

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. We use a multidimensional approach to bring environmentally sound principals into practice among affordable housing owners, managers and regulators, an approach that includes training, development of new tools and templates, peer learning, and financial incentives.

Our Green Work

Bay Area LISC is a vital institutional player providing consistent support for critical Bay Area community development functions. The integration of green building and energy efficiency practices is taking root in the San Francisco Bay Area region. Since LISC started this work five years ago, we have solidified our role in the sustainable community development movement and deepened our commitment to promoting sustainability throughout our program areas by crafting a formal green strategic vision for our work. LISC has a **25-year history in the Bay Area** of providing not only funding, but also comprehensive technical assistance and training to educate non-profit developers. As a result, community developers approach Bay Area LISC – in recognition of our expertise and credibility in the field – requesting green technical assistance and resources. Our work has lead us to several important partnerships including one with **Build It Green**, a California based non-profit that links consumers and building professionals with the tools and technical expertise they need to build quality green housing and another with the **US Department of Housing and Urban Development** (HUD).

We believe that greening both the new and existing affordable housing stock is the key to creating sustainable communities; a consciousness of environmental health and resource conservation is a common thread that weaves all of our programs together. While greening is starting to take root, greening the existing housing stock is an enormous unmet need that Bay Area LISC has been working hard to address. To address the need to rehabilitate the existing housing stock and integrate green building and energy efficiency into the process, Bay Area LISC is providing lending tools, technical assistance, and program resources to assist non-profit developers. In partnership with Build It Green, Bay Area LISC has developed a tool entitled **Guidelines for Preparing a Green Physical Needs Assessment (Green PNA)** to assist affordable housing developers and their consultants to incorporate green building and energy efficiency into rehabilitation projects. Bay Area LISC launched the **Green Connection Loan Fund** in February of 2007, which provides pre-development financing at a lower interest rate than LISC's standard loan product for green affordable housing developments, both new construction and rehabs. To ensure that these projects maintain healthy building and energy efficiency practices, LISC developed a **Green Operations and Maintenance (O&M) Toolkit and Buyer's Guide** which will be annually updated to assist property management and janitorial staff. Bay Area LISC provides on-going **technical assistance** to help educate the developer on green design techniques and materials, assist with bulk purchasing and finding suppliers, coordinate staff trainings (including workshops for site operations and maintenance staff in preparation for the building's opening), and work with project staff and team members to ensure that the green elements integrated into the project are properly installed and functioning.

Our Objectives

- 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 Strategies

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

- **Green Financing:** A green loan fund for nonprofit housing developers to finance affordable housing developments and community facilities that are integrating sustainable building materials and methods.
- **Green Technical Assistance:** Hands-on project-specific design and planning assistance;
- **Green Physical Needs Assessment:** Provides affordable housing developers with the tools to green an existing property;
- **Green Operations and Maintenance Toolkit and Buyer's Guide:** A guidebook for incorporating green materials and products in the maintenance and turnover processes of existing affordable housing properties;
- **Green Building Trainings:** Workshops on commissioning, green design & construction management, and green operations and maintenance for affordable housing professionals;
- **Green Materials Buyer's Cooperative:** Bulk purchasing assistance for green materials through local manufacturers and retailers;
- **Green Building Awards Program:** Recognition of outstanding green affordable housing projects;
- **Green Affordable Housing Coalition (Green Peer Network):** Affordable housing professionals sharing green information with their peers;
- **National, State and Local Policy Support:** A collaborative effort to encourage policies that promote green affordable housing;
- **Green Neighborhood Commercial Corridors:** The incorporation of sustainability practices into the physical improvements and commercial practices of neighborhood businesses.

Our Value-Added

Perhaps Bay Area LISC's most distinguished feature is our existing infrastructure, created throughout our twenty-five years of support to affordable housing and community development practitioners in this region. Since our programs have spanned new construction, rehabs, and property management, we have contacts and long-standing working relationships unmatched by others. Our historic focus on capacity building and technical assistance positions us to be the trusted "field-builders" upon which the affordable housing community relies. Finally, our existing energy efficiency and green resources, including trainings, peer networks, and organizational partnerships are well established mechanisms with which to broadcast our green message.

Our Invitation

Our sustainability work does not take place in a vacuum. Indeed, Bay Area LISC relies on continual support from partners in the community to collaborate and enhance our ability to provide these needed resources. If you are interested in supporting or finding out more about our **Green Connection** program, please contact us today:

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