



Green Affordable Housing Coalition

Build It Green

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www.BuildItGreen.org/councils/gahc

About the Green Affordable Housing Coalition

The Green Affordable Housing Coalition is a joint project of Build It Green and Bay Area LISC, bringing together public-sector and private-sector professionals committed to incorporating green building practices into the design, construction, operation, and maintenance of affordable housing. Through education and outreach, we promote the creation of buildings that:

- Are integrated to the site and region;
- Use energy, water and materials wisely;
- Minimize and recycle construction waste;
- Create their own energy;
- Are durable and easily maintained;
- Promote good health for both construction workers and residents; and
- Enhance housing affordability.

Success in this endeavor will produce economic and quality-of-life benefits for tenants, improve the financial bottom line for property owners, and generate economic and environmental benefits for the local, regional, and world community.

About Build It Green

Build It Green is a non-profit membership organization whose mission is to promote healthy, energy- and resource-efficient buildings in California. Build It Green connects consumers and professionals with tools and technical expertise to build green and collaborates with key stakeholders to accelerate the adoption of green building standards, policies, and programs.

- For more information, visit www.BuildItGreen.org or contact Elise Hunter, Build It Green Government Relations Project Manager, elise@builditgreen.org, 510-845-0472 x110.

About Bay Area Local Initiatives Support Corporation

Since 1981, Bay Area LISC has been working hand-in-hand with communities to transform distressed neighborhoods into healthy ones – good places to live, do business, work, and raise families. LISC provides nonprofit community developers with the skills, information, and financial support they need to be effective agents of change. As a leading local intermediary with broad-based expertise in affordable housing, community economic development, and organizational development, Bay Area LISC supports the goals of the community development industry by providing critical capacity-building assistance to nonprofit organizations.

Bay Area LISC is part of a national LISC organization that now has semi-autonomous offices working in 30 urban areas and with 66 rural community organizations. In addition to our capacity-building work, Bay Area LISC and its affiliates have provided more than \$390 million in grants, loans, and equity to support community-building projects and programs for the region's lower-income families and communities.

- For more information visit www.bayarealisc.org or contact Jennifer Somers, LISC Green Connection Program Officer, jsomers@lisc.org, 415-397-7322 x28.

Green Affordable Housing Coalition Strategic Plan

Program Area	Objectives	Strategies
PA 1. Field Research and Documentation	Document benefits of green building and best practices, and contribute new research.	S.1.1. Work collaboratively with affordable housing and Green Building allies to complete and disseminate a business case analysis documenting the industry and regulatory changes required to more fully incorporate life-cycle benefits into first-cost decision making.
		S.1.2. Develop case studies
		S.1.3. Research technical and implementation issues of particular interest to multifamily and affordable housing; develop fact sheets and white papers
PA 2. Education and Technical Assistance	Expand Green Building skills and expertise among affordable housing industry professionals.	S.2.1. Provide training workshops, brownbags, and related education resources to affordable housing developers, A/E firms, contractors, asset managers, property managers, and tenants.
	Focus training resources on (a) the current state-of-the-art in Green materials and technologies; (b) best practices in project design and construction management; (c) life-cycle cost analysis, project financing, and related business issues; and (d) project operations and maintenance.	S.2.2 Provide project-specific design and technical assistance; host design charrettes and facilitate project planning.
		S.2.3. Increase availability of affordable green materials through buyers cooperative
		S.2.4. Create pre-development financing products and make available to projects and organizations.
PA 3. Government Relations	Create and promote additional incentives, and seek ways to reduce, remove, or circumvent regulatory barriers	S.3.1. Work collaboratively with affordable housing and Green Building allies in advocating for state- and national-level policies that support greener affordable housing
		S.3.2. Help local governments promote voluntary strategies for incorporating Green Building into the design, construction, and maintenance process. Encourage regulatory approaches that do not favor single-family development over multi-family, or market-rate over affordable housing.
	Support efforts to establish uniform benchmarks for Green projects	S.3.3. Support development of rating system to serve as uniform benchmark for Green projects and encourage local governments to endorse or adopt.
PA 4. Outreach, Networking, and Community Relations	Develop communication channels, networks, and alliances for the exchange of Green Building knowledge and experience among affordable housing professionals	S.4.1. Work collaboratively with affordable housing and Green Building allies to develop awards program
		S.4.2. Encourage more positive perceptions of Green Building and affordable housing through media outreach, publication of case studies and success stories
	Improve the public perception of affordable housing and green building	S.4.3. Website; newsletter; peer network for information exchange