

# LEED for Homes Project Snapshot

**Thompson Thrift**  
**Spicewood Gardens Duplexes**  
**Sheridan, Indiana**  
**LEED SILVER**

**22%** Expected Energy Savings  
 Based on HERS Score

**88%** of Units below 80% AMI  
 (Area Median Income)



Photo Courtesy of: Thompson Thrift

## STRATEGIES AND RESULTS

Spicewood Gardens is a newly constructed 26 unit senior affordable housing complex located in Sheridan Indian. Every unit includes energy, water and resource efficient features including low flow fixtures, durable local materials, panelized roof and wall systems, native landscaping and energy star windows, doors, lighting, appliances and home certification. Local housing authorities have started putting an emphasis on community developers building LEED affordable homes in their areas. This is HAND's first but certainly not last LEED for Homes project in Hamilton County. It is also the first LEED Silver affordable multi-family project in Indiana.

## EXEMPLARY PERFORMANCE

A CIR was awarded for this project for the alternative method of reaching awareness and education. In addition to a tenant open house and walk through training, the builder and architect of the project was involved in an affordable housing conference. Exhibiting their LEED projects, and participating in a panel discussions regarding green design and building in affordable homes.

This project also achieved additional points for reducing urban heat island effect by using 100% light colored concrete for all sidewalks, driveways and patios /

## PROJECT BASICS

Project Type	Affordable
Conditioned Space	950 sq ft
Apartments	26
Buildings	1
Lot Type	Edge
Construction Type	New Construction

## KEYS TO SUCCESS

Windows & Doors	Energy Star Rated
HVAC Type	Heat Pump
Low VOC	Many Materials

Advanced Education & Awareness  
 Home Size Adjustment

## THE LEED FOR HOMES DIFFERENCE

Construction Waste Management Plan	<input checked="" type="checkbox"/> YES!
On-Site Performance Tests	<input checked="" type="checkbox"/> YES!
Custom Durability Planning Checklist	<input checked="" type="checkbox"/> YES!
Third-Party Verified Documentation	<input checked="" type="checkbox"/> YES!

## About the Project Team

The Architecture Studio - Architect of Record and LEED AP Homes Consultant

HAND - Hamilton County Area Neighborhood Development - Project Developer and Owner

Milestone Ventures - Consultants

Thompson Thrift - Builder

## LEED for Homes Provider

AES

## About LEED for Homes

LEED for Homes is a voluntary, third-party certification program developed by residential experts and experienced builders. LEED promotes the design and construction of high-performance green homes, and encourages the adoption of sustainable practices throughout the building industry.



[www.usgbc.org/homes](http://www.usgbc.org/homes)

The information provided is based on that stated in the LEED® project certification submittals. USGBC does not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

## LEED™ Facts

### Spicewood Gardens



LEED for Homes  
 Certification Awarded April 2010

**Silver** **56\***

Innovation in Design 6/11

Location & Linkages 5/10

Sustainable Sites 8/22

Water Efficiency 4/15

Energy & Atmosphere 9/38

Materials & Resources 9/16

Indoor Environmental Quality 13/21

Awareness & Education 2/3

\*Out of 136 possible points