

The **Green Connection program** offers a **comprehensive** approach to green community development that brings **environmentally sound principles** into practice by bridging innovative best practices with traditional building methods to anticipate the rapidly changing landscape of **sustainable neighborhood building**.

The Green Connection program offers a wide range of services to the San Francisco Bay Area region to support all affordable housing practitioners in making healthier and greener choices for the design and ongoing maintenance of both privately and publicly-held housing for low-income residents. Bay Area LISC firmly believes that green affordable housing is a key ingredient for fostering sustainable, resilient communities in ways that protect public health, conserve natural resources, and preserve the environment. Since LISC's official foray into energy efficiency and green in 2001 with the Energy Action program, we have expanded upon our 27-year history in the Bay Area of providing funding, comprehensive technical assistance, and training to include a suite of services addressing the growing need for project development in harmony with the natural environment. We've come a long way in seven years, and we are proud to offer tools, services, peer learning, workshops, technical assistance, financial incentives, and leadership in green affordable housing.

Our Objectives

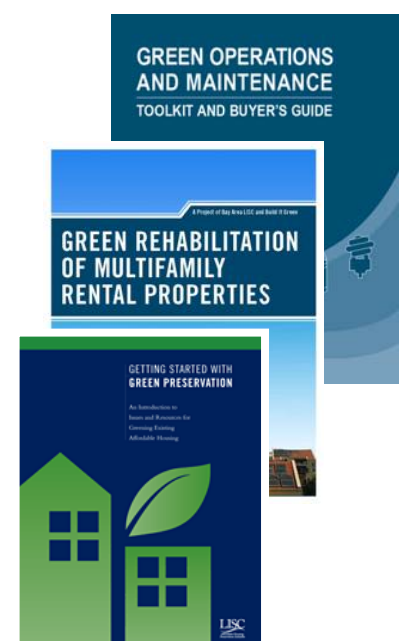
The following objectives reflect the comprehensive nature of the Green Connection program:

- Educate developers of new affordable housing and rehabilitation projects about green building principles and encourage the incorporation of these principles into project scopes
- Engage existing affordable housing properties in the process of incorporating green building into capital improvements and maintenance practices
- Provide funding for new affordable housing and rehabilitation projects to engage in the integrated green design process, leading to the production of cost-effective, green projects
- Facilitate the creation of sound public policies that enable affordable housing providers to green their properties
- Educate community developers on ways to utilize sustainable development practices within neighborhoods

Our Tools

The Green Connection program has enriched the field of green rehabilitation and operations and maintenance of multifamily properties with two new publications.

- **Green Rehabilitation of Multifamily Rental Properties: A Resource Guide**, also called the Green Guide for Rehab, is a joint project of Bay Area LISC and Build It Green. Published in the spring of 2008, the guide offers a comprehensive guide to decision-makers when rehabilitating an aging multifamily property by providing specific recommendations and cost-benefit analysis for each green measure.
- **Green Operations and Maintenance: Toolkit & Buyer's Guide**, also called our Green O&M Manual, is a tool for property managers and operations staff for the ongoing maintenance of multifamily properties. It provides green recommendations on the most relevant product categories for these team members—paint, flooring, cleaning, lighting, and paper products.
- **Getting Started with Green Preservation** guide provides guidance on how greening fits into the process for preservation projects of existing HUD (Department of Housing and Urban Development) programs.



To download free copies of these guides, please go to www.bayarealisc.org and navigate to Resources, then Publications.

Our Strategies

We are accomplishing our objectives via several strategies that include development of the following resources:

Green Technical Assistance: Opportunities for hands-on, project specific technical assistance with property and project managers to help affordable housing organizations incorporate green operations and maintenance practices, building materials, and design features into their properties.

In 2008, Green Connection provided 280 hours of technical assistance to 47 organizations with 320 participants representing 170 organizations attending training and peer network events.

- **Green Rehab and O&M Trainings:** On-site trainings with both property management and maintenance staff include both a high-level perspective for why building and operating in a green manner is good for the sustainability of the project, and a detailed look at how to make the right decisions for the property. We use the Green Guide for Rehab and Green O&M Manual as a basis for the training and recommendations.
- **Green Physical Needs Assessments (PNAs):** Supporting the field for Green PNA providers and architects so that they might have a more comprehensive approach to offering energy efficiency and green building recommendations within the affordable housing rehabilitation process.
- **Green Peer Networks:** Innovative series that blend green building with on-the-ground community development by addressing the needs of local CDC's and neighborhood groups with topics such as solar policy, green business and low-income business community, and green community economic development.

Green Policy Advocacy and Partnerships: Efforts to raise public awareness on the importance of green building in affordable housing and to advance local, state and national policy.

- **Green Affordable Housing Coalition (GAHC):** Partnership with Build It Green to bring together public-sector and private-sector professionals who are committed to incorporating green building practices into the design, construction, operation, and maintenance of affordable housing. For more information or to register for upcoming meetings, visit the GAHC website at: <http://www.builditgreen.org/green-affordable>
- **HUD Partnership:** Initiation of the integration of green building and energy efficiency into US Department of Housing and Urban Development (HUD) processes, working to change national policy, such as through HUD's Office of Affordable Housing Preservation Mark-to-Market Green Pilot Initiative.
- **California Solar Initiative:** Feedback and support on solar for affordable new construction to the Housing California New Solar Homes Partnership, and to the California Public Utilities Commission on the solar incentives for the Multifamily Affordable Solar Housing (MASH) program for existing housing.

Green Neighborhood Planning: Our newest Neighborhoods Excelling Together, or NEXT initiative, integrates green elements into the development and rehabilitation of housing, schools, parks, and other public spaces. This program also explores opportunities for green collar jobs, targeting low-income communities in the Bay Area. Our pilot programs are beginning in the neighborhoods of Nystrom in Richmond and in Excelsior and Chinatown in San Francisco.

Green Financing: Loans and grants providing initial investment needed to incorporate green building & energy-efficient features that add up to long-term financial stability. Our Green Connection Loan Fund offers a preferred financing package for projects that meet minimum green threshold requirements.

The Green Connection program has invested over \$11.4 million in grants and loans, leveraging \$445 million in green projects and over 1,230 affordable units in the Bay Area.

If you are interested in supporting or finding out more about our program, please contact us today:

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