

Fertile Ground

Outcomes from the First Year



A Very Good Year

Green Communities™ exceeded expectations in its first year, as a diverse array of partners embraced the initiative's holistic, cost-effective approach to sustainable development in low-income communities.

Launched in October 2004, Green Communities will invest at least \$555 million to build 8,500 affordable green homes over five years. With 77 developments underway in 21 states, the initiative more than doubled its production goals in its first year and is 61 percent ahead of investment targets.

What's more, Enterprise and our partners have begun shaping policy sooner than anticipated, using the initiative's planning guidelines and investment resources to encourage public action in support of smart, green development.

Green Criteria

Green Communities developers commit to meeting rigorous criteria in seven categories:

- Integrated design
- Location and Neighborhood Fabric
- Site
- Water Conservation
- Energy Efficiency
- Materials and Resources
- Healthy Living Environment
- Operations and Maintenance

First-year Accomplishments

- **A new standard for green affordable housing.** Enterprise and the Natural Resources Defense Council enlisted experts in many fields to develop practical, cost-effective standards for green affordable housing. The Green Communities Criteria provide policy makers and developers with guidelines for an integrated design process that can produce powerful benefits for residents and communities.
- **4,300 new green affordable homes.** Green Communities has provided funding and financing to support 77 housing developments that have committed to meet the initiative's criteria. More than half of the developers involved are building green for the first time. Other developers used Green Communities support to "go greener" through a holistic process.
- **\$179 million in financial support from Enterprise.** Enterprise delivered \$1.9 million in planning and construction grants to Green Communities developers during the initiative's first year, along with \$14 million in low-interest loans and \$163 million in tax-credit equity.
- **1,000 housing professionals trained in affordable green development.** Green Communities trains developers through direct technical support, regional workshops and online trainings.
- **37 national, state and local partners.** In its first year, Green Communities added to its impressive array of private- and public-sector partners with regionally focused partnerships in Florida; Michigan; Minnesota; Massachusetts; Montana, Oregon and Washington ("Northwest Green"), and the city of San Francisco.
- **10 commitments to greener housing** from state and local governments. Across the country, city and state agencies have used the Green Communities Criteria to guide the allocation of low-income housing tax credits and other affordable housing subsidies to developers.



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www.greencommunitiesonline.org

A partnership between Enterprise and the Natural Resources Defense Council

Green Communities Resources

Developers that meet the Green Communities Criteria are eligible for various kinds of assistance from Enterprise and our partners.

- Up to \$50,000 in grants for planning and construction
- Low-interest loans from \$50,000 up to \$3 million for acquisition and predevelopment
- Favorably priced equity investments, covering most of rental construction costs
- Expert training, online tools and project-specific assistance
- Special assistance from regional partners

Tangible Benefits

The 4,300 homes in the Green Communities development pipeline will reduce costs and consumption compared to conventionally built homes.

- \$1.5 million in energy savings per year (\$350 savings per household)
- More than 5,000 tons in reduced greenhouse gas emissions per year (2,340 fewer pounds per household)
- 30 million gallons in reduced water use per year (7,000 fewer gallons per household)

The Path Ahead

As Green Communities heads into its second year, the initiative's vigorous pace of production and investment continues. Moving forward, Enterprise will forge additional regional partnerships, expand our training program and intensify our advocacy and outreach. Additional goals include supporting more green affordable housing in rural areas and strengthening our focus on environmentally sustainable housing rehabilitation work.

Green Communities Partners

Anonymous	M & T Bank
The American Institute of Architects	MassHousing
The American Planning Association	Massachusetts Technology Collaborative
Bank of America	Merrill Lynch
Blue Moon Fund	Community Development Company
BP America	Meyer Memorial Trust
The Bullitt Foundation	Michigan State Housing and
Citigroup Foundation	Development Authority
Fannie Mae	National Association of State Energy Officials
Family Housing Fund	National Center for Healthy Housing
Florida Community Loan Fund	Natural Resources Defense Council
Florida Green Building Coalition	The Paul G. Allen Family Foundation
Freddie Mac	San Francisco Mayor's Office of Housing
Global Green USA	San Francisco Redevelopment Agency
The George Gund Foundation	Southface
Great Lakes Capital Fund	Surdna Foundation
Greater Minnesota Housing Fund	Tides Foundation
The Home Depot Foundation	U.S. Department of Housing and Urban
The Kresge Foundation	Development
JPMorgan Chase	Washington Mutual

