

Green Building Update

an Allen Matkins
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publication

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California cities to offer low-interest loans for energy efficiency upgrades

Greener Buildings - July 25

A new law in California allows for low-interest loans to homeowners or businesses who want to make renewable energy or energy efficiency improvements. The loans pay the costs to install solar panels, dual pane windows, replace air conditioning units or similar projects. Owners pay back the loans through assessments on their annual property tax bills.

Green Building Focus

California Releases Plan to Reduce Greenhouse Gases

Allen Matkins Legal Alert - July 24

California released its draft "Plan" to reduce greenhouse gas emissions to 1990 levels by 2020. As mandated by AB 32, the Global Warming Solutions Act of 2006, the Plan requires reductions of 10% from current levels and 30% from projected 2020 levels. If adopted, the Plan will touch every Californian along with significant impacts on industry.

NACo releases two green government surveys

National Association of Counties ("NACo") has released the findings of two new green government surveys. To access more results from these surveys, visit www.greencounties.org

(1) *NACo County Green Programs Survey*: There are 3,068 U.S. Counties. A random sample of 801 counties resulted in 147 responding counties (60% rural and 39% urban). RESULTS: 58% of county respondents have a program to encourage green government practices; 14% generate renewable energy; 84% do not have a green purchasing policy; and 21% have, will or plan to conduct a county operations greenhouse gas survey.

(2) *Local Leaders in Sustainability: Green Counties*, a joint report from NACo and the American Institute of Architects ("AIA"): This survey focused on the top 200 most populous counties in the country and discovered that county green programs have increased by over 400% in the last three years. 39 counties have a green building program covering 43 million people (with 19 counties in the East, 7 in the Midwest, 3 in the Intermountain West, and 10 in the West.)

Construction educators offer green-building course

Daily Commercial News and Construction Record - July 22

The [National Center for Construction Education and Research](#) (NCCER) has partnered with the Sustainable Facilities and Infrastructure Research Team of the Myers-Lawson School of Construction at Virginia Tech University to create green training for the U.S. construction industry. The primary purpose is to teach fundamental green construction principles and

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methodologies. NCCER has been recognized as a U.S. Green Building Council (USGBC) education provider. The center abides by USGBC-established operational and educational criteria and is subject to annual reviews and audits for quality assurance.

Sustainable homes becoming more affordable according to USGBC study

US Green Building Council - July 24

Within the last three years, more than 330,000 homes have been built in the United States featuring environmentally sustainable design, solar power, or other green technology, according to a joint study by McGraw-Hill Construction and the U.S. Green Building Council. The study estimated that green construction was now a \$36 billion-a-year industry, up \$5 billion from three years ago. Green home renovations had previously been seen as a luxury for people who can afford custom builders. But advances in technology, government subsidies and new construction practices have helped make green and efficient homes more affordable.

Real estate blog offers tips on how to avoid 'green washing' when purchasing a green home

Boulder Real Estate Blog - July 20

A Colorado-based real estate [blogger](#) details tips on avoiding "green washing" when purchasing real estate. He writes that "practically every real estate product being advertised these days is promoted as 'green' in one form or another", and that while there are some specific terms that are useful such as Built Green, LEED Certified, customers remain confused as to what makes a property 'green'. He advises customers to attend local community workshops, or to consider securing the help of an [EcoBroker](#) certified Realtor who can help reveal the truths behind the claims of 'green' homes for sale.

Dockside Green striving to be the world's first LEED platinum community

US Green Building Council - July 28

If all goes as planned, [Dockside Green](#), a community located in Victoria, B.C., will become the world's first LEED Platinum community. The off-grid undertaking, now surpassing \$80 million of construction, will take eight to 10 years to complete, according to the USGBC. The four-building phase one, now 100% LEED Platinum-ranked, has 200 residential units and nearly 8,611 square feet of street-level retail space. 85% of its mix of one- and two-bedroom units sold out three hours after marketing began. Certification for the all-residential phase two, adding 220 for-sale units to the 15-acre waterfront block is "on target" to claim LEED Platinum too.

UK endorses website advising businesses to embrace climate change adaptation principles

Business Green - July 24

A new [web site](#) is designed to offer businesses advice on how to adapt to climate change. The site provides a "one-stop-shop" for organizations seeking information. It will feature a range of resources, including climate projections, best practices, technologies and design principles. Speaking at the launch of the site, UK's climate change minister Joan Ruddock said that

alongside measures to cut emissions, the country needed to step up its climate adaptation efforts.

Pennsylvania Governor signed \$650 million clean energy fund

Clean Edge - July 28

Pennsylvania's new law will save families and small businesses money on their energy bills by supporting investments in energy conservation and efficiency. As part of the \$650 million package, residential consumers and small businesses will be eligible for \$92.5 million in loans, grants, reimbursements and rebates to support energy conservation and weatherization projects with the intent to reduce energy bills. Another \$40 million is available to provide financial assistance through the state's Low-Income Home Energy Assistance Program, or LIHEAP, and establish an energy efficiency loan fund through the Pennsylvania Housing Finance Agency.

Notable green building projects...

Washington to get its first LEED certified hospital

An expansion of the MutiCare-Good Samaritan Hospital in Puyallup, Washington expects its new 350,000-square-foot expansion to become the state's first inpatient hospital to achieve LEED silver certification from the U.S. Green Building Council. The \$400-million expansion of MutiCare-Good Samaritan Hospital would include a nine-story tower with 80 private patient rooms and space for 80 additional rooms, a new lobby and space for new emergency, imaging and surgery departments.

Military housing to be LEED gold certified

Four military houses built by a public-private partnership at Schofield Barracks are set to receive LEED Gold certification, according to Pacific Business News which cites Army Hawaii Family Housing, a 50-year partnership between the Army and Actus Lend-Lease.

Symantec earns LEED gold certification in Culver City

Symantec announced that its Culver City, California campus has earned LEED Gold Certification. Symantec selected a site previously considered undevelopable in a densely populated area of the city.