

Affordable Green: LEED for Homes and Multifamily Retrofit

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Affordable Housing

- Traditional Thinking:
 - Lowest first cost
 - Poorly maintained
 - Management is frustrated and understaffed
 - Maintenance is constantly working triage
 - Owners don't care, residents don't care...

Green Affordable Housing



If this sounds like an oxymoron to you, you need to enter the 21st century....

Green is Affordable

- In a 2003 study, the Battery Park City Authority predicted incremental first costs to achieve their proposed Environmental Guidelines to be in the range of 8-15%

Credit: Skanska USA Building, Inc.

Green is Affordable

- Building green means reduced operating costs:
 - 30-50% savings on heating and cooling costs
 - 30-50% savings on electrical costs
 - 10% (or more) electrical loads handled by on-site generation
 - 30-50% savings on water and sewer costs
 - Eliminate trash disposal costs (off-set by recycling revenue)

The Need for Truly Affordable Housing

- Yesterday's news reported:
 - The national 2-bedroom housing wage is \$17.32
 - The national median wage for all workers is <\$16
 - The estimated median wage for renters is <\$14
- Lower operating costs mean lower rents

Green is Affordable

- A well-built building with good quality mechanical systems will require less emergency maintenance and leave time for more preventive maintenance.
- Managers are happier because they get fewer complaints
- Maintenance staff are happier because they can actually breathe once in a while
- Residents can take pride in their home

Business Opportunity for You



- Energy and Green Consultants, Designers, Builders
- Energy Modelers and Analysts
- New products and materials
 - Manufacturers
 - Distributors
 - Installers
- Standards and Certifications