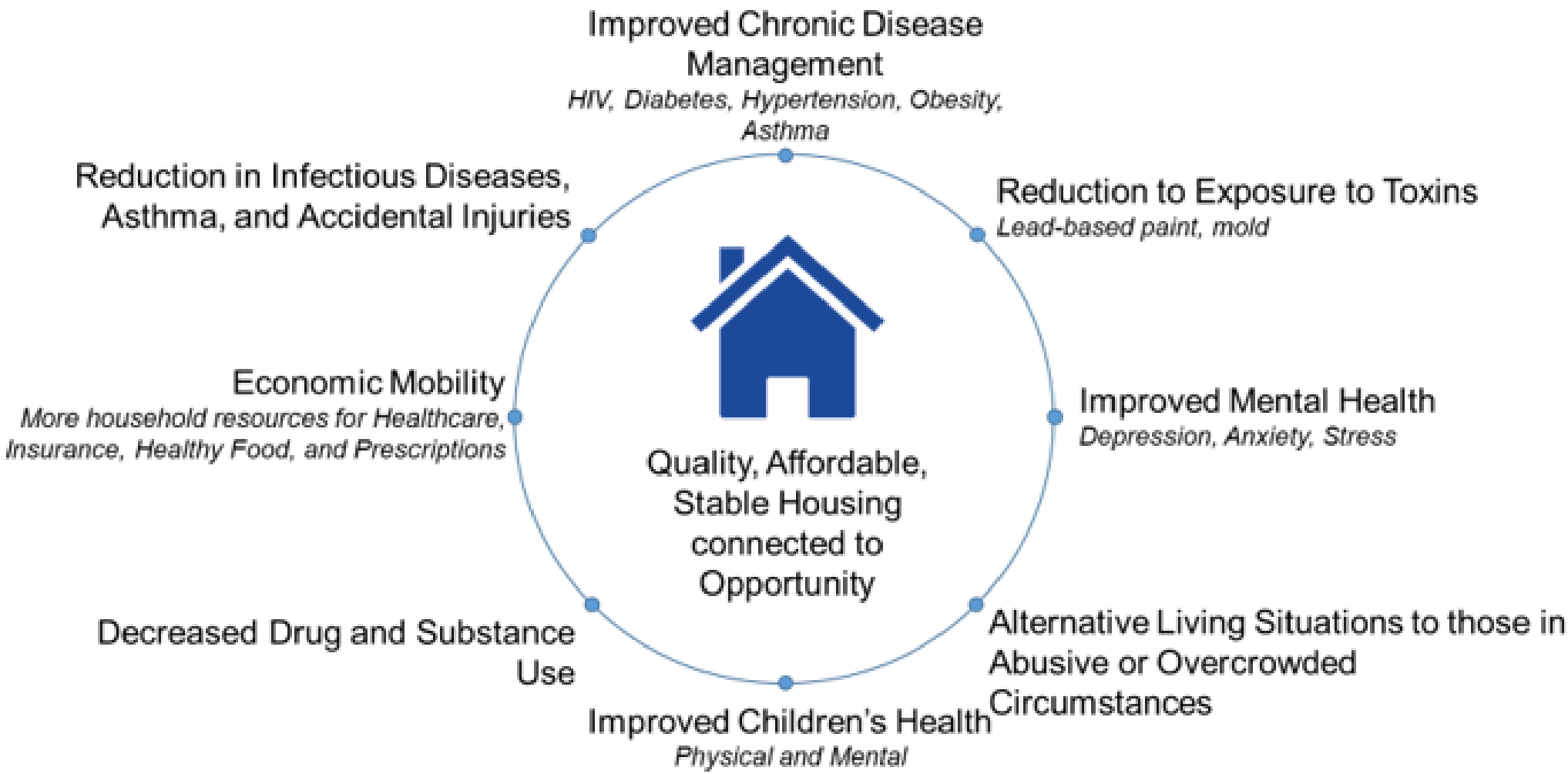
Green Communities is incentivized or required for housing tax credit projects

Projects are underway or have been certified to Enterprise Green Communities

Enterprise

2020 Criteria

Healthy Affordable Housing



Enterprise®

&

6. MATERIALS

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)

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 (o)

Use building products that feature recycled content and disclosure about that recycled content.

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.

PRODUCT CATEGORY	MANDATORY	OPTIONAL	RECOMMENDATIONS
All interior paints, coatings, primers and wallpaper	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification for all interior paints, coatings and primers. VOC emissions verified as compliant with CDPH Standard Method for all wall finish paints. All wallpaper, phthalate free	1 point per APE-free paint, coating and/or primer 1 point per CDPH-compliant coating and/or primer (excluding wall finish paints) *[2 points maximum]*	See Appendix for table of SCAQMD 1113 VOC limits For wall finish paints compliant with the mandatory CDPH specification, seek those certified to Master Painters Institute (MPI) X-Green, Green Wise Gold, GREENGUARD Gold, SCS Indoor Advantage Gold, and Berkeley Analytical ClearChem. GS-11 paints comply with the optional APE-free criterion, as do Red List–free products.
All interior adhesives and sealants	VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification for all interior adhesives and sealants.	Use of sealants that do not contain orthophthalate plasticizers. Use of adhesives that are CDPH compliant. *[1 point per compliant product, 2 points maximum]*	See Appendix for table of SCAQMD 1168 VOC limits Orthophthalate plasticizers are common in polyurethane and modified polymer sealants. While not common, they may also be found in some acrylic latex or siliconized acrylic sealants. Verify that specified sealants are phthalate-free. Minimize the need for adhesives when possible. For instance, finger-joints and mechanical fasteners do not contain chemicals of concern.

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

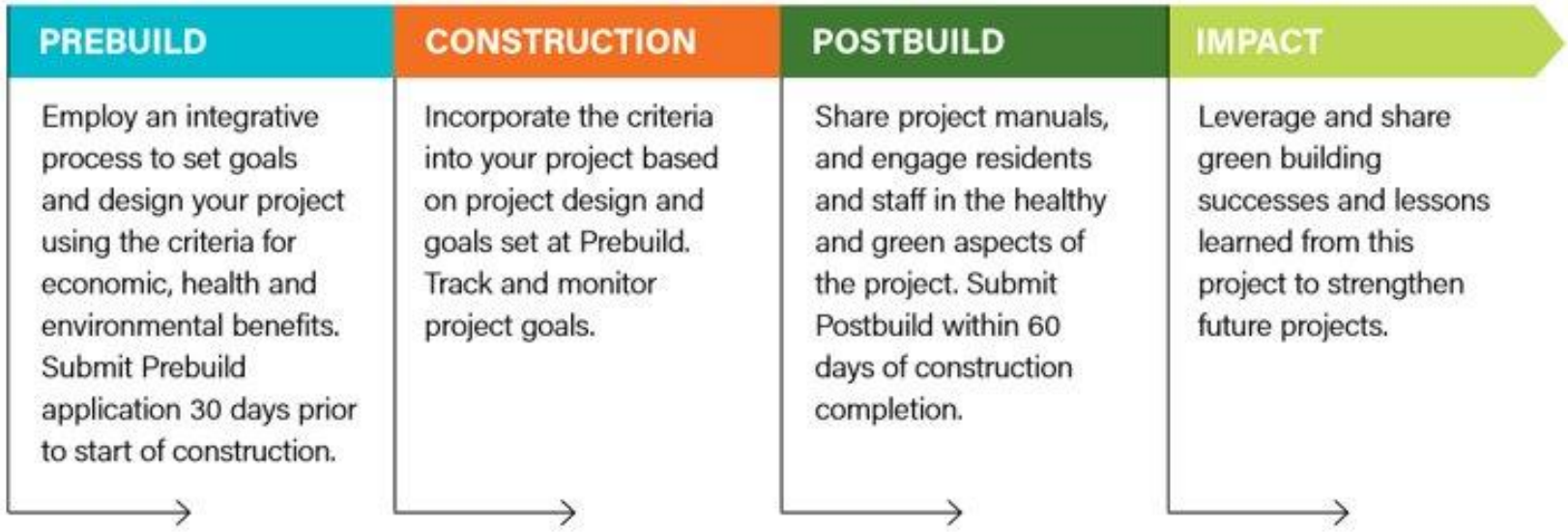
Operations, Maintenance & Resident Engagement

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

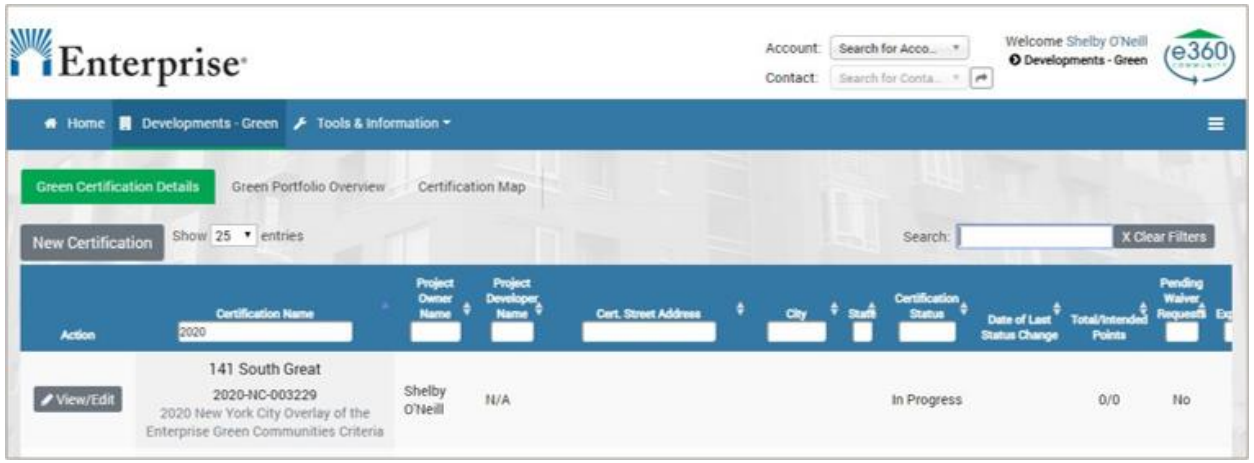
How to Certify?



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

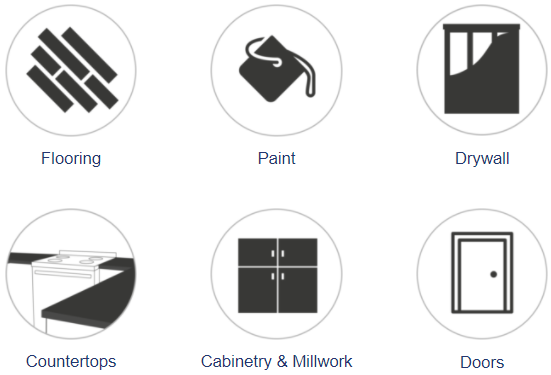
RESOURCES + KEYS TO SUCCESS

Keys for Success

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

- Consider:
  - Holistic integrative design process
  - Set priorities and goals early in predesign
  - Potentially lower effort points opportunity for certification
  - Policy levers

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: https://www.enterprisecommunity.org/resources/evidence-based-summary-health-impact-2020-enterprise-green-communities-criteria-11039
- Recorded HBN + Green Communities workshop: https://enterprisecommunity.zoom.us/rec/share/x1_6pQ5e4niR5j-tRZhJcJlWXXiUpYtT-72zV-SlOMSJ2KjRIyvL1TKsSokARkgC.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

Enterprise