

# **The City of El Paso's Multi-Family Green Building Grant Program Guidelines**

## **Objective**

The goal of the City of El Paso's Multi-Family Green Building Grant Program is to encourage private sector multifamily builders to build sustainable multifamily buildings within the City of El Paso. Providing incentives for the design of multifamily buildings certified under the ANSI's National Green Buildings Standard™ underscores the City's commitment to improving the quality, cost effectiveness and safety of the built environment while conserving energy and reducing stress on the natural environment. The City of El Paso finds that the development and implementation of a grant program intended to increase the construction of sustainable buildings within the City of El Paso is a benefit to the environment and is therefore in the best interest of the public and will benefit the City of El Paso and its citizens. As such, the implementation of the City of El Paso's Multi-Family Green Building Grant Program constitutes an important public purpose or benefit to the City, for which the City is willing to expend its resources. In addition, providing this incentive to multi-family developers helps the City meet its economic development goal of increasing the number of multi-family units in El Paso to deal with a deficit of 8,000 units as projected by the Department of Defense due to the large number of incoming soldiers and family members related to the BRAC expansion.

## **Grant Award Amounts**

Subject to these guidelines and the availability of funds, Multifamily Green Building Grant awards may be awarded to successful applicants who construct new multifamily units in El Paso that meet ANSI's National Green Buildings Standard™. Award amounts will be \$100 per unit for reaching ANSI's National Green Buildings Standard™ of Bronze or higher, and the award will be available for a total of 4,000 units on a first come, first serve basis.

## **Grant Award Eligibility**

All new multifamily construction is eligible for the Multi-Family Green Building Grants. Multi-Family Green Building Grant Awards may not be awarded to employees of the City of El Paso or applicants owing any debts to the City of El Paso, including but not limited to taxes, fines and penalties.

Grants will be reviewed on a first-come, first-served basis pursuant to the submittal date of the completed Grant Application. City staff shall review all applications for completeness. The City shall reserve funds for any approved Grant Applications, subject to the availability of such funds. However, Grantees will be required to provide verification of ANSI's National Green Buildings Standard™ certification and receive a Certificate of Occupancy before any grant funds are released.

### **Requirements of Grant Recipients**

In order to be eligible for the award of any Grant Funds, Grant Recipients shall, at a minimum, commit to the following:

- Provide verification to the City of all statements made in the Grant Application;
- Provide verification of project completion to the level specified in application by submitting ANSI's National Green Buildings Standard™ Certification
- Allow the City to evaluate the payback and performance of the building;
- Cooperate in the City's creation of educational materials, case studies, or photos; and,
- Agree to make the building available for green building tours, upon reasonable notice and request by the City in advance.

### **Application Requirements**

Grant funds are reserved for projects with complete and accurate applications. Complete applications will consist of the following:

- Complete application form;
- Proof of ANSI's National Green Buildings Standard™; and

### **Grant Application Review and Approval Process**

1) Submit Application.

Applications with all supporting documentation are to be submitted to the City's Economic Development Department. City staff shall review the application for completeness and shall return incomplete applications to the applicant for additional information.

2) Reservation of Grant Funds.

Subject to availability of funds and upon verification of completeness, the City shall reserve grant funds for all projects that meet eligibility requirements on a first-come first-served basis. These funds will be placed in reserve until a Certificate of Occupancy is attained and ANSI's National Green Buildings Standard™ Certification is verified or the Reserve Period, as described below, expires.

3) Funding.

- a) Funds will be held in reserve for a maximum of eighteen (18) months from the date of the City's acceptance of a complete Grant Application. A grant will become void and those funds may be awarded to other grantee applicants if a Certificate of Occupancy is not issued and/or ANSI's National Green Buildings Standard™ Certification is not verified within this Reserve Period. Extensions may be granted at the discretion of the City Council, upon grantee's presentation of a request and the Council's finding that such request is reasonable, provided the circumstances of the delay and the scope of the proposed project.
- b) Grant Funds will be awarded when a Certificate of Occupancy is issued and when certification of achievement of Bronze or higher of ANSI's National Green Buildings Standard™ has been verified.

4) Forfeiture of Funds.

Funds must be refunded to the City of El Paso if the Certificate of Occupancy or ANSI's National Green Buildings Standard™ Certification is revoked within one (1) year of issuance.

(END OF GUIDELINES)

## Addendum

### **About the ANSI's National Green Buildings Standard™**

*From <http://www.nahbgreen.org/Guidelines/ansistandard.aspx>:*

In 2007 the National Association of Home Builders (NAHB) and the International Code Council (ICC) partnered to form to establish a much-needed and nationally-recognizable standard definition of what is meant by "Green Building."

A consensus committee was formed to develop this standard in compliance with the requirements of the American National Standards Institute (ANSI). The resulting ANSI approved ICC-700-2008 National Green Building Standard defines green building for single and multifamily homes, residential remodeling projects and site development projects while still allowing for the flexibility required for regionally-appropriate best green practices.

Similar to the NAHB Model Green Homebuilding Guidelines, a builder, remodeler or developer must incorporate a minimum number of features in the following areas: energy, water, and resource efficiency, lot and site development, indoor environmental quality, and home owner education. The more points accrued, the higher the score.

<b>Threshold Point Ratings for Green Buildings</b>						
<b>Green Building Categories</b>			<b>Performance Point Levels (1) (2)</b>			
			<b>BRONZE</b>	<b>SILVER</b>	<b>GOLD</b>	<b>EMERALD</b>
1.	Chapter 5	Lot Design, Preparation, and Development	39	66	93	119
2.	Chapter 6	Resource Efficiency	45	79	113	146
3.	Chapter 7	Energy Efficiency	30	60	100	120
4.	Chapter 8	Water Efficiency	14	26	41	60
5.	Chapter 9	Indoor Environmental Quality	36	65	100	140
6.	Chapter 10	Operation, Maintenance, and Building Owner Education	8	10	11	12
7.		Additional Points from any category	50	100	100	100
<b>Total Points</b>			222	406	558	697
(1) In addition to the threshold number of points in each category, all mandatory provisions of each category shall be implemented.						
(2) For dwelling units greater than 4,000 square feet (372 square meters), the number of points in Category 7 (Additional Points from any category) shall be increased in accordance with Section 601.1. The "Total Points" shall be increased by the same number of points.						

<b>Threshold Point Ratings for Site Design and Development</b>					
<b>Green Subdivision Category</b>		<b>Performance Point Levels</b>			
		<b>One Star</b>	<b>Two Stars</b>	<b>Three Stars</b>	<b>Four Stars</b>
Chapter 4	Site Design and Development	79	104	134	175

Many of the mandatory measures found in The National Green Building Standard are consistent with the International Code Council's I-Codes. Additionally, the baseline for energy savings has been updated to IECC 2006. To qualify for "Bronze" in the energy efficiency chapter of the Standard, a home must be at least 15% better than the 2006 IECC (ENERGY STAR™ equivalent). Below is a rough breakdown of the energy efficiency differences between thresholds and illustrates the percentage above ENERGY STAR™ requirements needed to achieve higher thresholds within the Green Building Standard's Energy Efficiency performance path.

