



PHB Portland Housing
Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

PHB AFFORDABLE HOUSING GREEN BUILDING POLICY ORDINANCE

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BACKGROUND

- ❖ 2001: City of Portland Green Building Policy with separate provision for PDC for affordable housing
- ❖ Current City Policy: LEED Gold for new construction; LEED Silver for rehabilitations
- ❖ 2009-2016: PHB refers to City/PDC Policy in NOFA's
- ❖ PHB needs a vetted, formal, council-approved green building policy for affordable housing

COMMUNITY ENGAGEMENT

- ❖ 5 Meetings
- ❖ 2 Rounds of Review and Comment
- ❖ Developers, Architects, Green Building Consultants, Engineers, General Contractors, Property Managers
- ❖ Coordinated with BPS, PBEM, Prosper Portland, Energy Trust, Multnomah County, OHCS, Housing Development Center, New Buildings Institute, Earth Advantage, Green Building Services, and MPower

APPLICABILITY

- ❖ Affordable Housing Projects
- ❖ New Construction and Rehabilitation
- ❖ 20 Units minimum
- ❖ 10% Total Project Funding from PHB or Owned by PHB

POLICY OBJECTIVES

- ❖ Improve tenant health
- ❖ Reduce operation and maintenance costs
- ❖ Provide equitable access to high performance buildings
- ❖ Promote environmental stewardship
- ❖ Implement the City/County Climate Action Plan and track with 100% renewable energy by 2050.

PRACTICAL OBJECTIVES

- ❖ Align with City Green Building Policy
- ❖ Maintain third-party verification and certification
 - LEED
 - Earth Advantage
- ❖ Simplify and streamline the requirements and documentation to reduce the administration and cost
- ❖ Focus on measures that provide the greatest benefit to affordable multifamily projects
 - Energy
 - Water
 - IAQ

POLICY GOALS

ENERGY

Year	2017	2020	2025	2030	2035	2040	2045	2050
Net EUI*	30	28	23	18	12	8	4	0

WATER

Year	2017	2020	2025	2030	2035	2040
Net Water Consumption Reduction	28%	30%	35%	40%	45%	50%

* EUI= Energy Use Intensity= Energy used per square foot per year

POLICY SUMMARY-

NEW CONSTRUCTION

❖ Certification: LEED or Earth Advantage

❖ Energy:

- EUI Schedule
- PV & EV Ready
- ETO Multifamily Program OR OHCS Weatherization Program

❖ Water:

- Net Water Reduction Schedule

❖ IAQ:

- Clean Air- Limits on Air Toxics
- Smoke-Free Policy
- Ventilation Balanced with Fresh Air Supply

POLICY SUMMARY-

NEW CONSTRUCTION

❖ Baseline Requirements to Ensure Performance

- Schematic Design: Eco-Charrette
- Design Development: Coordination Meetings
- Construction: Periodic Inspections and Testing Schedule
- Completion: Commissioning
- Operations: Staff Training, Tenant education, and Commissioning at 7 years

POLICY SUMMARY-

REHABILITATIONS

- ❖ CERTIFICATION: LEED or Earth Advantage Silver
 - Depends on extent and scope of work

POLICY SUMMARY

❖ COMPLIANCE

- Progress Reports
- Final Certification
- Request for Waiver (Good Faith Effort)
- Non-Compliance: \$5,000 Penalty

❖ ECONOMIC REQUIREMENTS

- PHB Cost Comparison Study by PSU/ISS
- LCCA Tool
- Utility Allowance Policy Change

THANK YOU!