



A Resource List

BROWN BAG LUNCH SERIES

The Brown Bag Lunch Series is a monthly webcast held at the lunch hour and made possible through support from The Home Depot Foundation and USDA Forest Service. The goal is to provide training opportunities for local urban and community forestry practitioners. The trainings highlight successful programs and practices that you may want to adapt in your communities. Webcasts are open to all.

Correctly planting and protecting trees is a good thing to do. However, planting and protecting trees also requires coordinating time and resources. ACT minimizes such requirements by sharing the innovative ideas and organized approaches of successful projects and models for members to replicate. We invite you to join the Alliance for Community Trees for more ways to get involved. Together, we create a strong voice on behalf of the urban forest and make a great difference in the health, beauty, and livability of our communities. We strengthen communities by offering action-oriented approaches that bring people together around a common purpose.

TOPIC

Affordable housing is about building homes that are accessible to employment and educational opportunities, and that people of limited means can afford to own, operate, and maintain over the long-term, creating stable, strong communities. Part of that equation is ensuring that homes are efficient- designed and built in a sustainable way to minimize their environmental impact and to reduce utility costs- and healthy- environments that improve air quality, have access to recreational opportunities, and are safe.

More information at: http://actrees.org/site/stories/partnering_with_affordable_housing_agencies.php

TRAINERS

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Fred Wacker

Fred Wacker is the Director for The Home Depot Foundation and has been involved in affordable housing and community development for over 30 years. Prior to joining the Foundation in 2003, Fred held positions including Southeast Regional Director of the Fannie Mae Foundation, Community Investment Officer, and Deputy Director of Community Investment Services for the Federal Home Loan Bank of Atlanta, and National Director of Neighborhood Program Development for the Neighborhood Reinvestment Corporation, now referred to as NeighborWorks America. He has a Masters in Education from Ohio University and is a certified Urban Lender. A native of Ohio, Wacker currently lives in Madison, Georgia with his wife and two sons.

John Linner

John Linner is a Director for the National Development Council (NDC), one of the oldest national not-for-profit full service community and economic development organizations in the country. He has over 17 years of experience working with low- and moderate-income housing issues with local government, providing technical assistance, training, financing, and development assistance. He has worked in planning and community development departments in Cleveland and Seattle, and served as Assistant City Manager in Toledo. John also has published articles in several professional journals concerning low-income housing and community development issues.





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NONPROFIT RESOURCES

The Home Depot Foundation (Atlanta, GA)

The Home Depot Foundation believes that by helping families and individuals secure dependable, healthy, affordable housing, they are increasing their chances of success in all areas of their lives. They also believe that housing developers should go beyond just addressing the affordability issue to include a focus on the health and environmental impacts of housing design and construction. Housing should be built in a sustainable manner that also allows for immediate operating efficiencies to keep the housing affordable over the long-term. The Home Depot Foundation also oversees their annual Awards of Excellence for Affordable Housing Built Responsibly program is to identify, recognize and showcase the outstanding work of nonprofit housing developers who have successfully combined affordability with healthy, sustainable measures in the design and construction of housing. Projects are evaluated by an independent advisory committee of experts for creativity in addressing local housing needs, quality of design, innovation in financing, affordability, replicability, and the extent to which green building design measures, construction techniques and products are incorporated in the project. Case studies as posted online.

More information at: www.homedepotfoundation.org

National Development Council (Toledo, OH)

The National Development Council (NDC) is one of the oldest national nonprofit community and economic development organizations in the U.S. It was founded in 1969 with one purpose: increasing the flow of capital for investment, jobs, and community development to under served urban and rural areas across the country. Since that time, NDC has worked with thousands of communities in every one of the 50 states, providing technical assistance, professional training, investment in affordable housing, small business credit, and direct developer services. The NDC has invested nearly \$320 million in equity for affordable housing or historic preservation projects (leveraging an additional \$280 million), each year trained more than 3,000 economic development and housing development practitioners, and through Technical Assistance, their client communities brought in hundreds of millions of dollars of additional private and public investment for their community and economic development projects and programs. Like private investment bankers, they match the best sources of capital with project needs. But they do it for Main Street, not Wall Street. Our presenter, John Linner, presented two channels to approaching developers: 1. Formulas and programs, 2. Strategies and talking points. He says to help developers to think about trees as something other than a requirement, and also recommends to request that developers pay you for your landscaping advice. The first step, however, is to start with your local community development department. They will tell you who is active in your community. After that, start with the nonprofit developers.

More information at: www.nationaldevelopmentcouncil.org

Enterprise Corporation (Washington, DC)

Enterprise and its partners have developed a proven, cost-effective standard for developers interested in creating healthy and energy-efficient green affordable housing. The rating system is called the Green Communities Criteria. It is the first national green building program developed for affordable housing. By focusing on the use of environmentally sustainable materials, reduction of negative environmental impacts, and increased energy efficiency, they emphasize designs and materials that safeguard the health of residents and locations that provide easy access to services and public transportation. Green Communities is designed to help developers, investors, builders and residents make the transition to a greener future for affordable housing. Created in consultation with some of the nation's leading environmental, public health, and green building experts, Green Communities offers grants, loans, tax-credit equity, training, and technical assistance to give developers and builders the resources they need to bring green projects to life. The grant funds include up to \$50,000 per project to developers committed to providing green affordable housing. Applications are due by April 11, 2008.

More information at: www.greencommunitiesonline.org





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FUNDING RESOURCES

Enterprise Community Partners Green Communities Grants

Green Communities is a five-year, \$555 million commitment by Enterprise Community Partners to build more than 8,500 healthy, efficient homes for low-income people and to make environmentally sustainable development the mainstream in the affordable housing industry. Green Communities provides funds and expertise to enable developers to build and rehabilitate homes that are healthier, more energy efficient, and better for the environment.

More information at: http://actrees.org/site/stories/enterprise_community_partners_green_communiti.php

Home Depot Supports Affordable Housing Projects

The Home Depot Housing Impact Grants Program supports affordable housing projects in the U.S. and Canada built or preserved with environmentally friendly, efficient, and durable materials that increase energy and water efficiency, improve indoor air quality, and reduce maintenance costs. Grants range between \$500 and \$3,000.

More information at: http://actrees.org/site/stories/home_depot_supports_affordable_housing_projec.php

Oak Hill Fund

The Oak Hill Fund focuses on promoting the principles of sustainable and affordable design in residential housing nationwide, advancing women's reproductive health and rights in the Southeastern U.S., and improving the quality of life within the greater Charlottesville, VA, community. The Environmentally Sustainable Affordable Design (ESAD) Program supports educational initiatives that encourage sustainability and affordability in residential housing design throughout the United States.

More information at: http://actrees.org/site/stories/oak_hill_fund_environmentally_sustainable_aff.php

Wells Fargo Housing Foundation: Homeownership Grant Program

The Wells Fargo Housing Foundation is committed to increasing homeownership through the development of affordable housing throughout the United States. The Foundation's Homeownership Grant Program supports local nonprofit housing organizations that help create homeownership opportunities for low- to moderate-income families. Grants are provided for the construction or rehab of owner-occupied homes, homebuyer education programs, or subsidies that help struggling families purchase or retain their homes. In addition, support is provided to organizations that help low- to moderate-income homeowners make necessary repairs and upgrades.

More information at: http://actrees.org/site/stories/wells_fargo_housing_foundation_homeownership.php

Georgia-Pacific Foundation Supports Community Programs

The Georgia-Pacific Foundation supports a wide range of nonprofit organizations that improve the quality of life in communities where Georgia-Pacific operates, and where company employees live and work. The Foundation has identified the following key grantmaking areas: education, with a focus on job training; community enrichment, including housing and the arts; environment, with emphasis on recycling and clean air programs; and entrepreneurship, specifically partnerships with K-12 schools and women-owned and minority small businesses.

More information at: http://actrees.org/site/stories/georgiapacific_foundation_supports_community.php

Kresge Foundation

Environmental conservation is one of The Kresge Foundation's nine overarching values. They believe the effects of climate change on the natural world is among the paramount concerns of our time, one that presents formidable challenges and risks as well as opportunities for innovation. Their Environment Program works in partnership with like-minded organizations to protect the planet and promote its long-term sustainability for future generations.

More information at: www.kresge.org





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Blue Moon Fund

The Blue Moon Fund seeks to improve the human condition by changing the relationship between human consumption and the natural world. Support is provided to nonprofit organizations in the United States, Latin America, and Asia that have developed innovative approaches to improving human quality of life in harmony with the natural world. Support is provided in the following three initiative areas:

- Rethinking Consumption and Energy is aimed at developing environmentally-friendly, efficient, and economically competitive transportation and energy choices worldwide.
- Balancing Human and Natural Ecosystems promotes new economic and cultural approaches to reducing resource pressure and preserving biodiversity.
- Reenergizing Urban Communities is based on the belief that underpinning vibrant cities is their capacity to self-organize in ways that maximize the economic, cultural, environmental, and spiritual benefits of urban life.

More information at: www.bluemoonfund.org/grants

Database of State Incentives for Renewables and Efficiencies

DSIRE is a comprehensive source of information on state, local, utility, and federal incentives that promote renewable energy and energy efficiency. Choose one or both databases to search.

More information at: www.dsireusa.org





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RATING SYSTEMS FOR HIGH PERFORMANCE DEVELOPMENTS

Green Communities

http://actrees.org/files/Newsroom/enterprise_66641.pdf

LEED

www.usgbc.org/leed

Earthcraft Homes

www.earthcrafthouse.com

Energy Star

www.energystar.gov

The Living Building Challenge

www.cascadiagbc.org/lbc





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SUCCESS STORIES- Nonprofits

Watts Branch Park Housing Project (Washington, DC)

Casey Trees' NeighborWoods-sponsored Watts Branch Park Housing Project provided the technical and financial landscaping resources for 18 houses of a 53-home affordable housing project under development by Habitat for Humanity. In 2003, Casey Trees performed a comprehensive GIS inventory of street trees (taking special note of schoolyards, site plans, and affordable housing projects), and identified 10-40 percent more vacancy rates in the ward that includes neighborhoods west of the Anacostia River. Moreover, Watts Branch Park had been one of the most neglected and abused areas of Washington, DC. Working with the mayor's office, Casey Trees helped to a master plan that includes extending green space and trees into adjacent neighborhoods including to schools and housing projects. The project combined the extensive community-building resources of three experienced and credible community organizations with a wealth of experience developing affordable housing, safe and healthy parks, urban forests and green space and sustainable neighborhoods. The groups all have demonstrated commitments to working with residents, students, and volunteers for long-term community revitalization.

More information at: http://actrees.org/site/stories/watts_branch_park_housing_project.php

Providence Park (Nashville, TN)

Providence Park is a model affordable housing community in southeastern Nashville-Davidson County developed by Nashville Area Habitat for Humanity (NAHFH). The 43-acre site represents the largest land donation- from Centex Corporation- ever given to NAHFH during its 21-year history and one of the largest to Habitat for Humanity International, the largest all-Habitat development in the country, and all of the homes are Energy Star certified. This 138-home subdivision is a showcase of the positive impact homeownership and the establishment of a community can have on individuals, families, neighborhoods, and cities. To build a model neighborhood for affordable housing, a five-acre park was developed within Providence Park. The park serves the community by providing a place for neighbors to gather and interact. In 2007, The Tennessee Environmental Council, in partnership with NAHFH and Nashville Civic Design Center (NCDC) planted 100 2" caliper trees, and required residents to sit for a tree care training the week after the trees were planted. Healthy neighborhoods grow best when nurtured by healthy relationships between people, environment, and economy. The urban forest is critical to healthy communities: trees connect us to neighbors, make neighborhoods safer, impact our health, and increase property values.

More information at: www.tectn.org

Denver Digs Trees (Denver, CO)

The Park People's NeighborWoods-sponsored Denver Digs Trees program subsidizes the distribution and planting over 2,000 mature trees throughout Denver, with free trees going to residents in low-income communities. Since 1990, The Park People's Denver Digs Trees program has been enhancing the city by helping to shade streets and beautify and strengthen neighborhoods. Funding partners make it possible for mature trees to be offered at a fraction of their cost, with free trees going to residents in underserved neighborhoods. Their special efforts in Denver's low-income neighborhoods are testament to the value of ensuring that all residents benefit from healthy and beautiful communities. To make sure that underserved residents are aware of the free tree offer, The Park People works with affordable housing organizations, including Habitat for Humanity and the Denver Housing Authority. These partnerships provide access to low-income housing projects where trees can play a special role in increasing property values, saving energy, and strengthening communities. The Park People also target low-income neighborhoods, public housing complexes, and neighborhoods that meet the following criteria: fall below 5% tree canopy coverage, poverty level is greater than 20%, have the highest crime rates (140 crimes per 1,000 cpm), the lowest average household income (average \$38,555), and the lowest average home value (average \$186,942 compared to \$278,024 citywide).

More information at: http://actrees.org/site/stories/denver_digs_trees_1.php





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EarthWorks Boston (Boston, MA)

EarthWorks Boston successfully worked with city officials to change design standards for Boston affordable housing to incorporate containerized 1” caliper trees. Their angle was that having larger trees saves on natural resources because trees establish faster and easier, and also saves on labor costs by allowing for trained volunteer installation where appropriate. The net result is that all affordable housing development in Boston will now incorporate trees (or more trees) into their landscapes.

More information at: <http://www.earthworksboston.org/>





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GOVERNMENT PROGRAMS & LEGISLATION

Community Development Block Grant (CDBG) Program

The Community Development Block Grant program, authorized in 1974, is the premier program used by cities to further locally developed strategies for housing and community and economic development strategies. The goals of the CDBG program are to provide a suitable living environment and safe, decent, and sanitary housing. Grantees must develop and follow a detailed plan that provides for and encourages citizen participation. This integral process emphasizes participation by persons of low or moderate income, particularly residents of predominantly low- and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds. More information at: www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm

HOME Investment Partnership Program

The HOME program was created in 1990 to provide an additional tool to assist in the provision of housing to lower income households, expand the capacity of nonprofit housing providers, and leverage public sector participation. HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide. Program funds are allocated to units of general local government on the basis of a formula that considers the relative inadequacy of each jurisdiction's housing supply, its incidence of poverty, its fiscal distress, and other factors. Shortly after HOME funds become available each year, HUD informs eligible jurisdictions of the amounts earmarked for them. Funds can be used for nonprofit development, homeowner rehabilitation, homebuyer activities, rental housing, and tenant based rental assistance.

More information at: www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm

Self-help Homeownership Opportunity Program

Self-help Homeownership Opportunity Program (SHOP) provides funds for eligible national and regional non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families. SHOP funds are used for eligible expenses to develop decent, safe and sanitary non-luxury housing for low-income persons and families who otherwise would not become homeowners. Homebuyers must be willing to contribute significant amounts of their own sweat equity toward the construction of the housing units. SHOP funds may be used for only land acquisition, infrastructure improvements, and administrative costs. Total land acquisition and infrastructure improvement costs together may not exceed an average of \$15,000 in SHOP assistance per home. Administrative costs (program administration, planning and management development costs) may not exceed 20% of the grant amount.

More information at: www.hud.gov/offices/cpd/affordablehousing/programs/shop/

Low Income Housing Tax Credit Program

The Low Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986 as an alternate method of funding housing for low- and moderate-income households. Each state received a tax credit of \$1.75 per person that it could allocate towards funding housing that meets program guidelines. These tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. The tax credits are determined by the development costs, and are used by the owner. Tax Credits must be used for new construction, rehabilitation, or acquisition and rehabilitation. Properties receiving tax credits must stay eligible for 30 years. For example, through LIHTC, developers can get \$44,000 worth of credits on \$50,000 worth of landscaping.

More information at: www.hud.gov/offices/fheo/lihtcmou.cfm and www.danter.com/taxcredit





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National Housing Trust Fund

The National Affordable Housing Trust Fund Act of 2007 (H.R. 2895) created the first new federal housing production program since the advent of the HOME program in the early 1990s. The program holds great promise in helping to address the perennial affordable housing crisis, especially for people with the lowest incomes. The bill provides a permanent mechanism to boost affordable housing production through funds generated outside the annual budget appropriations process.

More information at: www.nhtf.org

Green Building Legislation

Green Building legislation has the potential to significantly improve the economics of affordable housing development and maintenance and to improve the health of affordable housing residents. By reducing, or at least stabilizing, energy costs, affordable housing finance become more predictable. Healthier environments achieved through green building techniques and the reduction of pollutants can be expected to lead to a healthier, more productive population. In addition, energy conservation measures, coupled with the use of alternative energy technologies can reduce the reliance upon carbon-based energy supplies, decreasing the country's reliance on imported energy sources and reducing the environmental impact of new and existing buildings.

More information at: http://actrees.org/site/stories/highperformance_green_building_act_of_2007.php

HOPE VI Improvement and Reauthorization Act of 2007

The HOPE VI Improvement and Reauthorization Act of 2007 (H.R. 3524) provides \$800 million annually from 2008-2013 for mixed-income communities that incorporate Green Communities Criteria. This is the first time the House has passed a bill authorizing holistic environmental principles in a major housing program. The bill requires new HOPE VI revitalization projects to meet the Green Communities Criteria for residential construction. It also gives more points in the HOPE VI selection process for greater compliance with Green Communities or other green rating systems chosen by the Secretary of HUD. For non-residential buildings, the bill requires the HUD Secretary to choose an appropriate green rating system. The bill provides funding for technical assistance to ensure developments can meet the green requirements cost effectively.

More information at: http://actrees.org/site/stories/landmark_green_affordable_policy_advances_in.php

Affordable Housing for Seniors

The need for affordable housing for the elderly and persons with disabilities is growing rapidly, because both populations are increasing at a rapid rate. The American Association of Homes and Services for the Aging (AAHSA) reports that an estimated ten seniors are waiting for each HUD Section 202 unit that becomes available for occupancy. Disability trends are on the rise for person under 64 years of age, increasing by as much as 3% a year through the year 2010 in some states.

More information at: http://actrees.org/files/Research/senior_housing.pdf

Chapter 40B (Massachusetts)

Chapter 40B is a Massachusetts regulation that folds all previous regulations relating to the Housing Appeals Committee and the Local Initiatives Program into a single, revised regulation. This study looks at the impact of legal challenges of zoning approvals by abutters, municipal boards or other parties on low and moderate income housing development. Due to data limitations, the study primarily looked at projects that sought zoning approvals under "Chapter 40B." It summarizes the characteristics of 84 projects with over 2,500 affordable units that have been subject to zoning litigation since 2000 (15% of all 40B projects approved or appealed between 2000 and 2006).

More information at: http://actrees.org/files/Research/chapa_40b.pdf





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INFORMATION RESOURCES

Sustainable, Affordable, Doable

There is now a cohort, expanding year by year, of experienced green affordable housing developers with useful stories to tell. Although the field is relatively rich with technical and practical information about green housing, it is only in the last few years that it has become possible to produce a broad, detailed account of sustainable development drawn from green housing developers themselves. This report is one attempt to collect those firsthand experiences and lessons from participants in eight Green Communities developments. Together, they form a kind of present-tense dispatch from the front lines of the revolution. More information at: http://actrees.org/files/Research/enterprise_6601.pdf

Minnesota Green Affordable Housing Guide

The Minnesota Green Affordable Housing Guide is a web-based resource to assist designers, contractors, and housing agencies integrate affordability and sustainability for cold climate housing. The design tool is intended for new affordable housing construction; however, it is also a valuable resource for integrating cost effective sustainable design strategies in all new residential construction. It includes comparative analyses of numerous house sizes and configurations to evaluate the costs, environmental impacts, and energy performance of different construction components, assemblies, and systems. Design guidelines, resources, best practices, and case studies are also included. The guide is organized into five scales: Neighborhood, Yard, House, Assemblies, and Components. Each scale has Design Strategies, Analysis & Recommendations, and Resources. More information at: www.greenhousing.umn.edu

Knowledgeplex

Knowledgeplex is designed to support the efforts of practitioners, grantors, policy makers, scholars, investors, and others involved or interested in the fields of affordable housing and community development. KnowledgePlex organizes and presents the most up-to-date, comprehensive collection of publications from all of its partner organizations, incorporates the latest news stories from thousands of publications nationwide through an arrangement with LexisNexis, provides a set of discussion forums, and displays events of interest to those working on affordable housing and community development issues. More information at: www.knowledgeplex.org

Building America Program

Building America is a program of the U.S. Department of Energy's Energy Efficiency and Renewal Energy Initiative. It is a private/public partnership that develops energy solutions for new and existing homes. The Building America project combines the knowledge and resources of industry leaders with the U.S. Department of Energy's technical capabilities. Together, they act as a catalyst for change in the home-building industry. More information at: www.eere.energy.gov/buildings/building_america/

Affordable Housing Design Advisor

Developed by The U.S. Department of Housing and Urban Development in cooperation with the American Institute of Architects, Enterprise Community Partners, Federal Home Loan Bank of Boston, LIISC, National Congress for Community Economic Development, and Neighborhood Reinvestment Corporation, the Affordable Housing Design Advisor brings together experience and ideas from successful affordable housing projects all over the country, and the people who developed, designed and built them. It is intended to help anyone involved in the production of affordable housing achieve higher design quality. Some of its resources include: information about the essential issues of design in affordable housing, ideas and examples of great affordable housing, key design issues and principles, and mini-lecture where experienced experts in various fields of the design and development of affordable housing give targeted overviews of important issues.





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More information at: www.designadvisor.org

Citizens' Housing and Planning Association (Boston, MA)

Citizens' Housing and Planning Association (CHAPA) is the nonprofit umbrella organization for affordable housing and community development activities throughout Massachusetts. Established in 1967, CHAPA is the only statewide group which represents all interests in the housing field, including non-profit and for-profit developers, homeowners, tenants, bankers, real estate brokers, property managers, government officials, and others.

More information at: www.chapa.org

U.S. EPA Building Healthy Communities for Active Aging

The Building Healthy Communities for Active Aging program raises awareness across the nation about healthy synergies that can be achieved by communities combining Smart Growth and Active Aging concepts. Learn about what other communities around the country are doing, strategies for active aging, and how aging fits with Smart Growth. A National Recognition Program compliments it by making awards to communities that demonstrate the best and most inclusive overall approach to implementing smart growth and active aging at the neighborhood, tribe, municipality, county, and/or regional levels.

More information at: www.epa.gov/aging/bhc/

New England Housing Network (Boston, MA)

The New England Housing Network is a coalition of affordable housing and community development organizations in the six New England states. The Network works on joint activities to preserve and expand the supply of affordable housing in New England. On September 17, 2007, the Network convened a conference involving close to 400 people, who spent a day key issues in federal housing and community development policy. This document summarizes the results of the conference workshops, and reflects the views of the people that participated in each of the workshops. These are not official opinions of the New England Housing Network, but do represent the thoughts of the people in attendance at the particular workshop sessions.

More information at: http://actrees.org/files/Research/nehn_07.pdf

Affordable Housing Finance

A magazine and online source for news, resources, and financing ideas for the affordable housing and multifamily housing industries.

More information at: www.housingfinance.com/ahf/index.html

National Low Income Housing Coalition

The National Low Income Housing Coalition is dedicated solely to ending America's affordable housing crisis.

More information at: www.nlihc.org

