

Factor 5: Energy efficiency improvement and sustainable development factors (10 points)

DSHA uses Delaware Building Code as our standard for our typical rehabilitation activities, but are collaborating with the Delaware Weatherization program to improve energy efficiency in our regular CDBG program. Delaware Building Code can be found at <http://delcode.delaware.gov/title31/c041/sc02/index.shtml>. DSHA intends to require that building requirements under the NSP2 use energy star products and that sub grantees consider other green building efforts and provide documentation as to why they were not selected when it is impossible or impractical to adopt these practices in a specific project.

The NSP2 homes that will be purchased, rehabilitated and resold to qualified buyers and those that will be purchased, rehabilitated and provided to non-profit organizations for rental housing for very low income people will be required to be built to maximize energy efficiency and lower maintenance cost. DSHA is asking for significant subsidy for many of these homes, so that they may be made affordable to moderate and low income households. By imposing stricter building requirements DSHA and the local jurisdictions will ensure that the maintenance and energy costs do not become barriers to families being able to continue to afford their homes. DSHA will require subgrantees to strategically incorporate modern, green building and energy-efficiency improvements in all NSP activities to provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods

a. Transit Accessibility (5 points)

Transit accessibility is an issue for much of Delaware, including many of the census tracts identified in this application. However, 15 of the 27 identified census tracts do have convenient bus service or commuter rail service. In addition 84 of the anticipated 139 homes to be assisted will be in one of these census tracts. All of the Wilmington census tracts are served by buses that run on a regular schedule with bus service every 20 minutes during rush hour. In the Newark area there is bus service on a less frequent basis, but commuter rail is available, and in Kent County census tract XX has an express commuter bus that provides fast and economical transportation to job centers in New Castle County and north. The other census tracts in Northern Kent County are adjacent to the census tract served by the express bus and could easily drive to the park and ride at the Smyrna rest area in under 15 minutes.

In Sussex County public transportation is available in the targeted areas in the summer months when tourists are in the area, but transit is severely cut back during the fall, winter and spring months. However, we will be targeting NSP2 homes in Sussex county specifically to people who work in Sussex County

a. Green Building Standards (3 points)

DSHA does not anticipate that any new homes will be built using NSP2 funds. For all gut, and moderate rehabilitation DSHA will require that all procurement policies for

NSP2 indicate that Energy Star products will be used in all rehabilitation. In addition, DSHA will require the following green building standards in all rehabilitations unless documentation is provided that such practices would provide no long-term financial or comfort advantage to the homebuyer, but would add significant cost to the project.

Additional Green Standards required:

Sustainable Site Design

1. Sustainable Landscaping. Select native trees and plants that are appropriate to the site's soils and microclimate.
2. Energy Efficient Landscaping. Locate trees and plants to provide shading in the summer and allow for heat gain in the winter.

Energy Efficient Materials

1. Durable Materials. Use materials that last longer than conventional counterparts such as stone, brick or concrete.
2. Resource Efficient Materials. Use layouts and advanced building techniques that reduce the amount of homebuilding material required.
3. Heat Absorbing Materials. Use materials that retain solar heat in winter and remain cool in summer.
4. Solar-reflective Paving. Use light-colored/high-albedo materials and/or open-grid pavement with a minimum Solar Reflective index of 0.6 over at least 30 percent of the site's hardscaped areas.
5. Local Source Materials. Use materials from local sources that are close to the job site.

Healthy Homes

1. Green Label Certified Floor Covering. Do not install carpets in basements, entryways, laundry rooms, bathrooms or kitchens; if using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.
2. Healthy Flooring Materials: Alternatives. Use non-vinyl, non-carpet floor coverings in all rooms.
3. Healthy Flooring Materials
4. Sealing Joints. Seal all wall, floor and joint penetrations to prevent pest entry; provide rodent and corrosion proof screens (e.g., copper or stainless steel mesh) for large openings.
5. Termite-resistant Materials. Use termite-resistant materials in areas known to be infested.
6. Tub and shower Enclosures: Moisture Prevention. Use one-piece fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board, fiber-glass reinforced board or cement plaster.
7. Green Maintenance Guide. Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of Green building features, and

encourages additional Green activities such as recycling, gardening and use of healthy cleaning materials.

8. Resident Orientation. Provide a walk-through and orientation to the homeowner or new tenants.

c. We are not proposing any demolition using NSP2 funds

d. Deconstruction (1 point)

DSHA will encourage the use of deconstruction techniques in all gut and moderate rehab activities.

e. Other Green Practices (1 Point)