

•• Definition: What is a sustainable building policy?



Where triggered by funding incentives, SBPs establish minimum sustainability criteria that go beyond existing state code for new construction or significantly renovated developments.



Included criteria typically target areas for pollution reduction and resource conservation.

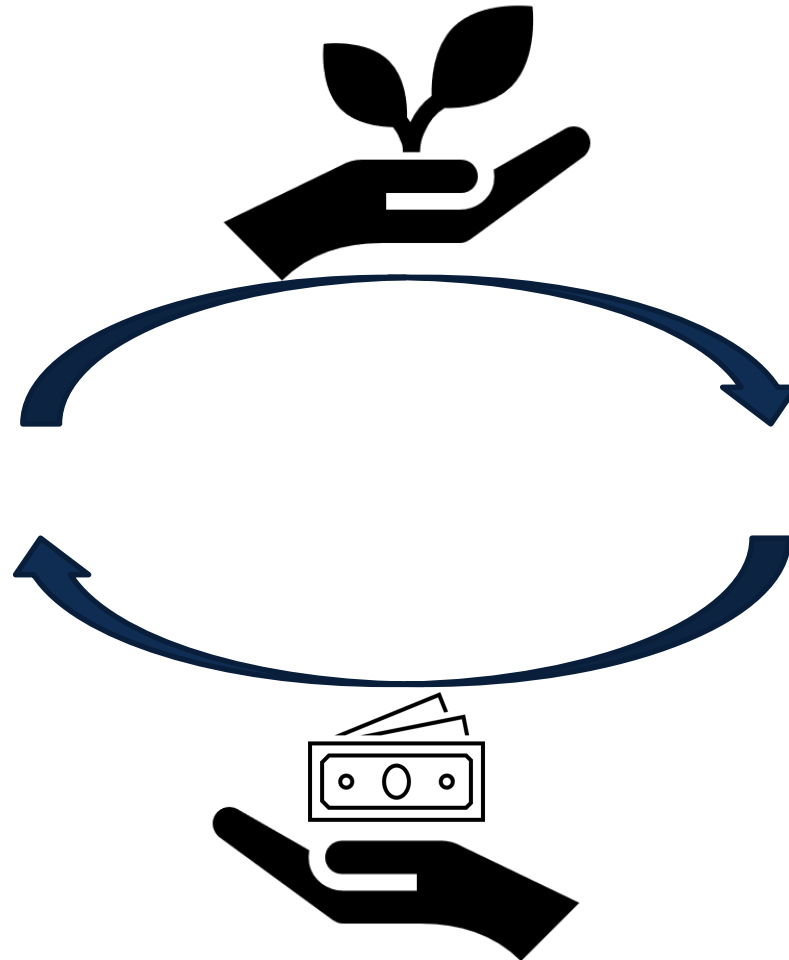


Also known as: green building policies, green building standards

• New sustainability requirements for city subsidized developments



Development



•• Policy Trigger – Financial Incentive

- Amount
 - Tier 1: \$150,000-\$300,000 – prove unfeasibility
 - Tier 2: >\$300,000 – required
- Type
 - Housing & Redevelopment Funds
 - Tax Increment Financing (TIF)
 - EDA – only grants and forgivable loans
 - Land write downs
 - Bonds
 - Tax abatement
 - Low-income housing tax credit
 - MIF
 - Conduit financing
 - All projects with state and federal funding requiring approvals by the City (i.e. ARP)

Terms



•• Triggers for Renovations/Additions

Private renovations

- a financial incentive
- at least 10,000 sq ft
- HVAC impact

Private additions

- a financial incentive
- at least 10,000 sq ft (the addition itself is 10k)
- HVAC impact

Municipal buildings

- any size
- HVAC impact

CEE statewide survey - Many developers/architects already incorporate sustainable elements

