

Metropolitan Washington Council of Governments
Intergovernmental Group on Green Buildings
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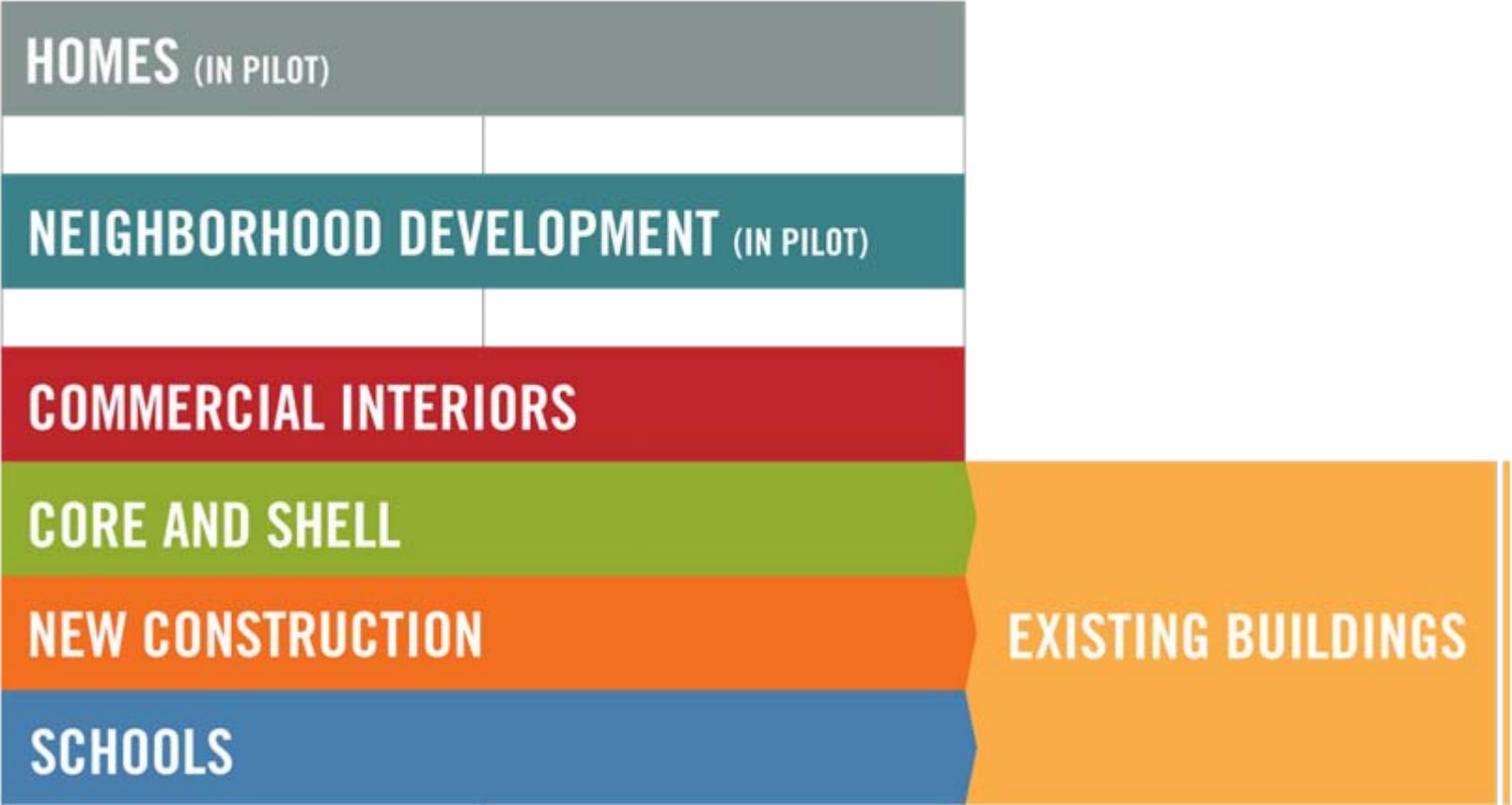
12 federal agencies

22 states

75 local governments



LEED addresses the complete lifecycle of buildings:



BUILDING LIFECYCLE

DESIGN

CONSTRUCTION

OPERATIONS



COMMERCIAL
INTERIORS

114 certified
647 registered



NEW CONSTRUCTION

598 certified
4,517 registered



HOMES

194 certified
5,931 registered



EXISTING
BUILDINGS

46 certified
434 registered



SCHOOLS

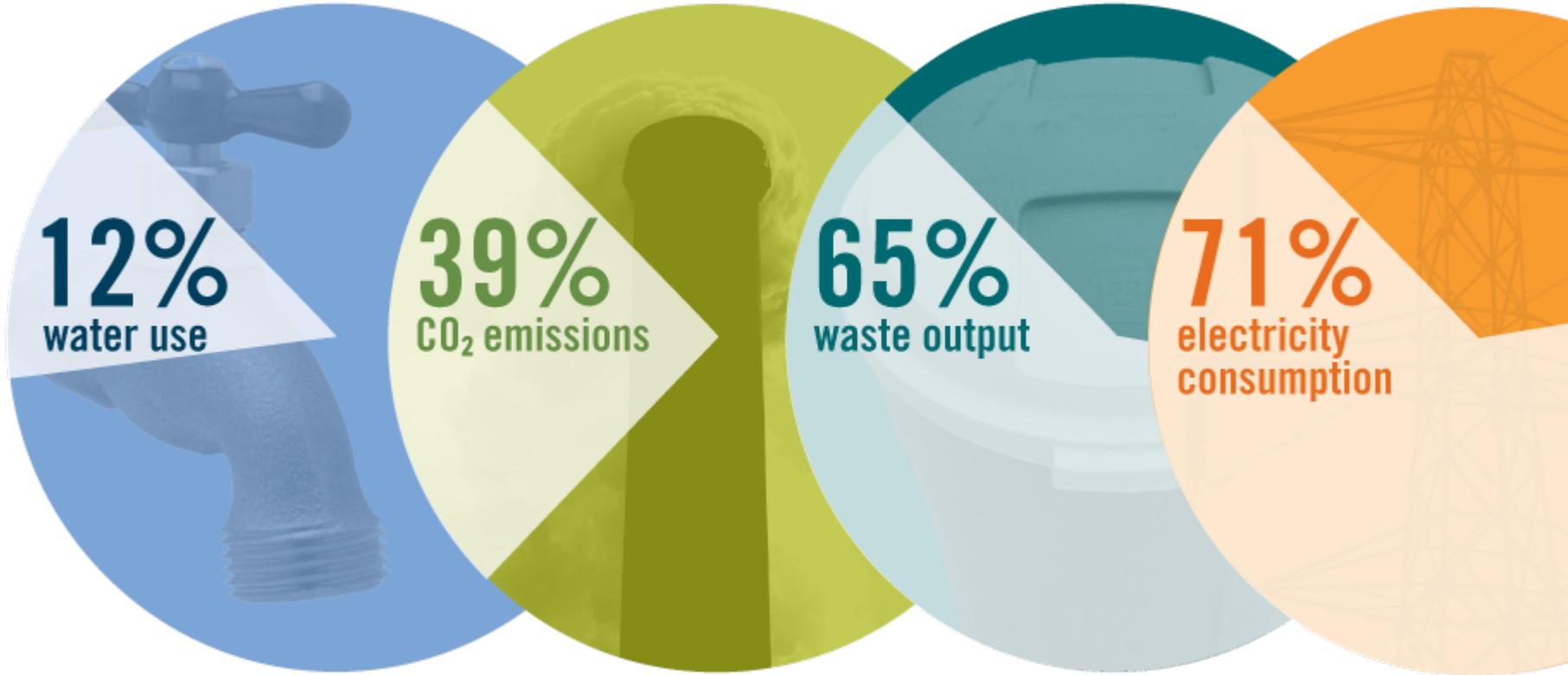
32 certified
277 registered



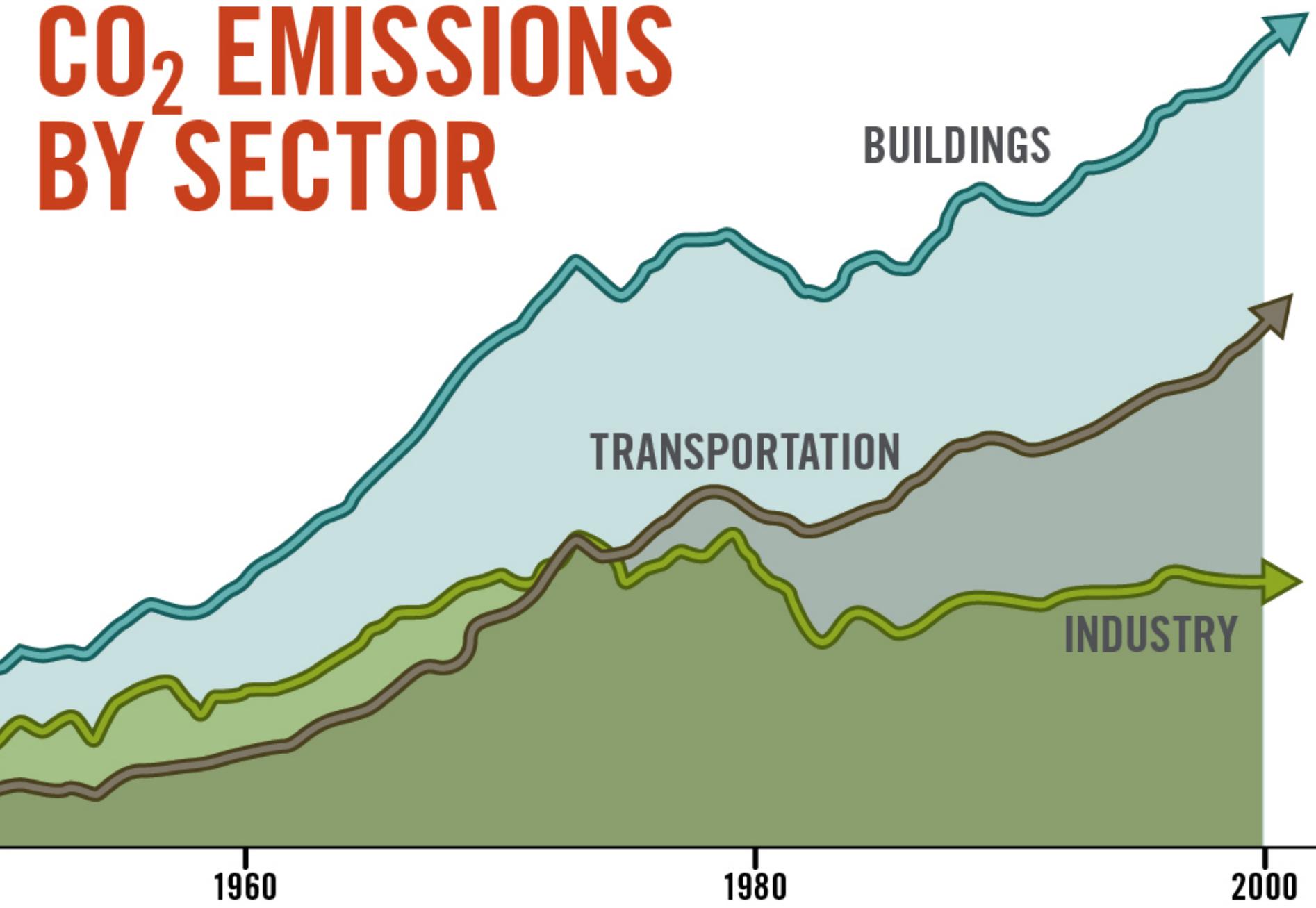
CORE & SHELL

34 certified
540 registered

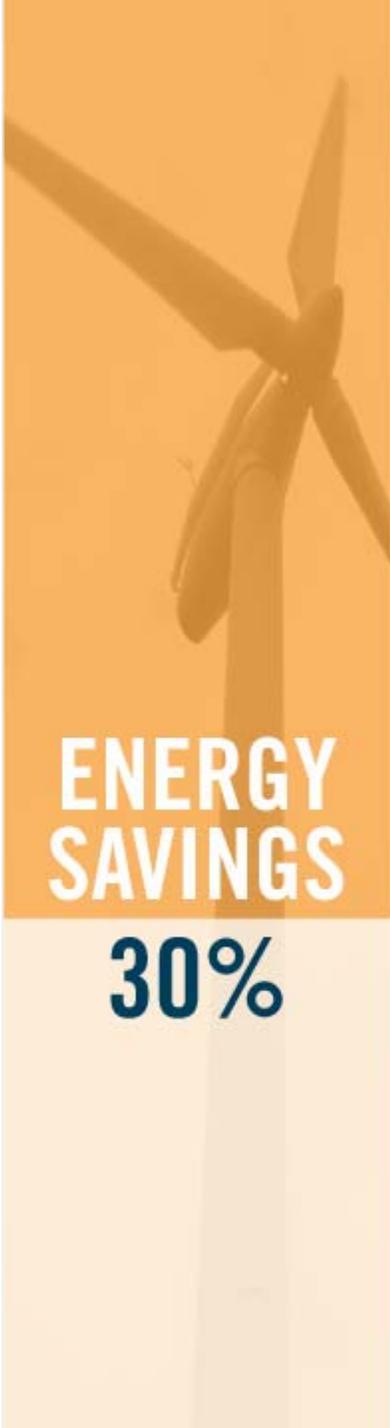
U.S. Building Impacts:



CO₂ EMISSIONS BY SECTOR



The
Average
Green
Building
Saves:





immediate
& measurable



Green buildings emit

40% less CO₂





50% reduction

CO₂



Energy &
optimization

2+

In 2007, we're offering another incentive that can provide an immediate measure of energy and carbon reductions:

**certified
CORE AND SHELL**

**certified
NEW CONSTRUCTION**

FREE EB REGISTRATION





Recent State Policy Adoptions

- **South Carolina:** public sector adoption requiring state buildings achieve LEED
- **Illinois:** funds LEED-ND demonstration projects
- **Nevada:** strengthened yet reduced existing property tax abatement to be more economically sustainable
- **Florida:** EO requiring public buildings achieve LEED NC (striving for platinum); and a commitment to LEED EB for existing stock



Recent State Policy Adoptions (2)

- **Colorado:** public sector adoption using green building standard TBD, determined by state architect
- **New Mexico:** tax credit for LEED NC, EB, CS, CI and Homes; Silver through Platinum; \$\$\$ increases as certification level rises
- **Massachusetts:** public sector executive order to require LEED cert & 20% energy efficiency above state code
- **Virginia:** EO directing state facilities to meet LEED energy standards or Energy Star rated



Local Policy Adoptions

- **Nashville, TN:** public sector adoption
- **Cincinnati, OH:** strengthened property tax abatement
- **Rohnert Park, CA:** public sector and private sector adoption
- **Asheville, VA:** public sector adoption
- **Everett, WA:** public sector adoption
- **Portsmouth, NH:** density bonus
- **San Antonio, TX:** public sector adoption
- **West Hollywood, CA:** private sector: Green Points; LEED exempt
- **Calgary, AB:** permit fee reduction for LEED projects
- **Howard County, MD:** public (Silver) and private sector adoption (Certified for 50K-plus buildings) packaged with graduate property tax abatement for LEED NC (25%, 50%, 75% for five years) and EB (10%, 25%, 50% for 3 years)
- **Monroe County, NY:** public sector adoption requiring Silver and a
- **Miami Lakes, FL:** public sector adoption (50% of LEED requirements)
- **San Rafael, CA:** public and private sector adoption; includes residential requirement of the Green Point Rated minimum level



MUNICIPAL/CITY/COUNTY INITIATIVES

- Acton, MA:** A new zoning by-law (section 5.5B.2.2.d) unanimously adopted at the Annual Town Meeting on April 5, 2004 gives a density bonus for buildings achieving LEED certification.
- Zoning Bylaw: <http://doc.acton-ma.gov/dsweb/Get/Document-8253/EAVPC+Articles+Presented+at+Town+Meeting+April+2004.pdf>
- Contact: Acton Planning Department; planning@acton-ma.gov
- Alameda County, CA:** All county projects initiated after July 1, 2003 must be LEED "Silver" certified. This ordinance added chapter 4.38 to Title 4 of the Administrative Code of the County of Alameda.
- Administrative Code website:
<http://municipalcodes.lexisnexis.com/codes/alamedadmin/>
- Contact: Michael Cadrecha, Architect, County of Alameda GSA-TSD; (510) 208-9589
michael.cadrecha@acgov.org
- Albuquerque, NM:** Mayor Martin Chavez signed an [Executive Order](#) on March 28, 2005 establishing high performance green building standards. All city-funded projects 5,000 ft² and above and/or using over 50 KW electrical demand must meet a minimum rating of LEED Silver certification. This includes LEED for New Construction, LEED for Existing Buildings, LEED for Core and Shell, or LEED for Commercial Interiors rating system.
- Alexandria, VA:** The City's Department of General Services developed a Green Building Policy and adopted by the City Manager in February 2004. The policy establishes procedures for analyzing LEED feasibility for facilities 5,000 square feet or greater, outlines staff resource and training goals, and it identifies program participation opportunities, including Energy Star, Rebuild America, and the USGBC.
- Contact: Jeremy McPike, Project Manager, Alexandria Department of General Services; 703-838-4770; Jeremy.mcpike@alexandriava.gov
- Arlington, MA:** In May 2003, the town of Arlington voted in favor of requiring all new buildings, major renovation projects, and additions to achieve a LEED Silver rating at a minimum. The measure is listed in the Town Bylaws, Title 1, Article 16, section 4.

Have you seen this?

-lists all S&L activity across the country

-updated each month

Upcoming:

-Revamped and Redesigned (Summer)

-Converted into a Searchable Online Database (Fall)





This document summarizes efforts on the state and local level to build incentive-based programs for the development of green buildings, with a focus on USGBC's LEED Rating System. Government incentives are categorized as either emanating from the state level or the local level.

LEED INCENTIVES IN

COUNTIES, CITIES & TOWNS

<p>ACTON, MA</p> <p><i>density bonus</i></p>	<p>April 5, 2004: A new zoning by-law (section 5.5B.2.2.d) unanimously adopted at the Annual Town Meeting gives a density bonus for buildings achieving LEED certification.</p>
<p>ARLINGTON COUNTY, VA</p> <p><i>density bonus</i></p> <p><i>expedited permitting</i></p>	<p>Arlington County's Green Building Incentive Program, adopted in 1999 and expanded in 2003, allows commercial projects and private developments earning LEED Silver certification to develop sites at a higher density than conventional projects.</p> <p>All site plan applications for commercial projects are required to include a LEED Scorecard and have a LEED Accredited Professional on the project team regardless of whether or not the project intends to seek LEED certification.</p> <p>All projects must contribute to a green building fund for county-wide education and outreach activities. The contribution is refunded if projects earn LEED certification.</p> <p>Arlington sponsors a voluntary green home program that encourages builders of new single-family homes to incorporate energy efficient and other green building components in their projects. The County offers "front-of-the-line" plan review, site signs, and publicity to program participants who achieve a given number of points as outlined by Arlington's Green Home Choice program.</p>
<p>BABYLON, NY</p> <p><i>fee reduction/waiver</i></p>	<p>On November 29, 2006, the Town of Babylon passed a resolution adopting a local law that requires LEED certification for any new construction of commercial buildings, office buildings, industrial buildings, multiple residence, or senior citizen multiple residence over 4,000 square feet. If certification is achieved, the Town will refund the certification fees paid to USGBC by the developer.</p>
<p>BALTIMORE COUNTY, MD</p> <p><i>tax break</i></p>	<p>On June 5, 2006, the County Council passed bill # 85-06 that gives a county property tax credit to any commercial building that achieves LEED-NC Silver certification. The duration of the tax credit is for ten consecutive years.</p>

Remember This?

- Revamped & Redesigned (Summer)

Help Us Keep the Lists Current



A Growing Need for Resources?

- **U.S. Conference of Mayors' Green Schools Resolution (Passed in June)**
 - Calls for every child in America to attend a green school within a generation
 - Unanimously passed by USCM, representing 1,100 mayors across the country
 - Also urges Congress to provide funding of K-12 green school demonstration projects as well as support new research funding to better understand the environmental, economic and health benefits of green schools.
 - Coincides with launch of USGBC's Green Schools Campaign



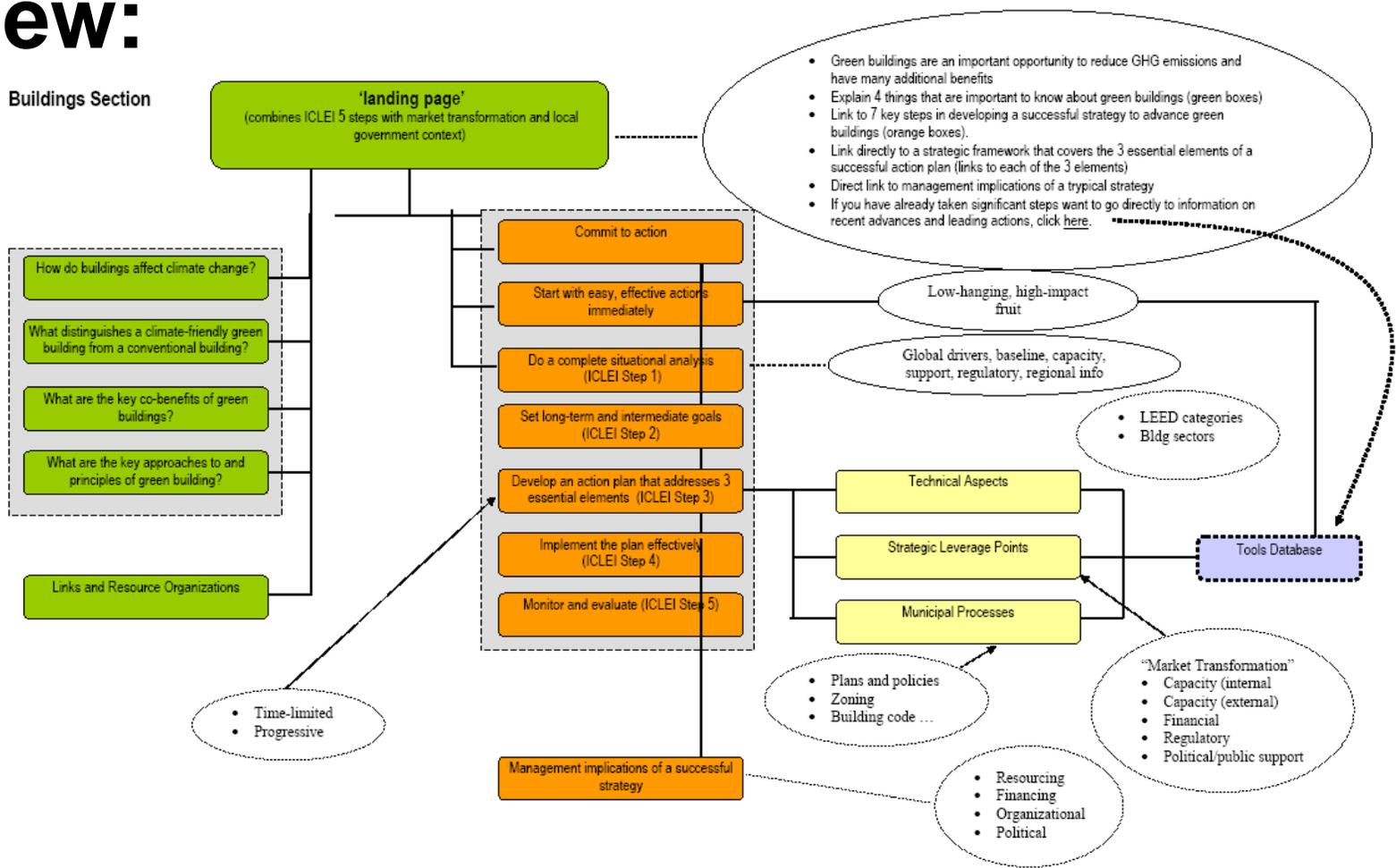
A Growing Need for Resources?

- **Cool Counties**
 - Launched Monday by King & Fairfax counties with Sierra Club
 - Mimics Mayors agreement (same clauses related to the built environment)
 - Commits to 80 percent reduction in CO2 by 2050 compared to today's levels
 - Will begin soliciting more counties to sign



Playbook for Green Buildings and Neighborhoods: Strategic Local Climate Solutions

Preview:



Playbook for Green Buildings and Neighborhoods: Strategic Local Climate Solutions

- USGBC convened partnership with 16 cities, counties, & orgs
- Hard Copy Report **PLUS** Wiki-based, evolving webpage resource
- Designed to support localities by:
 - providing strategies, policies and measures that support actions related to green building and neighborhoods (includes implementation guidance)
- Status:
 - Consultant Hired; Work Ongoing; Scheduled launch in November
- Exploring the idea of adding additional localities



Growing Universe of Policy Options

- Regulatory Policies
 - LEED Performance Requirements
 - Public Sector Based
 - Require Retro-commissioning and energy performance (San Francisco)
 - Updated Energy Code (Vancouver)
 - Required Energy Performance at time of sale (Berkeley)
 - On-site renewable energy Requirement (Merton, UK)
 - Local Carbon Tax (Boulder, CO)



Working with CCI and Others to Develop a
Policy Matrix

Growing Universe of Policy Options

- Financial Incentives
 - Grants (Portland, King County, Washington)
 - Income Tax Credits (New Mexico/New York)
 - Property Tax Abatements (Chatham County, Baltimore County)
 - Reduced Building and Zoning Permit Fees (Sarasota County)
 - Waive/Reduce Impact Waiver Fee
 - Revolving Loan Fund (Toronto)
 - Free Technical Assistance (San Diego)
 - Feebates (localities exploring options to apply fees for “undesired” activity and then fund “desired” activity)



Growing Universe of Policy Options

- Structural Incentives
 - Density and Height Bonus (Arlington County, Seattle, Nashville)
 - **Policies to Reduce Code Barriers** (Chicago)
 - Ex. HOAs remove policies that prohibit solar panels
 - Fast-track Permitting (Sarasota County)
 - Expedited Permitting (Austin)



