

LEED for Homes Project Snapshot

Southtown Rentals, LDHALP
LINC Southtown Rentals
Grand Rapids, Michigan
LEED SILVER

30% Expected Energy Savings
 Based on HERS Score

10% Expected Water Savings
 Based on WE Credit Score



Photo Courtesy of: Orion construction, Inc

STRATEGIES AND RESULTS

The nine Southtown Rental townhomes are part of revitalizing the Southtown Square neighborhood. The overall goal of the project is to replace old, dilapidated homes with modern, energy efficient townhomes.

These homes are the first 36 modern, energy efficient, LEED certified town homes that will be constructed by the fall of 2014 in the Southtown area of Grand Rapids.

EXEMPLARY PERFORMANCE

Southtown homes improved energy efficiency by including such materials and systems as Energy Star windows, lighting and appliances, 96% efficiency in HVAC units that are properly sized, power vented hot water heaters, programmable thermostats. Southtown town homes also introduced drought tolerant turf, high efficiency irrigation system, dual flush toilets, FSC certified wood and Energy Recovery Ventilator (ERV) units to improve indoor air quality.

PROJECT BASICS

| | |
|-------------------|----------------------|
| Project Type | Multifamily |
| Conditioned Space | 1,500 sq ft |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Lot Type | Previously Developed |
| Construction Type | Affordable |

KEYS TO SUCCESS

| | |
|-------------------------------------|-------------|
| Air Filtration | MERV 8 |
| Windows | EnergyStar |
| Window U Value | .30 and .27 |
| Appliances | EnergyStar |
| Insulation Nuwool Cellulose Walls | R Value 20 |
| Insulation Nuwool Cellulose Ceiling | R Value 45 |

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

- LINC Community revitalization inc
- Owner & Developer
- Orion Construction, Inc.
-General Contractor
- Isaac V. Norris & Associates, P.C.
-Architect
- Michael Holcomb (Green Rater)
-Home Inspector General Inc.

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

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



Southtown Rentals

LEED for Homes
 Certification Awarded 12/26/2012

Silver **56***

Innovation in Design 5/11

Location & Linkages 8/10

Sustainable Sites 5/22

Water Efficiency 7/15

Energy & Atmosphere 16/38

Materials & Resources 8/16

Indoor Environmental Quality 7/21

Awareness & Education 0/3

*Out of 136 possible points



THERE'S GREEN AND THEN THERE'S LEED®

QUESTIONS/TALKING POINTS

I see these homes are "LEED." What is LEED anyway?

Think of it like this: there's green and then there's LEED. Our homes are LEED.

Okay, can you tell me more?

LEED is a rating system that measures how green a building is. All around the world, LEED is the standard for green buildings: offices, hospitals, schools, stores – and homes.

So why should I care? How does LEED make this a better home?

Four critical ways:

- Savings: This home will save you energy, water, and therefore money.
- Health: This home has been built to provide a healthier environment for you and your family.
- Value: While there are no guarantees, LEED buildings often sell for more, and in less time, than non-green buildings.
- Track Record: The U.S. Green Building Council administers the LEED green building certification program. It makes sure your home is inspected and tested by a third party so you can be confident that it will perform as you expect it to.

Seems like I would have heard of LEED. I wonder why I haven't?

LEED for Homes is only a few years old, but you've probably seen or been in LEED buildings.

There are more than 10,000 LEED-certified office buildings, hospitals, schools, stores – even baseball fields, and more than 40,000 commercial buildings worldwide going through the LEED process.

LEED buildings in the U.S. include the Willis (formerly Sears) Tower in Chicago, Dell Children's Hospital in Austin, the California Academy of Sciences in San Francisco, the Empire State Building – even your local Starbucks.

In short, LEED is everywhere. Because saving energy, water, resources and money are good for the environment and the pocketbook!

I hear a lot about other green building programs. What makes LEED special?

LEED's national reach means it has a lot of traction in the market. It's the most difficult to achieve, too. Its rigor, and the fact that it requires third-party validation means you can count on LEED to deliver.

What do the levels (Certified, Silver, Gold, Platinum) mean?

LEED homes must meet 18 mandatory measures, then earn enough optional points to reach certification.

Higher-scoring homes within the LEED rating system can earn higher certification levels (Silver, Gold, Platinum).

But every LEED home sets an example of the best in sustainable living.

Can you give me a bit more information on how LEED approaches each of those 'green' categories you mentioned?

- Energy: LEED requires that a home's energy performance exceed any local code requirements by at least 15%. This includes testing of the home's overall envelope and its ductwork, as well as multiple inspections during construction. Quality insulation is key.
- Water: LEED requires that the home incorporate a minimum number of water efficiency measures Low-flow toilets and faucets make a dramatic impact in water use with no inconvenience.
- Indoor Air Quality: LEED ensures that the home ventilates properly, requires high-efficiency air filters and reduces moisture, helping eliminate mold and mildew.
- Materials: LEED ensures that construction waste is minimized and that environmentally preferable products are used where possible.