

ANNOTATED RESOURCES FOR GREEN MULTIFAMILY REHABILITATION

DOCUMENT TITLE	AUTHOR/ ORGANIZATION	DATE	SUMMARY
<i>Green Multifamily Preservation Initiatives by State</i>	National Housing Trust	August 2005	Identifies states and localities that have developed programs which provide incentives for integrating green methods and materials into rehabilitation and preservation of existing affordable, multifamily housing. (http://www.nhtinc.org/pub_pol_green.asp)
<i>The Costs and Financial Benefits of Green Buildings: A Report to California's Sustainable Building Task Force</i>	Greg Kats, Capital E	October 2005	A definitive cost benefit analysis of green building. The report concludes that sustainable building is a cost-effective investment. (http://www.epri.com/green-buildings-research-org/GBC_literature.htm)
<i>The Impact of Energy Costs on Multi-Family Residential Building Value: Morrison Manor Apartments</i>	Cliff Majersik, Institute for Market Transformation; prepared for the NY State Energy Research and Development Authority	August 2005	A case study that describes the energy savings from retrofits and their impact on the value of the privately owned Morrison Manor Apartments, an 83-unit market-rate student-housing apartment complex in Troy, NY. A companion 2004 study assesses the retrofit of Pine Harbor Apartments, a 208-unit subsidized apartment complex in downtown Buffalo, New York. (http://www.imt.org/Papers/MM-CaseStudy.pdf)
<i>The Costs and Benefits of Green Affordable Housing</i>	New Ecology Inc. & Tellus Institute	2005	Survey of green affordable housing projects around the country including detailed case study analyses of the costs and benefits of sixteen projects for which adequate data was available. The authors assert that greening affordable housing is cost effective and should be pursued with vigor.
<i>Build it Right: Cleaner Energy for Better Buildings</i>	Renewable Energy Policy Project	March 2000	Details the benefits of green buildings and the steps that need to take place to transform the building market so that energy efficiency and renewable energy become standard practice.
<i>Tax Credits for Energy Efficiency and Green Buildings: Opportunities for State Action</i>	American Council for an Energy-Efficient Economy	March 2002	This report describes the status of energy efficiency and green buildings tax incentives that states offer. The purpose of the report is to assist state policymakers by providing insights about current programs in other states. (http://aceee.org/pubs/e021full.pdf)

<i>NAHB Model Green Home Building Guidelines</i>	National Association of Home Builders	2004	Guidance for builders engaged or interested in green building products and practices for residential design, development and construction, from leaders in the green building movement.
<i>Energy Efficiency in Existing Homes: Prioritized Action Plan</i>	Partnership for Advanced Technology in Housing		This report discusses eight key strategies and associated activities for bringing about new levels of energy conservation in the nation's existing housing stock. Priorities were established by a broad cross-section of manufacturers, remodelers, trade contractors, researchers, and government program officials. (http://www.pathnet.org)
<i>Low-Income Housing Rehabilitation for Sustainability and Affordability</i>	Prepared by XENERGY Inc. and SERA Architects for the Portland Energy Office	August 2000	An analysis of the effects of an affordable housing green rehabilitation project. The study estimated the energy and utility bill savings resulting from the energy-efficiency retrofits; determined economic impacts of energy-efficiency retrofits; and assessed the effects of other retrofits that affected the costs of owning and maintaining the buildings and the health and comfort of the occupants.
<i>Sustainable Building Residential Rehabilitation Guidebook</i>	City of Los Angeles and Global Green USA		A compendium of healthy, efficient, and affordable building strategies for residential rehabilitation projects.
<i>Global Green USA Case Study: 20th Street Apartments</i>	Global Green USA	Spring 2001	A short case study of an energy-efficient rehabilitation of a low-income housing project in Santa Monica.
<i>Retrofitting Apartment Buildings to Conserve Water: A Guide for Managers, Engineers, and Contractors</i>	HUD	May 2002	A guidebook intended to assist property owners and their agents (managers, engineers, contractors, maintenance staff) in reducing water use in apartment buildings. It explains available options, summarizes information needs, and provides relevant water conservation retrofit strategies that best suit the property in question.
<i>Multifamily Green Building Guidelines</i>	www.Stopwaste.org		A resource for architects and project managers, including 63 recommended measures and 8 case studies. Contains information about: what measures are appropriate to use in specific developments; at what point to incorporate measures into the project schedule; the relative costs and benefits of specific measures; and where to get additional technical information or materials. (http://recycle.stopwaste.org/mfdown/MultiFam.pdf)

<i>Energy-Efficient Rehabilitation of Multifamily Buildings in the Midwest</i>	Policy and Economic Analysis Group, Argonne National Laboratory, USDOE Office of Energy Efficiency and Renewable Energy	September 1994	Addresses the opportunities available to make multifamily housing more affordable by using efficiency practices in housing rehabilitation. The study focuses on a number of Chicago multifamily buildings to compare energy efficiency measures commonly found in multifamily building rehabilitation with currently available high-energy-efficiency (HE) techniques. (http://www.eere.energy.gov/buildings/info/documents/pdfs/multi-gu.pdf)
<i>EcoRenovating Over Demolishing EcoResidences at McGill University</i>	Canada Mortgage and Housing Corporation	1998	Describes the process implemented in order to renovate and preserve university residences, creating affordable, non-combustible units, preserving the value and thermal and acoustic performance of masonry construction, reducing demolition waste was reduced, and avoiding pollution and the consumption of resources associated with the production of new materials. (http://cmhc.ca/en/imquaf/himu/buin_017.cfm)
<i>Energy Conservation in Multifamily Housing: Review and Recommendations for Retrofit Programs</i>	American Council for an Energy-Efficient Economy	1994	This paper summarizes sector characteristics, issues and barriers, technology, retrofit programs, financing, evaluation, and policy for implementing energy conservation in multifamily housing.

Organization/Website Address	Applicability	Description
Energy Action http://www.energyactionresources.org/	Regional, Multifamily	Energy Action is a partnership of energy and affordable housing organizations that provides free technical services to help affordable housing providers assess the needs for energy efficiency upgrades in their buildings. Services include energy audits and training for operations and maintenance staff and property managers to help them maintain efficient building systems. The program provides rebates for energy efficient products and zero-interest loans for energy efficiency projects.
National Renewable Energy Laboratory (NREL), U.S. Department of Energy http://www.eere.energy.gov/buildings/database/	National New construction only	High Performance Buildings Database—7 case studies on multi-family housing. A repository of information on high-performance green building projects, including energy use, environmental performance, design process, finances, and other aspects of each project.

Energy Efficient Rehab Advisor, HUD http://rehabadvisor.pathnet.org/index.asp	Ongoing	Describes HUD guidelines for conducting energy efficient housing rehabilitation. An interactive website that creates a profile based on the building type, the user's role in the rehab process, climate, and building age to generate recommendations for incorporating energy efficient renovations specific to the building's characteristics.
Green Affordable Housing Coalition http://www.frontierassoc.net/greenaffordablehousing/index.shtml	Regional, Multifamily, General	The coalition's website provides resources and links for green affordable housing applicable to the San Francisco bay area and nationally.
National Center for Healthy Housing http://www.centerforhealthyhousing.org/	National, Multifamily	Formerly the center for Lead-Safe Housing, founded in 1992 to bring the housing, environmental, and public health communities together to combat childhood lead poisoning. As the National Center for Healthy Housing they continue efforts to reduce children's risk of lead poisoning and decrease their exposure to other hazards in the home, including allergens and irritants associated with asthma.
Flex Your Power http://www.fypower.org/	Regional, General	Flex Your Power is California's statewide energy efficiency marketing and outreach campaign. The site provides information on energy usage and efficiency; where to buy energy saving products; rebates, grants, and loans; audits, classes and services, and an information library.
The Database of State Incentives for Renewable Energy http://www.dsireusa.org	National, General	The Database of State Incentives for Renewable Energy (DSIRE) is a comprehensive source of information on state, local, utility, and selected federal incentives that promote renewable energy.
Earthcraft House—Multifamily Southface Institute http://www.southface.org/web/earthcraft_house/ech_main/ech_multifamily.htm	Regional, National	Southface Institute is currently adapting its Earthcraft standards for residential energy efficiency to multifamily properties. Certification standards incorporate high-efficiency insulation and systems.

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Thanks!