

2008 ARCHITECTURAL WORKSHOP

Georgia Department of
Community Affairs

Office of Affordable Housing
(OAH)



2008 OAH Architectural Workshop

Welcome and Overview

Cassandra Knight
Legal Affairs Manager
Office of Affordable Housing

2008 OAH Architectural Workshop

Agenda

House Rules

Introductions

Threshold

Lunch / Q&A

Scoring

Wrap-Up / Q&A

2008 OAH Architectural Workshop

House Rules

Restrooms

Lunch

Cell Phones

Questions

OAH Legal & Architectural Staff



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Threshold

Agenda

- Key Threshold References
- Unit Cost Limitations
- Site Control
- Site Access
- Site Zoning
- Required Amenities
- Physical Needs Assessment
- Site Information & Conceptual Site Plan
- Environmental Requirements
- Energy Standards
- Accessibility Standards
- Architectural Design & Quality Standards

2008 ARCHITECTURAL WORKSHOP

Key Threshold References

Michael Collins
Architect/Construction
Manager



Key Threshold References



Architectural Components 9% & HOME projects

- Threshold Criteria Appendix I
- Competitive Scoring Criteria Appendix II
- Architectural Manuals
- Environmental Manuals
- Accessibility Manuals
- HOME Projects/ Additional HUD Requirements

<http://www.dca.state.ga.us/housing/HousingDevelopment/programs/OAHplansGuidesManuals.asp>

Key Threshold References



Architectural Components 4% Bond Deals

- Threshold Criteria Appendix I
- Architectural Manuals
- Environmental Manuals
- Accessibility Manuals

Unit Cost Limitations

Michael Collins

Architect /
Construction Manager



Per Unit Cost Limitations



*****Increase in Limits for 2008 Applications*****

Following factors apply:

- All DCA resources based on these limits
- Maximum developer fee based on these limits
- Waiver required if Per Unit Cost exceed these limits and Applicant seeking more DCA resources
- HOME funded units will be limited to per unit subsidy limits

Site Control
Site Access
Site Zoning
Required Amenities

Cassandra Knight
Legal Affairs Manager



Site Control



- Must be in the form of:
 - A Warranty deed;
 - A legally binding contract; or
 - A binding long term ground lease.
- Contract must be executed prior to application
- Must include a legal description

Site Access



- All sites must be legally accessible by a paved road in place at the time of application.
- Proposed use of private drive.
- Please enter all site information in the application.

Site Zoning



- Must be in place at the time of application and not contingent on annexation.
- Zoning must be confirmed in writing by the Authorized Government Official.
- If no local zoning exist, must be confirmed as above.

Amenities



- Amenities Guidebook
- Project amenities requirements are applicable to all HOME and Tax Credit applications.
- Additional requirements for Senior Projects.
- Additional requirements for 4% tax credit projects.
- Optional amenities (refer Appendix II scoring criteria)
- Document amenities and upgrades selected from menu boxes in the application.

Rehabilitation Projects/PNA Standards

Michael Collins

Architect/
Construction Manager



Physical Needs Assessment



Physical Needs Assessment (PNA) must be included in the Application for all rehabilitation projects, and prepared in accordance with instructions set forth in the Physical Assessment Guide in the Architectural Manual.

Physical Needs Assessments Threshold



- Must be completed no more than 6 months prior to Application submission and meet requirements in PNA section of Architectural manual.
- Must include 20 year replacement reserve study and no expenditures in first 5 years
- Piecemeal rehab work scope must be supported by unit by unit assessment

Rehabilitation Projects

- Minimum \$20,000 in construction hard costs per unit for a property 20 years old or less and \$25,000 per unit for properties that exceed 20 years.
- Work scope and construction budget must include all conditions identified in the physical needs assessment, including any proposed work to meet scoring requirements.
- Applications for the rehabilitation of an existing property may be granted a waiver on a case by case basis.

Site Development Plans

Michael Collins
DCA Architect/Construction
Manager



Site Info & Conceptual Site Development Plan



- Must be included in the application and prepared in accordance with instructions set forth in the Architectural Manual.
- The Conceptual Site Development plan must include the following:
 - Easements defined & indicated
 - Wetlands, floodplains, & State waters
 - Use of adjacent properties
 - Zoning set backs

Site Info & Conceptual Site Development Plan



The Conceptual Site Development Plan must include the following:

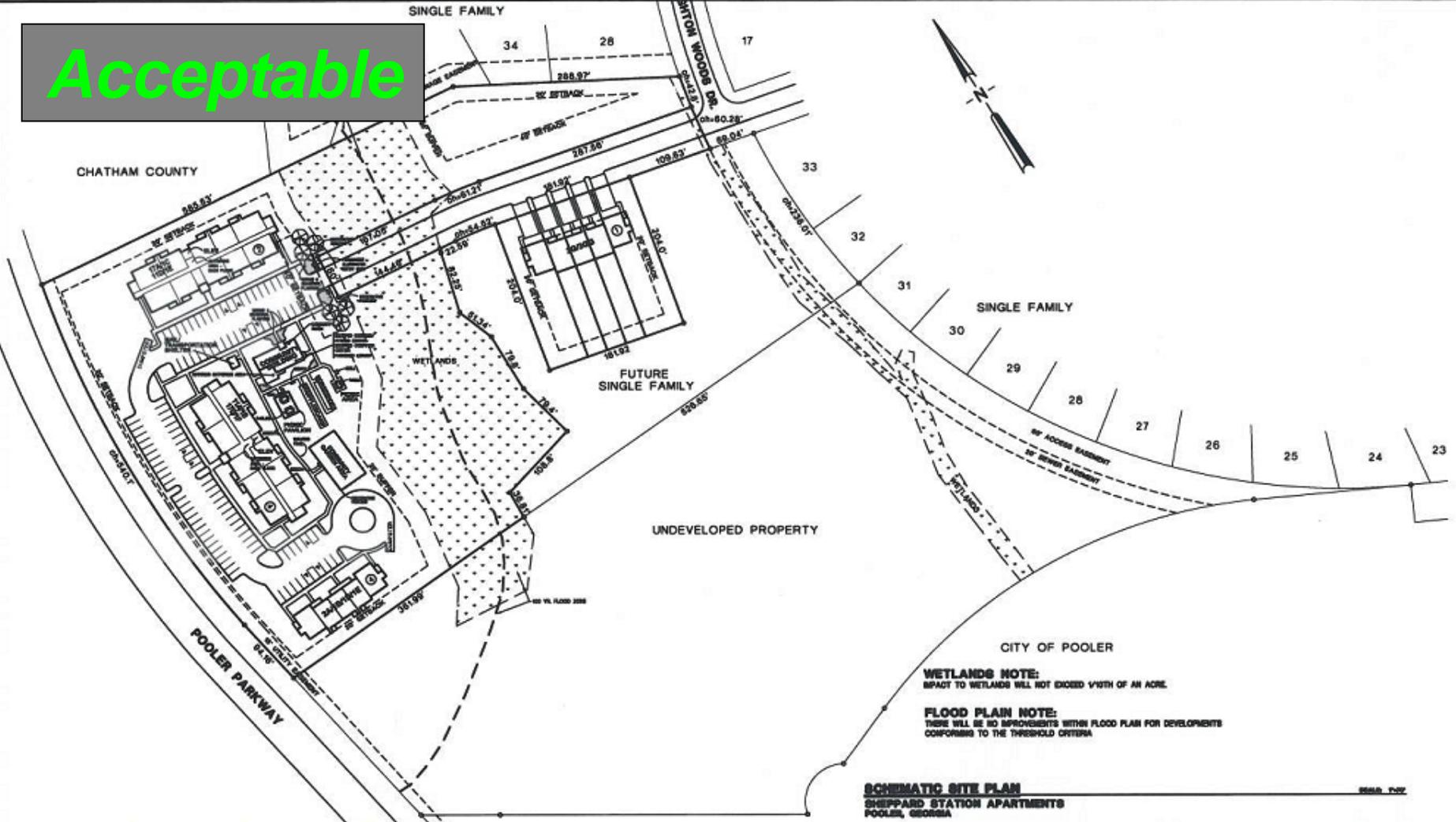
- Existing structures (if applicable)
- Site access, buildings, roads, & parking
- All site amenities indicated in the scoring criteria
- All areas of tree vegetation preservation



Acceptable

CHATHAM COUNTY

SINGLE FAMILY



WETLANDS NOTE:
IMPACT TO WETLANDS WILL NOT EXCEED 1/10TH OF AN ACRE.

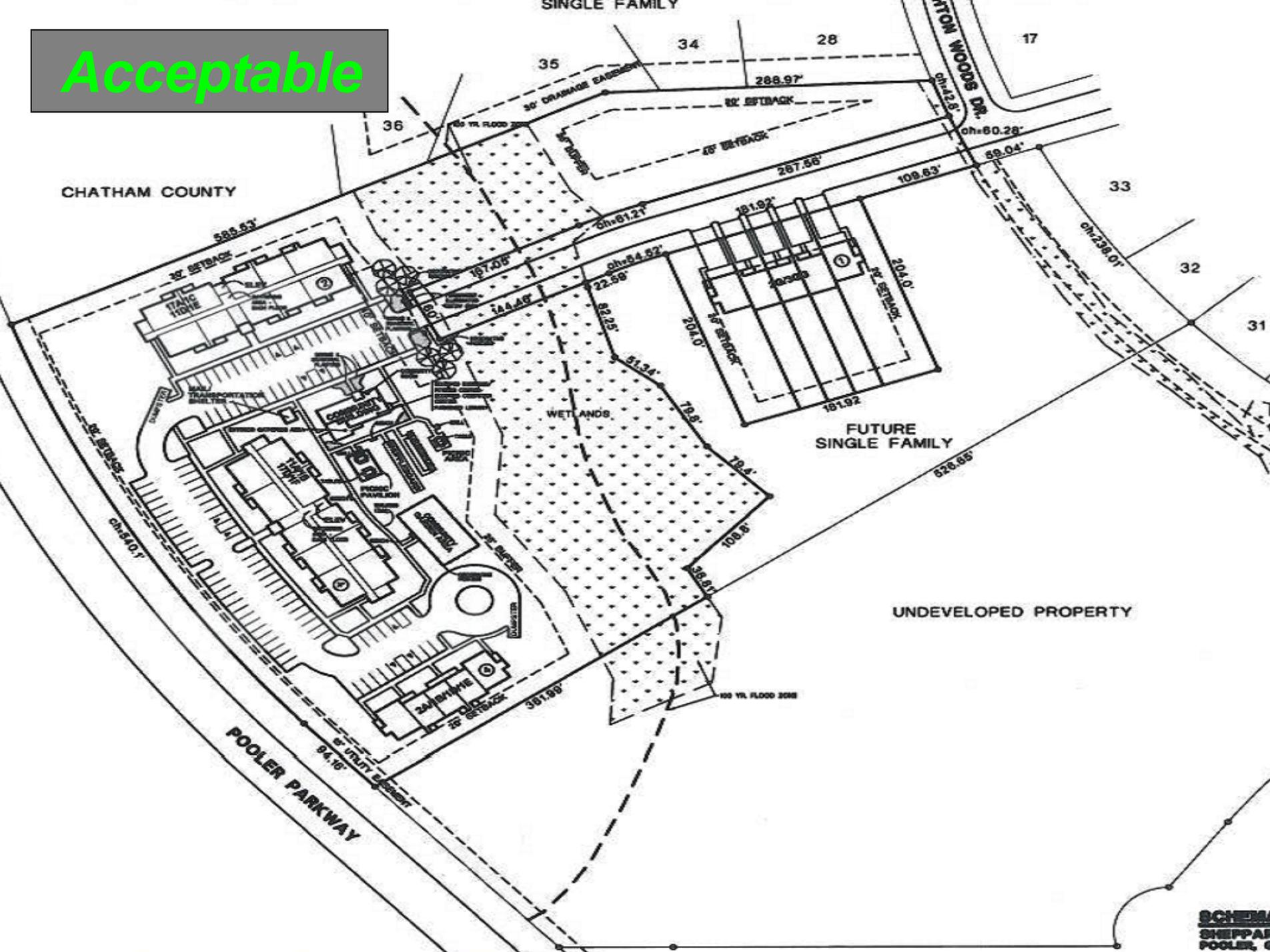
FLOOD PLAIN NOTE:
THERE WILL BE NO IMPROVEMENTS WITHIN FLOOD PLAN FOR DEVELOPMENTS CONFORMING TO THE THRESHOLD CRITERIA.

SCHEMATIC SITE PLAN
SHEPARD STATION APARTMENTS
POOLER, GEORGIA

Sheet No. 2

<p>OWNER/DEVELOPER SHEPARD STATION APARTMENTS, LP, 230 FLORENCE BOULEVARD FLORENCE, ALABAMA 36633</p>	<p>SITE DATA</p> <table border="1"> <tr> <td>PARKING SPACES</td> <td>10</td> </tr> <tr> <td>APARTMENT SITE AREA</td> <td>5.88 ACRES ±</td> </tr> <tr> <td>FOR SALE SITE AREA</td> <td>5.88 ACRES ±</td> </tr> <tr> <td>TOTAL</td> <td>0.34</td> </tr> </table>	PARKING SPACES	10	APARTMENT SITE AREA	5.88 ACRES ±	FOR SALE SITE AREA	5.88 ACRES ±	TOTAL	0.34	<p>REQUIRED AMENITIES</p> <p>COMBASTY AMENITIES</p> <ul style="list-style-type: none"> COMBASTY BUILDING WITH A COMBASTY ROOM EXTERIOR GATHERING AREA - COVERED PORCH AT COMBASTY BUILDING ON-SITE LAUNDRY NOT REQUIRED PER APPENDIX L, PAGE 18 AS WASHERS AND DRYERS ARE BEING PURCHASED BY EACH UNIT UNDER OPTIONAL AGREEMENT EQUIPPED RECREATION AREA - NONSEASIDE PIT <p>USE AMENITIES</p> <ul style="list-style-type: none"> SWAC SYSTEMS REPRESENTATOR STONE CARBON MONOXIDE FINE SUPPRESSION SYSTEM INSTALLED ABOVE THE STOVE COOK TOP 	<p>OPTIONAL AMENITIES</p> <p>USE AMENITIES</p> <ul style="list-style-type: none"> MICROWAVE OVEN BI-BIKE DISPOSAL BUILT-IN COFFEEGRINDER WASHER AND DRYER INSTALLED AND WARRANTED <p>USE AMENITIES</p> <ul style="list-style-type: none"> ATTRACTIVELY FENCED COMBASTY GARDEN DISPENSBOARD GARAGE EQUIPPED WALKING PATH WITH SITTING AREAS PICNIC AREA EQUIPPED WITH TABLE AND BENCH COVERED PARKING EQUIPPED WITH PICNIC TABLE AND BENCH FURNISHED LIBRARY EQUIPPED COMPUTER CENTER FURNISHED FITNESS CENTER 	<p>ARCHITECTURAL ENHANCEMENTS</p> <p>ENERGY EFFICIENCY AND GOOD AIR QUALITY REQUIREMENTS</p> <ul style="list-style-type: none"> ATTIC INSULATION TO BE R-30 AIR RATED HEAT PUMP DOWP 6.2 FOR BOTH HP 1 AND HP 1.5 TON UNITS AIR RATED SEER 14 COOLING EQUIPMENT WITH VARIABLE HEAT RATIO LESS THAN 0.75 LOCATE HVAC EXHAUST IN CONDITIONED SPACE KITCHEN FAUCET/BATHROOM FAUCETS WITH LOWER FLOW RATES THAN THE EPA STANDARDS COMMON AREA LIGHTING WITH ENERGY STAR RATING AND CONTROLLER WITH PHOTOCELLS ENERGY STAR CEILING FANS IN ALL LIVING ROOMS AND BEDROOMS ENERGY STAR BATH CABINET FAN WITH TIMER AND HUMIDISTAT CONTROL <p>PROJECT DESIGN</p> <ul style="list-style-type: none"> EXTERIOR WALL PAGES IN EXCESS OF 40% BRICK NEW BUTTERS AND DECORATIVE VENTILATION ELEMENTS COVERED ENTRIES TO ALL BUILDINGS AND UNITS UPGRADED WINDOWS AND FRENCH DOORS UPGRADED INTERIOR DOORS WITH LEVER HARDWARE SITE ENTRY WITH PERMANENT ILLUMINATED ENTRY SIGN AND DECORATIVE PORCH UPGRADED LANDSCAPING TO INCLUDE SEASIDE AND SEASONAL PLANTING AT AREAS OF COMBASTY USE PRESTANDARD MAIL/TRANSPORTATION SHELTER PRESERVATION OF EXISTING TREES OR REPLANTING OF 5" CALIPER TREES INTEGRATED WITH THE LANDSCAPING <p>ACCESSIBILITY</p> <ul style="list-style-type: none"> FINAL PLANS AND SPECIFICATIONS TO BE REVIEWED BY A THIRD PARTY ACCESSIBILITY CONSULTANT PRIOR TO CONSTRUCTION ALL UNITS DESIGNATED FOR SENIORS/ALL WITH DISABILITIES ARE EQUIPPED WITH FRONT LOADING WASHER AND DRYER ALL UNITS DESIGNATED FOR SENIORS/ALL WITH DISABILITIES ARE EQUIPPED WITH LOOP HINGLES OR ALL KITCHEN AND BATH CABINET DOORS AND DRAWERS AND LEVER DOOR HANDLES AND APPROVED FAUCETS THROUGHOUT THE UNITS 												
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<p>ARCHITECT MARSH & ASSOCIATES, ARCHITECTS, LLC 3818 ZELDA ROAD MONTGOMERY, ALABAMA 36108</p>	<p>SITE LEGEND</p> <ul style="list-style-type: none"> NEW TREE 2" CALIPER SHADE OR UNDER STORY TREE NEW 3 1/2" CALIPER STREETSCAPE TREES 5" CALIPER REPLANTED SHADE TREE (8 TOTAL) SEASONAL PLANTING AREAS 	<p>ADDITIONAL REQUIREMENTS & AMENITIES FOR SENIOR PROJECTS</p> <ul style="list-style-type: none"> ELEVATORS INSTALLED FOR ACCESS TO ALL UNITS ABOVE THE GROUND FLOOR BUILDINGS MORE THAN 3 STORY CONSTRUCTION WITH INTERIOR BATHING AREAS IN SEVERAL LOCATIONS 100% OF UNITS ACCESSIBLE AND ADAPTABLE AS DEPICTED BY THE FAR HOLDING AGREEMENTS ACT ALL UNITS EQUIPPED WITH A CALL SYSTEM INCLUDING A DIALER/BELL AND LIGHT TO THE EXTERIOR 																						
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Acceptable



CHATHAM COUNTY

SINGLE FAMILY

HAYTON WOODS DR.

POOLER PARKWAY

FUTURE SINGLE FAMILY

UNDEVELOPED PROPERTY

WETLANDS

STAFF HOUSE

WATER TRANSPORTATION

WATER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

SEWER

Less Acceptable



MULTI-FAMILY RESIDENTIAL PHASE IV
(3) 4 UNIT TOWNHOUSES
(19) 6 UNIT TOWNHOUSES
126 TOTAL UNITS

LEASING/COMMUNITY CENTER

POOL AREA

APARTMENT HO
PHASE IIA - 60 UNITS
PHASE IIB - 90 UNITS
(10) THREE STORY BUILDINGS WITH 15
150 TOTAL UNITS

SINGLE FAMILY PHASE III
65x120 LOTS
53 LOTS

PAVILION

SENIOR AMENITY CENTER

WETLANDS

SENIOR LIVING AREA PHASE I
90x120 DUPLEX LOTS
50 TOTAL UNITS

CITY OF KINGSLAND PROPERTY

CITY OF KINGSLAND PROPERTY

COMMUNITY CENTER

WALKING TRAIL
FISHING PIER AND PAVILION

COMMUNITY GARDEN

LAKE

LAKE

PLAY AREA

GROVE

US HIGHWAY 17

MARTIN LUTHER KING JR. BLVD

Color Photographs of the Property



- Aerial photographs are required for HOME and 9% LIHTC financed properties.
- Online satellite maps, such as Google Earth and Mapquest, are permitted only if the pictures are current (taken within 6 months of application date) and have a high enough resolution to clearly identify the existing property and adjacent land uses. Approximate property boundaries must be marked.
- Black and white photographs are not acceptable.

Most Acceptable



Site Location

Wetlands

Elementary School Property

Gorday Drive

Single-Family Residential

Rosemary Terrace Apartments

MAR 27 2006

Less Acceptable



Least Acceptable



**SITE
LOCATION**



© 2007 Europa Technologies

© 2007 Navteq

Google

Pointer 32°11'09.49" N 83°10'29.18" W

Streaming ||||| 100%

Eye alt 5016 ft

Environmental Requirements

Jennifer Adams
Construction Manager



Overview



- A Phase I environmental study must be prepared in accordance with the DCA Environmental Manual and must be included in the application.
- The study must address all recommendations of the consulting environmental engineer, including Phase II environmental studies (if required).
- Unresolved issues will not pass Threshold.

Phase I Process

- ASTM E 1527-05 (or most recent update)
- Environmental Concerns (REC)
- DCA's additional "Non-scope issues"
 - Asbestos
 - Mold
 - Lead-based paint
 - Lead in drinking water
 - Floodplains, Wetlands, State Waters
 - Radon
 - PCBs
 - Noise

Floodplain, Wetlands, & State Waters



DCA Should:

- avoid funding developments in floodplains and wetlands
- avoid adverse effect to floodplains and wetlands
- require the observance of all federal and state wetland and waters buffers
- require the study of alternatives to project
- 8-step process for HUD funded projects

Noise



- All new construction and rehabilitation projects must meet the DCA requirements for sound:
 - 45 dB for interior locations
 - 65 dB for exterior locations
- Sources of noise – site is within:
 - five (5) miles of a civil airport;
 - fifteen (15) miles of a military airfield;
 - 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count;
 - 3000 feet of a railroad or rail line.

Noise



- All mitigation costs for sound must be included in the construction development budget.
- Absent a DCA waiver, a selected project cannot exceed 75dB of exterior noise.

Conceptual Site Development Plans & Noise Assessments



Energy Standards

Jennifer Adams

Construction Manager



Energy Requirements Threshold



- All applications (new construction AND rehabilitation) must meet the Georgia Energy Code.
- All appliances must have an Energy Star rating.
- Refer to the **Architectural Manual** for minimum requirements for HVAC components, duct sealing and insulation, water heaters and other building components.

Accessibility Standards

Jennifer Adams

Construction Manager



Accessibility Standards/Threshold



- The Architectural Manual and the Accessibility Manual contain the requirements for all funding programs and the applicable accessibility requirements
- All applications must meet the DCA requirement of 5% of the units equipped for the mobility-impaired and an additional 2% for the hearing and sight impaired.
- This requirement will not be waived for either new construction or rehabilitation applications, regardless of funding sources.

Accessibility Governing Regulations



- Federal Fair Housing Amendments Act of 1988
 - <http://www.huduser.org/>
- Section 504 of the Rehabilitation Act of 1973
 - <http://www.access-board.gov/ufas/ufas-html/ufas.htm>
- The Americans with Disabilities Act
 - <http://www.access-board.gov/adaag/html/adaag.htm>
- DCA's accessibility policy
- State & local regulations

Architectural Design and Quality Standards

Michael Collins

DCA Architect/
Construction Manager



Architectural Design & Quality Standards



- All applications must meet the Architectural Standards contained in the Architectural Manual for quality and longevity.
- The standards are intended to promote the integration of new construction/rehabilitation into the existing community and to promote sustainable design and the protection of resources.

Architectural Design & Quality Standards



- All properties, both new construction and rehabilitation, must meet the requirements as published in the 2008 application manual.
- Architectural standards have incorporated State and Local Codes, and State Energy Codes;
- HUD Housing Quality Standards (HQS)
- All projects must meet or exceed all applicable codes and property standards.

Lunch Break

Questions?

Scoring

Agenda

- Desirables and Undesirables
- Quality Growth Initiatives
- Historic Preservation
- Adaptive Reuse
- Brownfields
- Greyfields
- Sustainable Communities
- Energy
- Optional Amenities
- Project Design
- Accessibility

Desirables & Undesirables

Michael Collins

DCA Architect/
Construction Manager



Desirables / Undesirables

10 points



Desirable Characteristics

- Urban: 1 mile walking/driving distance
- Rural: 2 miles walking/driving distance
- 1 point in at least five categories
- Each building – one category
- Proposed project site is examined for Master Plan Communities

Desirables / Undesirables



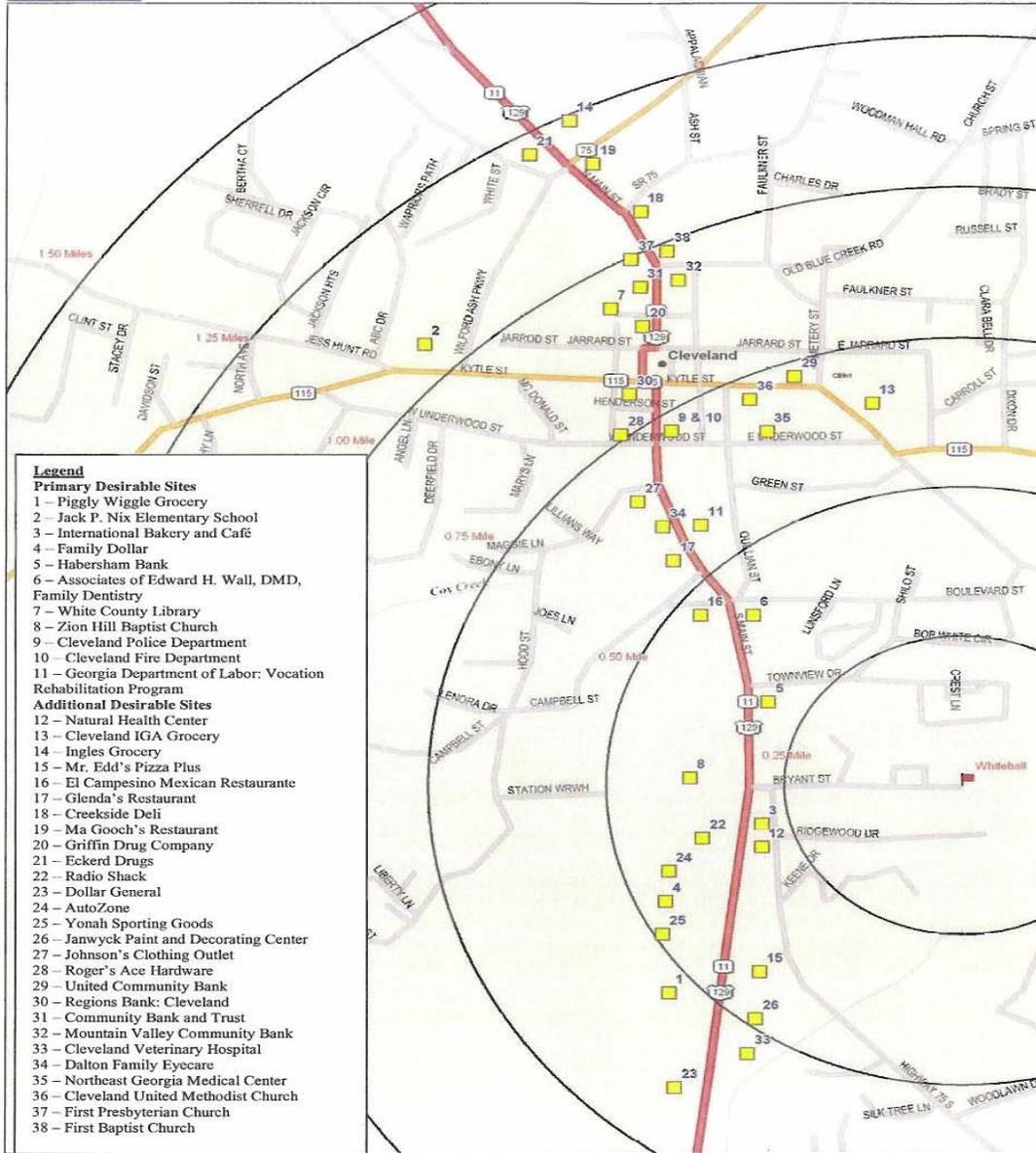
Undesirable Characteristics

- 1/4 mile of proposed site
- Examples: junkyards, noise

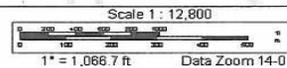
Desirable/Undesirable

Documentation

- Site map
- Photos
- Temporary condition and mitigation prior to October 1
- Desirable under construction (above ground)



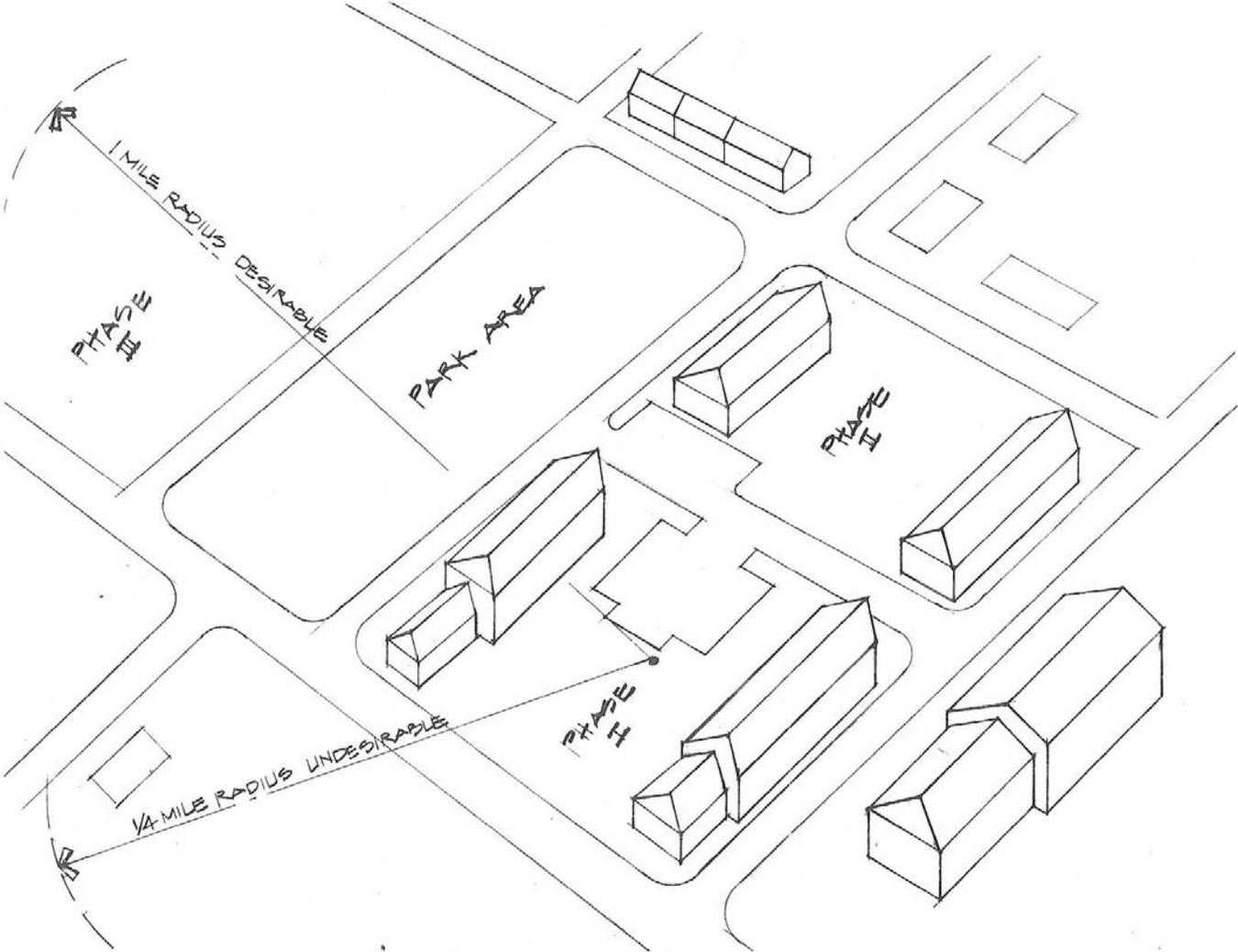
Data use subject to license.
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 www.delorme.com





- Save-A-Lot / 845 Oak Street, SW Atlanta, GA 30310 / 0.2 miles
- Morehouse College / 830 Westview Drive, Atlanta GA 30314 / 0.5 miles
- Chantrelle's Soul Food Restaurant / 646 Evans Street, Atlanta, GA 30310 / 0.5 miles
- West End Mall / 850 Oak Street, Atlanta, GA 30310 / 0.2 miles
- Wachovia Bank / 921 Ralph David Abernathy Blvd., Atlanta 30310 / 0.3 miles
- West End Medical Center / 868 York Ave., Atlanta GA 30310 / 0.4 miles
- Founders Hall / 952 Ralph David Abernathy Blvd., Atlanta GA 30310 / 0.3 mile
- Atlanta-Fulton Library - West End Branch / 525 Peoples Street, Atlanta, GA 30310 / 0.3 miles
- Mt. Moriah Baptist Church / 200 Joseph E. Lowery Blvd., Atlanta, GA 30310 / 0.5 miles
-) Atlanta PD - Zone 1 Mini Precinct / 678 Fair Street, Atlanta GA 30314 / 1.0 miles

Concept Sketch— Desirables/ Undesirables



Desirables / Undesirables

Last year's hot issues:

- Abandoned buildings
- Unoccupied, unsecured buildings
- Deteriorated housing or buildings





Quality Growth Initiatives

Jennifer Adams

Construction Manager



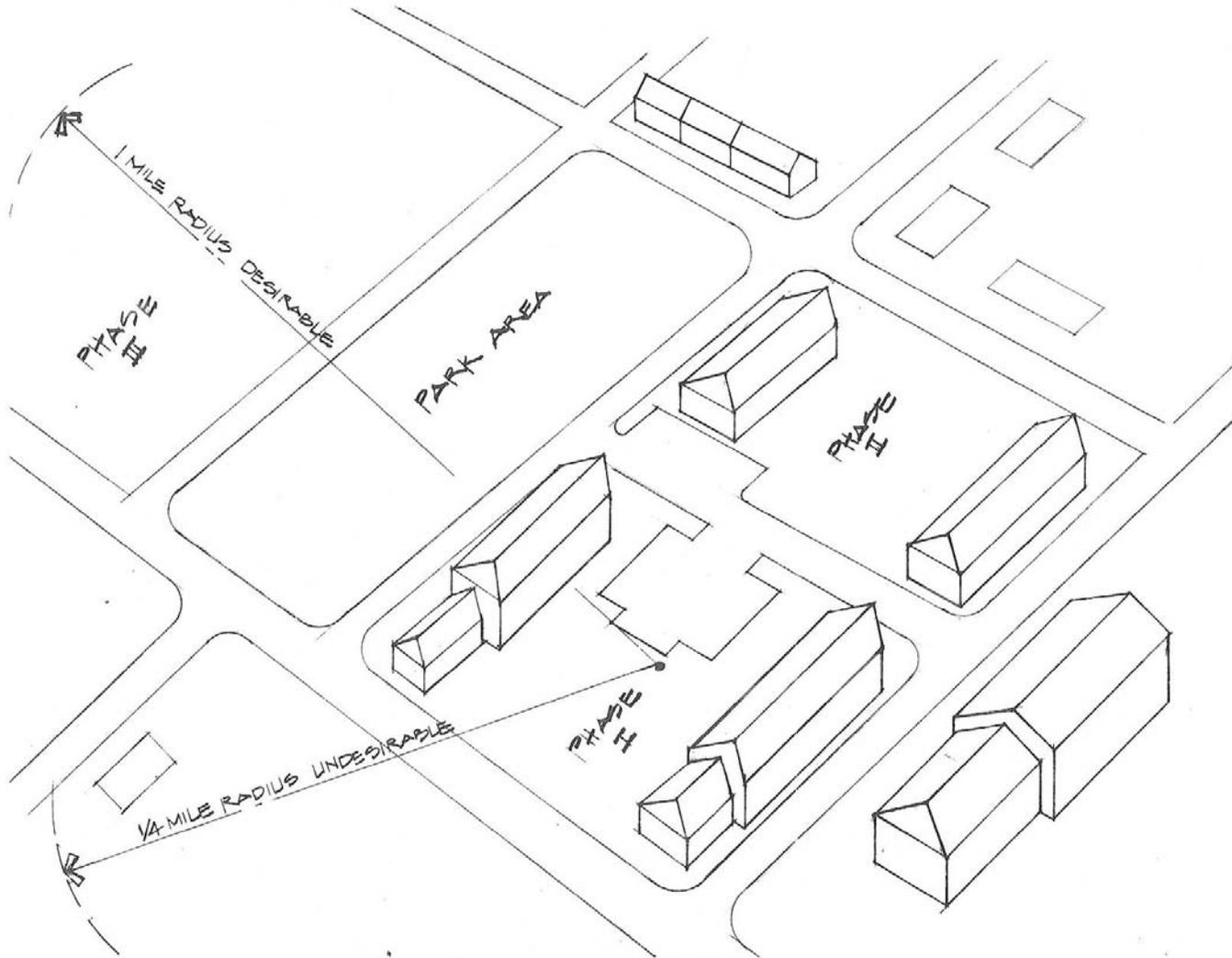
Quality Growth Initiatives

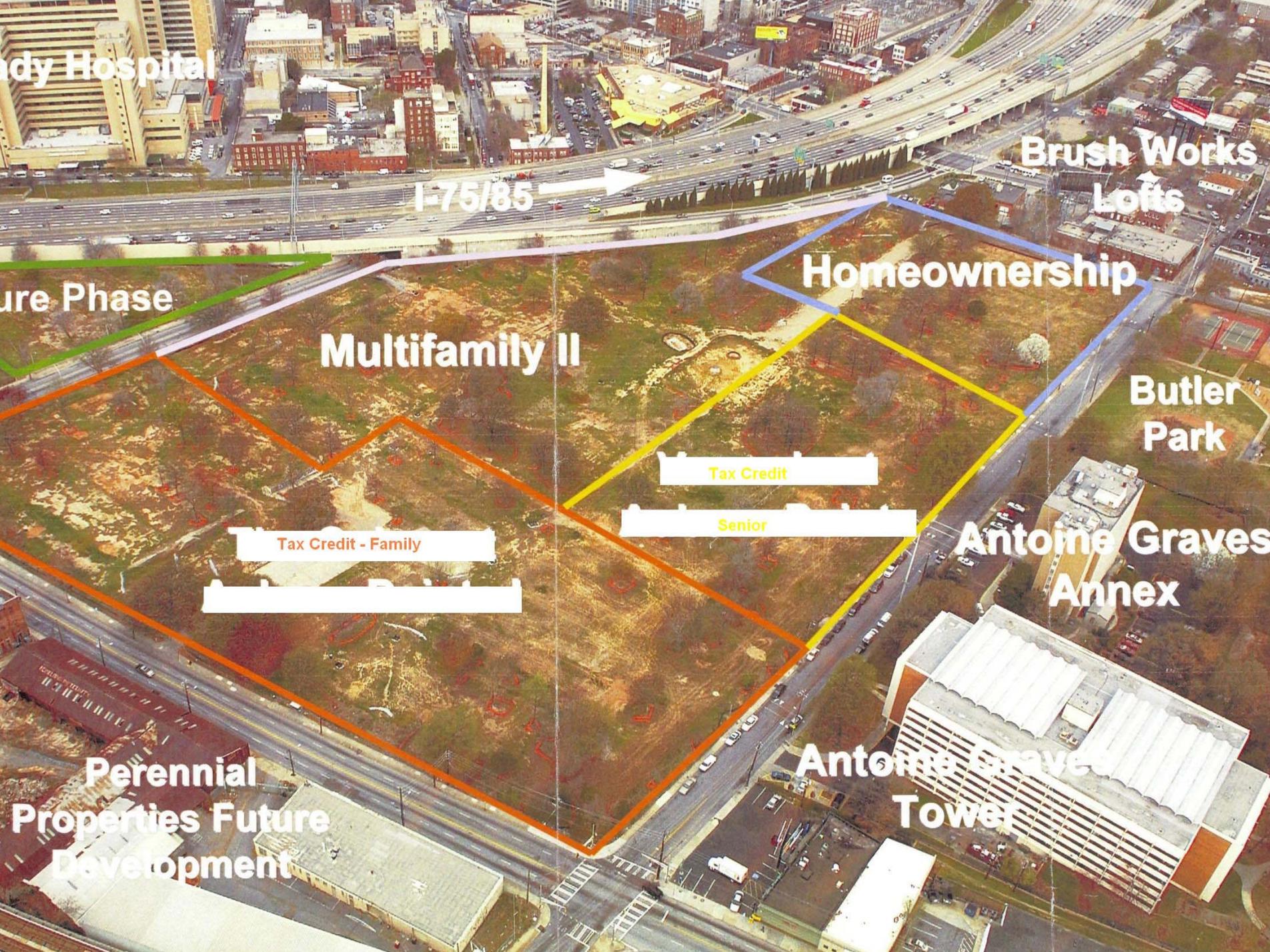
Infill - 3 points



- Only new construction or rehab of unoccupied buildings
- New construction – 50% of total proposed units
- Surrounded on all sides except one side with Adjacent established development / one side with residential
- Four compass sides
- Master planned communities – total site

Concept Sketch— Infill





ndy Hospital

I-75/85

Brush Works
Lofts

ure Phase

Multifamily II

Homeownership

Butler
Park

Tax Credit

Senior

Tax Credit - Family

Antoine Graves
Annex

Perennial
Properties Future
Development

Antoine Graves
Tower

Quality Growth Initiatives

Rural Smart Growth - 3 points



- Rural
- Adjacent residential development on one side

*Fullerton Square Apartments
Sylvester, Georgia*

Acceptable



Single Family Residential

Sylvester Elementary School

Georgia Power

King Street

North Isabella Street

Site Location

Multi-Family Apartments

Hughes Street

Worth County Middle School

Worth County Primary School

MAR 27 2006

Quality Growth Initiatives

Community Transportation - 2 points



- Transit Oriented Development or projects adjacent to a rapid rail transit station
- Regularly scheduled bus service or on call service for senior or special needs tenancy
- Rural—on call bus service

Historic Preservation, Adaptive Reuse, Brownfield and Greyfield Redevelopment

Jennifer Adams

Construction Manager



Historic Preservation

4 points



- Reuse of an entire existing building that has received a National Historic Designation and for which an application for Federal Historic Tax Credits has been or will be
- Refer to new guidance in Q&A #2 posting

Adaptive Reuse

2 points



- Proposed redevelopment of a major building.
- Not eligible:
 - part of a building, slabs, sheds, gazebos, trailers/mobile homes, pavilions, pump houses, barns, garages
 - single-family homes
 - part of an existing multifamily project such as a laundry room
- Documentation of the previous use must be included in the application; a PNA may be required

Brownfield Redevelopment

2 points



- Brownfield must be designated by EPA, Georgia EPD or other environmental regulatory
- Documentation:
 - Evidence of Brownfield designation
 - opinion letter from an attorney or a PE that the property appears to meet the requirements for issuance of an EPD Letter of No Further Action.
 - proposed scope of work for clean up of a site, a detailed budget for clean up and a time line for clean up

Greyfield Redevelopment

2 points



Definition:

A property in decline that is ripe for revitalization and lacks the environmental issues of a brownfield. The term was originally invented to describe declining or abandoned shopping malls.

- Greyfield redevelopment seeks to convert abandoned or underutilized structures into projects that reduce the amount of land consumed by parking and are walkable, possess a reasonable density, accommodate public transit, and generate a vital and sociable public sphere.
- Advantages: infrastructure is already in place

Greyfield



For DCA points:

- Projects must be vacant, abandoned or 90% of the square footage unused.
- Existing associated parking must be in excess of 25% of the developed area of the site.
- Documentation must include photos of the site and other documentation of the current status of the site.

Greyfield Redevelopment



For more information:



- For more information on Quality Growth including infill, transit oriented development, brownfield, greyfield, historic preservation, and adaptive reuse:
 - http://www.atlantaregional.com/cps/rde/xchg/arc/hs.xsl/392_ENU_HTML.htm
 - <http://www.dca.state.ga.us/toolkit/toolkit.asp>
- Or apply for certification under a third-party verification program...

Sustainable Communities

Scott Lee

Southface Energy Institute
scott@southface.org



Sustainable Communities

2 points



US Green Building Council's
Neighborhood Development program

<http://www.usgbc.org/>



Earth Craft Communities

<http://www.earthcrafthouse.com/About/communities.htm>



EarthCraft™ Communities



- Certification standard for sustainable land development
- Intended for mostly residential communities, in both greenfield and infill locations
- Provides a marketing and permitting tool for developers
- Provides a legitimate, third-party standard for homebuyers, residents of the broader community, and local governments

Communities Certification



- Submit an initial application that includes detailed site analysis package and narratives.
- Undertake a pre-development site review with the EarthCraft Communities staff.
- Receive designation as a “Certified EarthCraft Community”
- Submit additional documentation as the site design is developed and construction is commenced.
- Participate in site inspections and periodic reviews and annual charrette with EarthCraft staff & development team.

EarthCraft™ Communities

Performance Categories



- Site Selection
- Water Management
- Planning and Design
- Preservation Landscape
- Community Engagement
- Green Building

Energy Efficiency

Scott Lee

Southface Energy Institute
scott@southface.org



Energy Efficiency

14 points



- For maximum points, choose a third-party verification program:
 - EarthCraft
 - US Green Building Council (LEED)
 - Enterprise Foundation (Green Buildings Program)
- Energy Star points decreased

Energy Star Homes



- 15% more efficient than IECC 2004
- Requires energy modeling or Builder Option Package (BOP) with blower door and duct blaster tests

www.energystar.gov

ENERGY STAR certification is part of EarthCraft, Green Communities and LEED certifications

A screenshot of the ENERGY STAR website. The header includes the ENERGY STAR logo, a search bar, and a navigation menu with categories: PRODUCTS, HOME IMPROVEMENT, NEW HOMES, BUSINESS IMPROVEMENT, and PARTNER RESOURCES. The main heading is "Benefits of ENERGY STAR Qualified New Homes". The content lists three key benefits: "A Label Backed by the Government", "Lower Utility Costs", and "Increased Comfort".

ENERGY STAR® SEARCH

A NEW ENERGY STAR® QUALIFIED HOME IMPROVES OUR ENVIRONMENT

PRODUCTS **HOME IMPROVEMENT** **NEW HOMES** **BUSINESS IMPROVEMENT** **PARTNER RESOURCES**

[Home](#) > [New Homes](#) > [Benefits of ENERGY STAR Qualified New Homes](#) > [email this](#)

Benefits of ENERGY STAR Qualified New Homes

ENERGY STAR qualified new homes offer:

A Label Backed by the Government
All ENERGY STAR qualified new homes are certified by independent third party to meet EPA's strict guidelines for energy efficiency.

Lower Utility Costs
ENERGY STAR qualified new homes use substantially less energy for heating, cooling, and water heating. Homeowners can expect to save about \$200-\$400 annually on their utility bills.

Increased Comfort
The energy-efficient features of ENERGY STAR qualified new homes keep out excessive heat, cold, and noise, and ensure consistent temperatures between and across rooms - making these homes more comfortable to live in.

A Better Future
Millions of consumers who have purchased an ENERGY STAR qualified new home are helping to reduce our nation's energy needs and building a cleaner environment for the future.

Overview of the LEED for Homes Rating System



LEED for Homes aims to recognize homes which incorporate:

- The efficient use of land resources
- The efficient use of water resources
- Enhanced indoor environmental quality to safeguard the health of the home's occupants
- The efficient use of building construction resources
- The efficient use of energy resources

Goals of Green Communities Program:

- To create environmentally sustainable affordable homes
- Transform how we locate, design and build affordable housing
- Build bridge between environmentalists and community developers

EarthCraft House



Categories

- Site Planning
- Builder Operations
- Bonus Points
- Appliances/Lighting
- Waste Management
- Indoor Air Quality
- Building Envelope and Systems
- Indoor Water Conservation
- Outdoor Water Conservation
- Resource Efficient Design
- Resource Efficient Materials
- Homeowner Education

Scoring a House

- 12 categories
- Minimum total of 150 points (75 points required from Building Envelope and Systems category)
- Combination of energy efficiency and environmentally responsible practices
- Innovation encouraged
- Visit www.earthcrafthouse.org



Optional Amenities

Jennifer Adams

Construction Manager



Optional Amenities

20 points



Deleted from 2007

- Washer/dryer hookups
- Washers/dryers installed in every unit at no additional cost
- Equipped play court
- Large open playing fields
- Picnic area with picnic tables and grills
- Tot lot

Added in 2008

- Retention pond/Fountain
- Off Site Improvements in Master Plan Communities



Optional Amenities



- Offsite Improvements in Master Plan communities (6 pts):
 - Park/recreational area located on the Master Plan site
 - At least 1 acre
 - At least 2 active and/or passive recreational, including walking path
 - Accessed by continuous use sidewalks from the proposed site
 - Improvement must be complete by the proposed project placed in service date
- Optional Amenities pre-approvals

Amenities Guidebook



- **New** Amenities Guidebook sets minimum standards for site amenities
- Photographs show examples of acceptable and unacceptable amenities
- Optional Amenities Approval requests should demonstrate equivalent quality and detailed plan as outlined in the Amenities Guidebook

Amenities Guidebook - Example



Equipped Computer Center

- **Purpose or Definition:** The computer center should provide tenants high-speed access for educational or leisurely web-surfing as well as basic software applications to help facilitate personal, educational and career development.
- **Equipment:**
 - Computer desk or desk area; folding tables are not allowed
 - Seating: chairs specifically designed for computer use
 - one computer for every 25 units
 - one printer, at a minimum
 - one fax machine, at a minimum
 - high speed internet access
 - basic word processing and spreadsheet software

Amenity Guidebook - Example

(continued)



- **Size Requirement:** minimum of 150 square feet
- **Signage Requirement:** post rules and guidelines for computer use.
- **Maintenance:** provide DCA a copy of a brief plan for maintenance of the area including the hours of operation, who will service the computers, budget for printing supplies, etc.
- **Additional Requirements** for this category: appropriate controls to restrict internet surfing must be installed.

Amenities Guidebook



Acceptable

Not Acceptable



Project Design

Michael Collins

Architect/
Construction Manager



Project Design

20 points



- Exterior wall finishes, attractive features, major building component materials & upgrades, landscaping & site design
- Water conservation emphasized with more points

Project Design

Other Options



- Submit pre-approval for custom or innovative proposal for Energy Efficiency or Project Design

Accessibility

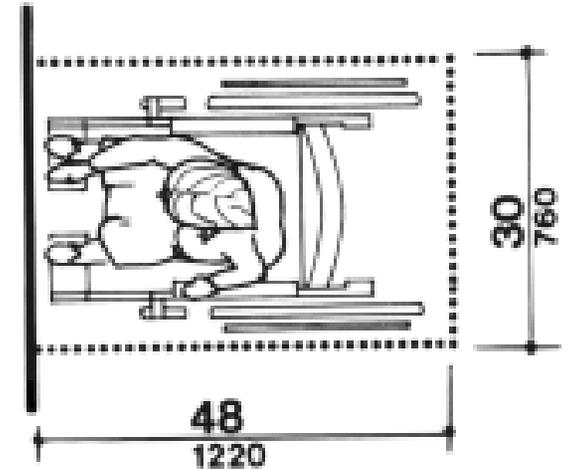
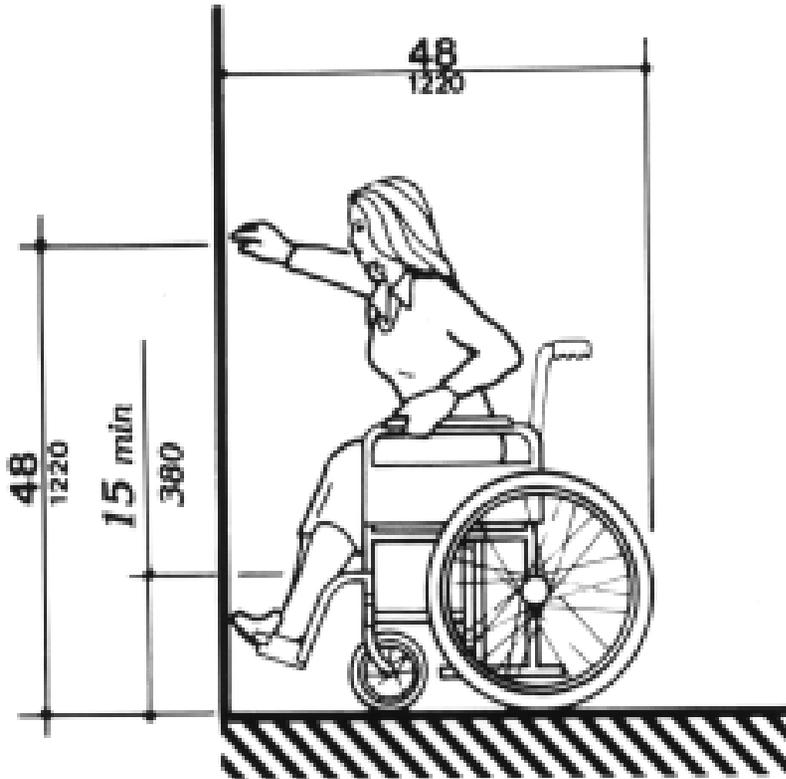
Michael Collins

Architect/
Construction Manager



Accessibility

7 points



- Option for 3 inspections during construction (5 points)
- Options for loop handles cabinets and front control ranges deleted

Common Mistakes to Avoid

Michael Collins

Architect/
Construction Manager



Common Mistakes to Avoid



- Make sure your project design and energy efficiency points fit your project; \$1,000 fee for Post Award Project Amendments
- Amenities placement and noise impacted areas
- State waters, floodplain, wetlands boundaries and buffers

WRAP-UP

Questions?

Thanks for coming!

Please complete your surveys before you leave.