

Overcoming Policy Barriers to Improve Health and Livability

Ryan McCaw, Metro West Housing Solutions





Who We Are

- History

- Est. 1974 as Lakewood Housing Authority
- Public housing & Section 8 program only
- Expanded to include self-sufficiency & family services

- Evolution of Agency

- Increasing focus on quality of life & physical wellness
- Continued diversification of services
- Green building leader



MWHS' headquarters – pursuing LEED Existing Building certification

Creekside Senior Campus

- Vision

- 1st official MWHS “green building”
- Create a unique, active, healthy place
- Multi-phase

- Regulatory Challenges

- Adjacent to historic RMCAD campus
- Location of mass transit stops
- Bold design a drastic departure from neighborhood “norm”
- Evolving City plans for area



Phase I – Residences at Creekside, winner of 8 sustainability awards

Creekside Senior Campus

- Regulatory Opportunities

- High density zoning
- FASTRACKS

- Campus Profile

- 200 apartments
- 2 guest suites, live-in unit for property manager
- 30,000 s.f. of community space
- Many amenities
- Multi-modal transit hub
- Individualized services
- Community partnerships



Phase II – Creekside West, largest LEED Platinum MF bldg in CO

Creekside Senior Campus

• Results

- Rapid lease-up & lengthy waiting list
- Extremely low utility costs for residents & agency
- Happy & healthy residents
- Public recognition

• Lessons Learned

- Data tracking works
- 3rd party verification is worthwhile
- Become involved and help influence policy



Campus fully completed in May 2011

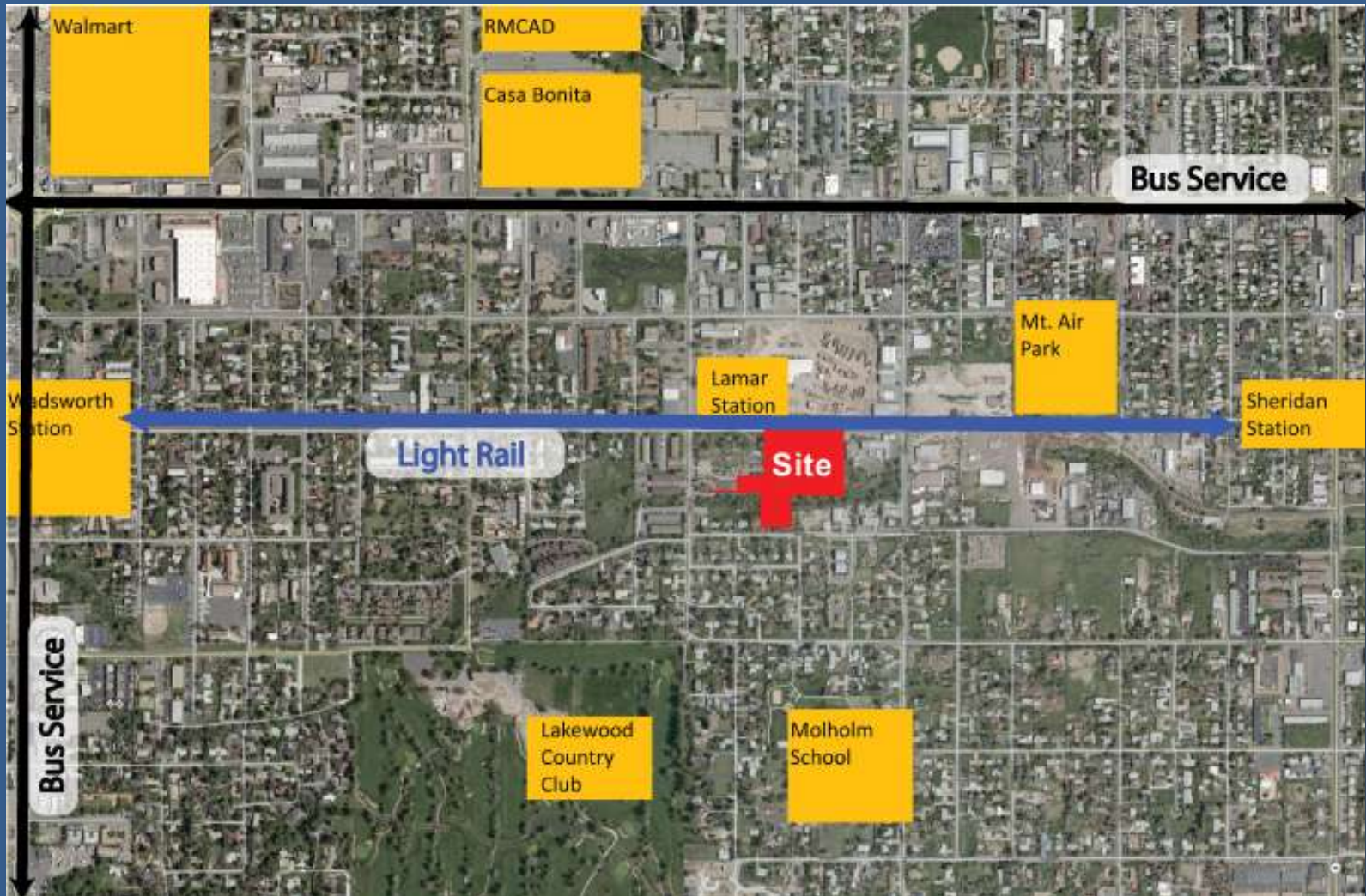


Lamar Station TOD

- Vision

- Transform 5.5-acre brownfield into mixed-use, mixed-income neighborhood center
- Multi-phase –1st phase to open in 2013 with light rail
- 55% public open space
- Donated 1/2-acre to City to build new Head Start facility
- 1st major neighborhood residential development in 40 years
- LEED ND for project
- LEED BD+C Platinum for individual buildings

Lamar Station TOD





Lamar Station TOD

- Regulatory Challenges

- Historic land uses grandfathered into zoning with creation of Lakewood
- RTD FASTRACKS-related work
- No zoning overlay
- 1st project to implement *Lamar Street Station Area Plan*
- Evolving determination of sustainability bonus
- Competition for LIHTCs

- Other Challenges

- Neighborhood concerns about density, traffic, etc.
- Financing clean-up & infrastructure investments

Lamar Station TOD



Obstacle – Regulatory Challenges

- Meet community plans requirements
- Antiquated zoning
- Sustainability bonus
- Need approval from PC & CC

**Overcome
by:**

- Refining plan to meet community objectives
- Building case for rezoning
- Pushing the envelope
 - Cultivating public support

Obstacle – Community Buy In

- Address neighborhood concerns

**Overcome
by:**

- Being transparent
- Continuing dialogue with applicable City departments & neighborhood
- Proving updates

Obstacle – Financing

- Paying for new infrastructure
- Tax credits increasingly competitive
- Less grant money available & more competition

**Overcome
by:**

- Diversifying funding sources
 - Attracting investment with green initiatives
 - Emphasizing TOD, services & amenities in marketing



Questions?



metrowest
HOUSING SOLUTIONS

Ryan McCaw, LEED AP
Metro West Housing Solutions
(303) 987-7782
ryamcc@mwhsolutions.org

A green silhouette of a house with a cutout showing two people sitting on a bench, positioned to the left of the main text.

LEED[®] for Homes

Affordable Housing
Improving Health and
Livability

2010 LEED for Homes Registrations

22,218

Units Registered

2,822

Single Family

19,396

Multifamily

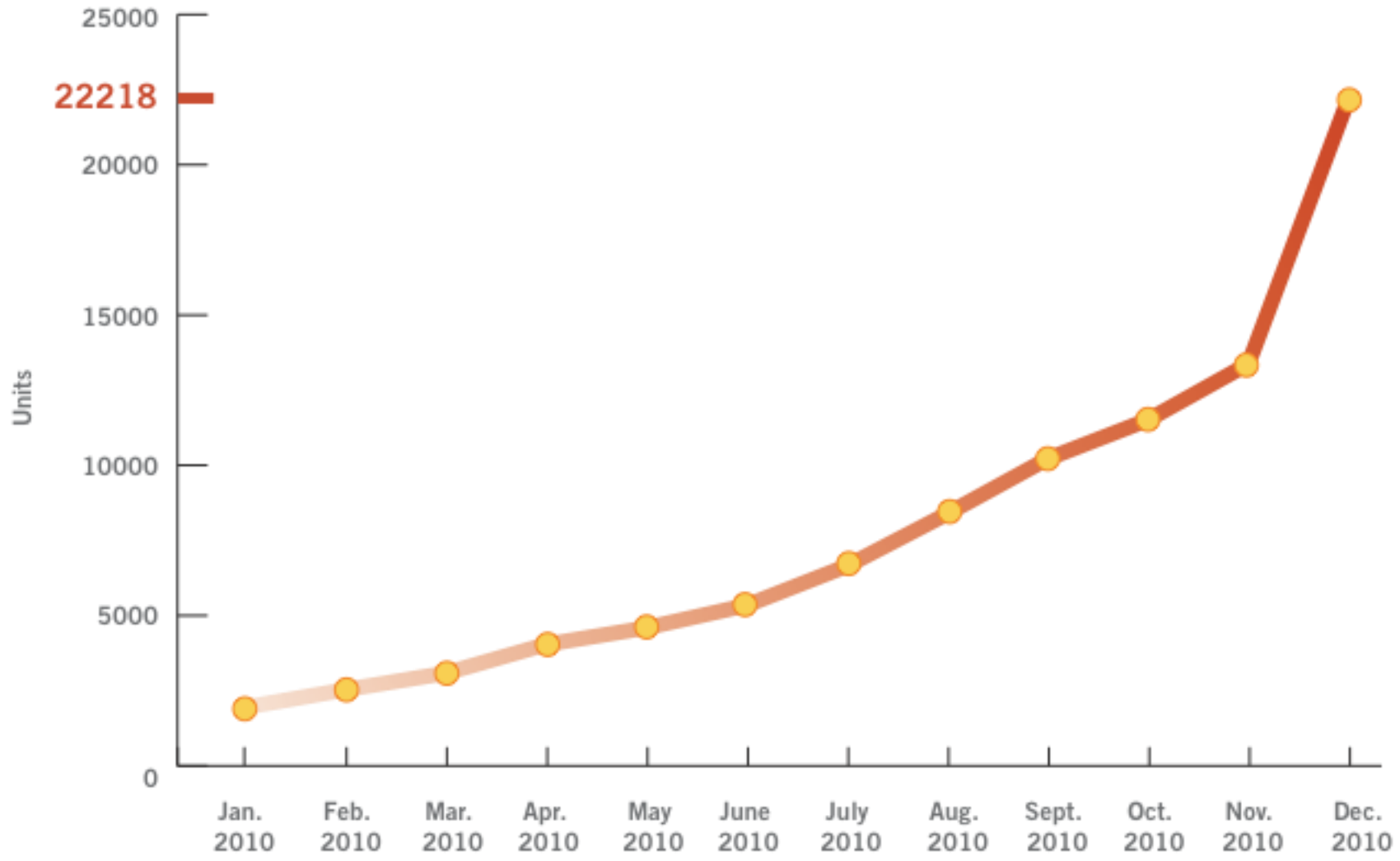
9,580

Affordable

12,638

Market Rate

2010 LEED for Homes Registrations



Program Scope and Applicable Building Types



Single-Family Homes



Mid-Rise



Low-Rise Multifamily



Single-Family Production



Gut Rehab

Next Steps



Visit www.usgbc.org/homes for:

- ✓ Rating system
- ✓ List of Providers
- ✓ Purchase Reference Guide
- ✓ Project checklist
- ✓ Education
- ✓ Affordable housing info
- ✓ Other info

The screenshot shows the USGBC website with the following content:

- U.S. GREEN BUILDING COUNCIL** (USGBC)
- Navigation: LEED, Education, Resources, News & Events, GreenJobs, Chapters, Membership, Search
- LEED for Homes** (Rating System, Programs, Providers, Affordable Housing)
- The Green Home Guide**: Making your home a greener space is a commitment - to yourself, your family, your community and the world. But here's the good news: it's a learning process. As exciting new technologies, products and scientific breakthroughs constantly emerge, staying educated on the home - as well as the why - of maintaining a green home is the best way to ensure your efforts are as effective and beneficial as possible. For more information about green home benefits and to access other resources visit USGBC's newly launched green homes Web site - The Green Home Guide: www.greengohomeguide.org
- REGREEN Residential Remodeling Program**: USGBC and the Society of Interior Designers (SID) Foundation have partnered to create the first nationwide green residential remodeling guidelines for existing homes. The guidelines, comprised of best practices using a "check-remodel" approach, will be implemented by training programs and print and electronic resources for building professionals and homeowners as part of the REGREEN program. A draft of the guidelines is available for public comment. USGBC and SID urge green design professionals in the industry to review the document at www.regreenprogram.org before the comment period closes on December 31, 2007. Frequently asked questions.
- LEED for Homes Rating System** (Released January 2008): LEED for Homes Rating System (PDF). The Rating System sets the intent, requirements, submittals and technologies/strategies for each credit and includes the Project Checklist. LEED for Homes Project Checklist (PDF).

Next Steps



Visit www.thegreenhomeguide.org for:

- ✓ Project case studies
- ✓ Consumer resources
- ✓ Ask an expert
- ✓ Other info

U.S. GREEN BUILDING COUNCIL

THE GREEN HOME GUIDE

WHAT MAKES A GREEN HOME | GREEN HOME PROGRAMS | REGREEN REMODELING GUIDELINES | LIVING GREEN | RESOURCES | NEWS & EVENTS

Copyright © Green Search Search

INTRODUCTION

Green Homes for Everyone

From Seattle to Des Moines to New York City, anyone can have a green home. Rented or owned, affordable or market-rate, single-family or multi-unit, urban, suburban or rural: if it's housing, it can be green. Learn the basics: [Green Homes 101](#)

LEED for Homes

What is LEED?
Homebuilder Resources
LEED Affordable Housing
Local Providers
Local Certified Homes (PDF)
Download Rating System (PDF)
Download the Checklist (XLS)
Order the Reference Guide
LEED for Homes Courses
Description of Point Categories
Incentives for Going Green

NEWS

New Green Home Profiles

See what a green home can look like with new profiles of California's affordable *Gish Apartments*, Florida's *REAL Model Home* and the 2008 *Southern Living Idea House* in North Carolina. [See all profiles...](#)

Green Your Blog

It's easy, fun and free to spread the word about green homes with your Web site. [Learn more...](#)

Green Home Know-How

- ▲ **Ask An Expert: Solar at an angle.** Does a northeast-facing home still lend itself to solar panels and passive solar heating? [More questions...](#)
- ▲ **USGBC Founder's Ultra-Green Home:** David Gottfried's renovation of a 1915 home has won LEED Platinum certification ... and then some! [Read more...](#)
- ▲ **15 Green Projects for Under \$500:** Go green at home the cheap and easy way. [Read more...](#)

[MORE ARTICLES...](#)

REGREEN ASIO & USGBC

Residential Remodeling Guidelines



Stay in the loop!

[www.usgbc.org/LEED/
development](http://www.usgbc.org/LEED/development)

<http://usgbcblog.blogspot.com/>

bhoward@usgbc.org

Bryan Howard

Legislative Director

