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To: Vicki Robinson

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Sent: Tue Aug 28 19:43:12 2007

Subject: Rule Making for 2008 Universal Cycle

Vicki -



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KB)

Carrfour has two suggestions for minor adjustments to the application for the 2008 Universal Cycle.

The first is in the section on energy efficiency there is a two point allocation for a gas tankless water heater. Many of the buildings we are working on are total electric and we install electric tankless water heaters. The electric tankless water heaters save substantially on energy use over traditional electric and gas water heaters. To that point, Enterprise offers Green Communities Grants to non-profits for energy efficiency in building and they require the use of tankless water heaters; no distinction is made between gas or electric (please see attachment, item # 7.8a). We recommend that FHFC simply remove the word "gas" from its description so that either a gas or electric tankless water heater would be eligible for the two points.

Also, for informational purposes below are links to various websites of manufactures of tankless electric water heaters.

<http://www.cpotanklesswaterheaters.com/?ref=googaw>

http://www.houseneeds.com/shop/atop/productswaterheaters.asp?_kk=tankless%20water%20heater&_kt=6e82332e-5720-42a6-98e7-61254c4d03da&gclid=COLGseuemI4CFR8sFQodGxncYw

<http://www.tankless-water-heater.com/>

Our second suggested change is to give amenity points to developers who build balconies on their units. We feel strongly that balconies are a great amenity for our tenants, yet the current scoring gives no points for them even though balconies are more expensive than other options for which you currently award 3 points.

Thank you for your consideration of this request.

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Green Communities Criteria Checklist

Developer Name:

Project Name:

Address (Street/City/State):

Maximum Points

Yes	No	Pts		Maximum Points
Integrated Design Process				
			1.1 Green Development Plan Submit document outlining options explored in the design phase with multi-disciplinary team including a qualified green design expert.	Mandatory
Location and Neighborhood Fabric				
			2.1a Smart Site Location: Proximity to Existing Development Locate on site with access to existing roads, water, sewers and other infrastructure within or at least 25 percent contiguous to existing development.	Mandatory <i>except infill site or rehabs</i>
			2.1b Smart Site Location: Protecting Environmental Resources Do not locate new development within 100 feet of wetlands; 1,000 feet of a critical habitat; or on steep slopes, prime farmland or park land.	Mandatory <i>except infill site or rehabs</i>
			2.1c Smart Site Location: Proximity to Services, New Construction Locate projects within a ¼ mile of at least two, or ½ mile of at least four community and retail facilities.	Mandatory <i>except infill site or rehabs</i>
			2.2 Compact Development Achieve densities for new construction of at least six units per acre for detached/semi-detached houses; 10 for town homes; 15 for apartments.	Mandatory <i>except infill site or rehabs</i>
			2.3 Walkable Neighborhoods: Sidewalks and Pathways Include sidewalks or suitable pathways within a multifamily property or single-family subdivision linking residential development to public spaces, open spaces and adjacent development.	Mandatory
			2.4 Smart Site Location: Make Use of Passive Solar Heating/Cooling Orient building to make the greatest use of passive solar heating and cooling	5
			2.4b Smart Site Location: Grayfield, Brownfield or Adaptive Reuse Site Locate the project on a grayfield, brownfield or adaptive reuse site.	10
			2.5 Compact Development Increase average minimum densities to meet or exceed: seven units per acre for detached/semi-detached; 12 units for town homes; and 20 for apartments.	5
			2.6 Walkable Neighborhoods: Connections to Surrounding Neighborhoods Provide three separate connections from the development to sidewalks or pathways in surrounding neighborhoods.	5
			2.7 Transportation Choices Locate project within ¼ quarter mile radius of public transit service, or ½ mile radius from a fixed rail or ferry station.	12
Site Improvements				
			3.1 Environmental Remediation Conduct a Phase I Environmental Site Assessment and provide a plan for abatement if necessary.	Mandatory
			3.2 Erosion and Sedimentation Control Implement EPA's Best Management Practices for erosion and sedimentation control during construction.	Mandatory
			3.3 Landscaping Select native trees and plants that are appropriate to the site's soils and microclimate and locate to provide shading in the summer and allow for heat gain in the winter.	Mandatory <i>if providing landscaping</i>

			3.4 Surface Water Management	Capture the first $\frac{1}{4}$ inch of rainfall that falls in a 24-hour period.	5
			3.5 Storm Drain Labels	Label all storm drains or storm inlets to clearly indicate where the drain or inlet leads.	2
Yes	No		Water Conservation		
			4.1a Water Conserving Fixtures: New Construction	Install water-conserving fixtures with the following specifications: toilets - 1.6 gallons per flush; showerheads - 2.0 gallons per minute; kitchen faucets - 2.0 GPM; bathroom faucets - 2.0 GPM.	Mandatory
			4.1b Water Conserving Fixtures: Moderate Rehab	Install water-conserving fixtures with the following specifications for toilets and shower heads and follow requirements for other fixtures wherever and whenever they are replaced: toilets - 1.6 gallons per flush; showerheads - 2.0 gallons per minute; kitchen faucets - 2.0 GPM; bathroom faucets - 2.0 GPM.	Mandatory
			4.2 Efficient Irrigation	If irrigation is necessary, use recycled gray water, roof water, collected site run-off or an irrigation system that will deliver up to 95 percent of the water supplied.	Mandatory if irrigation is necessary
Yes	No		Energy Efficiency		
			5.1a Efficient Energy Use: New Construction	Meet Energy Star standards.	Mandatory
			5.1b Efficient Energy Use: Moderate Rehab	Perform an energy analysis of existing building condition, estimate costs of improvements, make those with a 10 year or shorter payback.	Mandatory
			5.2 Energy Star Appliances	If providing appliances, install Energy Star labeled appliances.	Mandatory if providing appliances
			5.3a Efficient Light: Interior	Install Energy Star-labeled lighting fixtures in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas.	Mandatory
			5.3b Efficient Light: Exterior	Install daylight sensors or timers on all outdoor lighting.	Mandatory
			5.4 Electricity Meter	Install individual or sub-metered electric meters.	Mandatory except for zero bedroom units
			5.5a Additional Reductions in Energy Use: New Construction	Exceed Energy Star standards.	10
			5.5b Additional Reductions in Energy Use: Moderate Rehab	Produce the same energy improvement report and recommendations required in item 5.1, but extend the maximum payback period to 14 years.	10
			5.6a Photovoltaic (PV) Panels	Install PV panels to provide at least 10 percent of the project's estimated electricity demand.	15
			5.6b Photovoltaic (PV) Ready	Site, design, engineer and wire the development to accommodate installation of PV in the future	2
Yes	No		Materials Beneficial to the Environment		
			6.1 Construction Waste Management	Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill.	5
			6.2 Recycled Content Material	Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project.	14

			6.3 Certified, Salvaged and Engineered Wood Use at least 50 percent (by cost or value) wood products and materials that are certified in accordance with the Forest Stewardship Council, salvaged wood, or engineered framing materials.	10
			6.4a Water-Permeable Walkways Use water-permeable materials in 50 percent or more of walkways.	5
			6.4b Water-Permeable Parking Areas Use water-permeable materials in 50 percent or more of paved parking areas.	10
			6.5a Reduce Heat-Island Effect: Roofing Use Energy Star-compliant and high-emissive roofing and/or, install a "green" (vegetated) roof for at least 50 percent of the roof area; or a combination of high-albedo and vegetated roof covering 75 percent of the roof area.	5
			6.5b Reduce Heat-Island Effect: Paving Use light-colored/high-albedo materials and/or an open-grid pavement with a minimum Solar Reflective Index of 0.6 over at least 30 percent of the site's hardscaped area.	5
Yes	No		Healthy Living Environment	
			7.1 Low / No Volatile Organic Compounds (VOC) Paints and Primers Specify that all interior paints and primers must contain low or no VOC.	Mandatory
			7.2 Low / No VOC Adhesives and Sealants Specify that all adhesives and sealants must contain low or no VOC.	Mandatory
			7.3 Formaldehyde-free Composite Wood Do not use any composite wood that has exposed particleboard (which contains added urea-formaldehyde), unless the exposed area has been sealed.	Mandatory
			7.4 Green Label Certified Floor Covering Do not install carpets in basements, entryways, laundry rooms, bathrooms or kitchens. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.	Mandatory <i>if providing floor coverings</i>
			7.5a Exhaust Fans – Bathroom: New Construction Install Energy Star-labeled bathroom fans that exhaust to the outdoors which has a humidistat sensor or timer, or operates continuously	Mandatory <i>except for moderate rehabs</i>
			7.5b Exhaust Fans – Kitchen: New Construction Install Energy Star-labeled power vented fans or range hoods that exhaust to the exterior.	Mandatory <i>except for moderate rehabs</i>
			7.6 Ventilation: New Construction Install a ventilation system for the dwelling unit that provides 15 cubic feet per minute of fresh air, per occupant.	Mandatory <i>except for moderate rehabs</i>
			7.7 HVAC Sizing Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S.	Mandatory
			7.8a Water Heaters: Mold Prevention Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans piped to the exterior of the dwelling and with non-water sensitive floor coverings.	Mandatory
			7.8b Water Heaters: Minimizing CO Specify direct vented or combustion sealed water heaters if the heater is located in a conditioned space.	2
			7.9 Cold Water Pipe Insulation Insulate exposed cold water pipes in climates and building conditions susceptible to moisture condensation.	Mandatory
			7.10a Ventilation: New Construction In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	Mandatory

				7.10b	Materials in Wet Areas: Tub and Shower Enclosure Use one-piece fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board, fiberglass-reinforced board or cement plaster.	Mandatory
				7.11a	Basements and Concrete Slabs: Vapor Barrier Provide vapor barrier and 4 four inches of gravel for a capillary break under all slabs.	Mandatory except for rehab.
				7.11b	Basements and Concrete Slabs – Radon: New Construction In EPA Zone 1 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary.	Mandatory
				7.12	Water Drainage Provide drainage of water to the lowest level of concrete away from windows, walls and foundations. Foundation walls should be carefully waterproofed on the exterior to avoid moisture migration.	Mandatory
				7.13	Garage Isolation Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage or is outside the sleeping area.	Mandatory
				7.14	Clothes-Dryer Exhaust Clothes dryers must be exhausted directly to the outdoors.	Mandatory
				7.15	Integrated Pest Management Seal all wall, floor and joint penetrations to prevent pest entry. Provide rodent and corrosion proof screens (e.g., copper or stainless steel mesh) for large openings.	Mandatory
				7.16	Lead-Safe Work Practices For properties built before 1978, use lead-safe work practices during renovation, remodeling, painting and demolition.	Mandatory
				7.17a	Healthy Flooring Materials: Alternative Sources Use non-vinyl, non-carpet floor coverings in all rooms.	5
				7.17b	Healthy Flooring Materials: Reducing Dust Install a whole-house vacuum system with high-efficiency particulate air filtration.	2
				Operations and Maintenance		
				8.1	Building Maintenance Manual for Owner Provide a manual that includes the following: a routine maintenance plan; instructions for all appliances, HVAC operation, water-system turnoffs, lighting equipment and other systems that are part of each occupancy unit; an occupancy turnover plan that describes in detail the process of educating the tenant about proper use and maintenance of all building systems; and information on how to maintain the green features of the site, including paving materials and landscaping.	Mandatory
				8.2	Occupant's Manual Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials.	Mandatory
				8.3	Homeowner and New Resident Orientation Provide a walk-through and orientation to the homeowner or new resident that reviews the building's green features, operations and maintenance.	Mandatory