



Recommended updates to the MSHDA Green Policy

1. MSHDA Green

- a. Overall the MSHDA Green plan should also require a 3rd party trained and credentialed consultant to the lead and verify the green measures. They should either have to be a LEED for Homes Green Rater, GreenStar Rater, National Green Building Standard Verifier or Enterprise Green Communities Technical Assistance Provider. This will help ensure all measures claimed are actually installed and require visual verification of all installed measures.
- b. All MSHDA green projects should require an energy model and energy inspection.
 - i. New construction single family and lowrise (1 – 3 stories) should require a bare minimum of a HERS index of 55 which is in line the new MI residential code.
 - ii. New construction midrise should require ASHRAE 90.1 energy modeling of 15% above 2007 or 5% above 2010.
 - iii. Renovations of existing single family homes should require a Department of Energy Home Energy score of 7 or higher.
 - iv. Lowrise multifamily projects units should require a HERS of 70 of 100 if masonry OR and existing multifamily renovations of 20 or more units should require energy certification.

These energy models ensure buildings that have been verified to keep utility bills down for low-income residence.

These next set of recommendations should apply to all new, existing and adaptive re use when changes are being made.

- c. Water conservation fixtures recommended update
 - i. Toilets – 1.1 gpf
 - ii. Showerheads 1.5 gpm
 - iii. Bath aerators 1.0 gpm
- d. Energy - Natural gas furnaces should be at least 95% efficient while AC installed should at least have a SEER of 16.
- e. Materials - All paints and primers should be no VOC or natural based
- f. Healthy Living - Include motion sensor for bathroom exhaust and require ASHRAE 62.2 2010 ventilation requirements which is mostly in line with the new MI code.

Allow for other relevant rating systems to be rewarded in the MSHDA Green. Those include:

- GreenStar Homes Certification
- DOE: Zero Energy Ready + EPA Water Sense
- Passive House
- Living Building Challenge
- Zero Energy Capable

To continue MSHDA's progressive green policy by incentivizing higher levels of green building. Recommendations include tier adjustments as followed below

Enterprise Green Communities: <http://www.greencommunitiesonline.org>.

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

Mandatory Green Communities Criteria (based on location and building type) ..2 Points	New
Construction Mandatory +35 Optional***	4 Points
Moderate Rehabilitation ¹ Mandatory +30 Optional***	4 Points
Substantial Rehabilitation ¹ Mandatory +30 Optional***	4 Points
Construction Mandatory +60 Optional***	6 Points
Moderate Rehabilitation ¹ Mandatory +55 Optional***	6 Points
Substantial Rehabilitation ¹ Mandatory +50 Optional***	6 Points

National Green Building Standard (NGBS): <http://www.homeinnovation.com/green>.

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

NGBS Bronze	2 Points
NGBS Silver.....	4 Points
NGBS Gold.....	6 Points
NGBS Emerald.....	8 Points

U.S. Green Building Council LEED Certification: <http://www.usgbc.org/leed>

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

LEED Certification	2 Points
LEED Silver.....	4 Points
LEED Gold.....	6 Points
LEED Platinum,.....	8 Points

GreenStar Homes Certification <https://greenhomeinstitute.org/greenstar/>

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

GreenStar Bronze	2 Points
GreenStar Silver.....	4 Points
GreenStar Gold.....	6 Points
LEED Platinum,.....	8 Points

Department of Energy Zero Energy Ready Home <http://energy.gov/eere/buildings/zero-energy-ready-home>

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

DOE Zero Energy Ready Certified	6 Points
+ EPA Water Sense Certification.....	8 Points

Passive House Institute US (PHIUS) <http://www.phius.org/home-page>

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

Passive House Institute Certification.....8 Points

International Living Future Institute – Living Building Challenge <http://living-future.org/lbc/certification>

To receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

Petal Certification (Water, energy or materials).....8 Points
Full living Certification.....10 Points

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