Codman Square Neighborhood Development Corporation
Drew Vernalia, CPM
Asset Manager
What is Green Housing?
Why and How to Do It?
Planning & Driving Green Housing

- Plan for Green Housing
  - Green Asset Management Plan
  - Benchmark and Planning Tools
- Driving Green Housing
  - Efficient Housing
  - Healthy Housing
- Partners, Challenges and Questions
Green Asset Management Plan

Table of Contents
1. GAMP Narrative Summary
2. Individual Property Abstracts
3. GAMP Dashboard - Energy & Retrofit Tracking/Planning
4. Management Green Policy
5. Resident Green Guide
GAMP Property Abstracts

• A page per property; with intro description
• Use a table of green categories and show practices in place and practices planned
• Green practice categories we use:
  • Commitment
  • Climate Impact
  • Electric Energy
  • Heating Energy
  • Water
  • Waste
  • Mobility, Health and Food
  • Built Environment
  • Ecosystems
  • Innovation Economy and Jobs
  • Equity and Livability
Benchmark and Planning Tools

- WegoWise
- EPA’s Portfolio Manager
- Data exporting for analysis benchmarking
- Dashboard for energy tracking/analysis AND retrofit tracking and planning
- Your dashboard should be in your GAMP
## Performance Targets

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**Conditional Indicators:**
- Green = at or below the target
- White = above the target and below 110% of the target
- Yellow = above 110% of the target and below 120% of the target
- Red = above 120% of the target
GAMP Allied and Attached Policies

- Sustainability Policy and Plan
- GAMP Attachments / Additions
  - Property Management Green Policy
  - Resident Green Guide - Living in a Green and Healthy Building
- Both are necessary for management and residents to have clear direction
Driving Efficient Housing

- Commitment & Responsibility
- Gas Retrofit Coordination
- Electric Retrofits
- Water Retrofits
- Equipment Monitoring
- Solar
Driving Healthy Housing

Promoting Healthy Living
Driving Healthy Housing

- Waste Reduction
- Mobility, Health and Food
- Built Environment
- Ecosystems
- Innovation Economy and Jobs
- Equity and Livability
Partners

- LISC
- MassSave
- Low-Income Energy Affordability Network (LEAN)
- Minol
- New Ecology
- MassAmerican Energy Solar
- Better Building Challenge
- HUD Renew 300
- Winn Management
Challenges and Questions

- Solar challenges
- Commitment and Staffing
- Benchmarking, data exporting challenges
- Why does market rate housing get essentially the same utility funding for retrofits as affordable housing?
- Why do commercial tenants, especially non-profit ones, have to pay large retrofit copayments?
Contact

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