



ON THE PATH TO CERTIFICATION: LIVING BUILDING CHALLENGE AFFORDABLE HOUSING PILOT PROJECTS – ROUND THREE

ACCEPTING PROJECT SUBMISSIONS (Issued April 11th, 2018)

PROGRAM PERIOD: JUNE 15, 2018 THROUGH JUNE 1, 2020

THE INTERNATIONAL LIVING FUTURE INSTITUTE'S AFFORDABLE HOUSING COMMITMENT

The International Living Future Institute (the Institute) seeks to inspire regular use of the Living Building Challenge (LBC) in affordable housing, learn from aspiring projects' best practices, and act as a hub to share lessons learned and support committed leaders in the field. Together with our key partners, we are pursuing a future that is socially just, culturally rich and ecologically restorative.

OVERVIEW OF THE INSTITUTE'S AFFORDABLE HOUSING PROGRAM

The affordable housing development community is uniquely situated to benefit from the philosophy and application of the LBC in order to effectively accomplish its mission and goals. Living Buildings are designed to maximize the positive social and environmental potential of the built environment and serve as focal points for inspiration and education in their local communities. They are comprised of healthy, earth-safe building materials, harvest all their energy and water on site, and place equity and social justice at the forefront of their design goals. As the world's most advanced and rigorous green building certification program, the LBC can enhance the positive impact of affordable housing on the lives of residents and in their communities while mitigating the persistent inequalities often present in low-income communities.

Over the last six plus years, the Institute has been working to better understand the potential of the LBC to transform affordable housing projects. In the first three years, the Institute collaborated with a stakeholder group of leading North American affordable housing developers and organizations, internally called the Innovator Network. Together, the group identified key social, regulatory and financial barriers to Living Building Challenge certification and explored opportunities to overcome these barriers in the affordable housing market. As part of this effort, the Institute provided technical assistance to three affordable housing projects designed to the philosophy of the Living Building Challenge. Key findings from the research, collaboration and pilot project work were presented in "Living Building Challenge Framework for Affordable Housing: A Pathway to Overcome Social, Regulatory, and Financial Barriers to Achieving Living Building Challenge Certification in Affordable Housing," a report written and published by the Institute in the Fall of 2014.

From the Fall of 2014 through 2017, the Institute built upon this foundation to further expand the reach, impact and understanding of its Living Affordable Housing program. The Institute continued research as well as capacity building in the industry through the development of cohorts for information sharing, development of resources, summits, presentations, and webinars. A key focus of the work was engagement with projects working to implement the Living Building Challenge in different regions and climates throughout the country. Eight affordable housing projects were part of the formal pilot program. The Institute also worked with several other projects on specific implementation efforts. This second round of pilot projects helped build on the lessons learned in the first round and identified additional strategies and barriers to implementing the Living Building Challenge in affordable housing projects. As a result of the second round of pilot projects, the Institute developed additional resources, such as sample project specifications and a Red List compliant materials list.

THE LIVING BUILDING CHALLENGE AFFORDABLE HOUSING PILOT PROJECT – ROUND THREE

The Institute has created this opportunity to inspire and support more affordable housing projects to further explore, test and develop strategies to assist affordable housing developers in overcoming social, regulatory and financial barriers to achieving Living Building Challenge certification. The Institute will select ten affordable housing projects intending to pursue Living Building Challenge certification (Living, Petal, or Zero Energy Certification) to receive a package of free technical assistance and become part of an ongoing cohort working together in support of this goal.

APPLICATION TIMELINE

Pilot program period runs from June 15, 2018 to June 1, 2020

Wednesday, April 11th, 2018: International Living Future Institute announces program and begins accepting submissions

Wednesday, May 16th, 2018: Applications are due by 5pm PDT

Friday, June 1st, 2018: Selected pilot projects will be notified

Friday, June 15th, 2018: Selected pilot projects must be registered for the Living Building Challenge

Wednesday, June 20th, 2018: All applicants will be notified and selected projects announced

TECHNICAL ASSISTANCE PACKAGE PROVIDED BY THE INSTITUTE TO SELECTED PILOT PROJECTS

- Access to the four hour “Understanding the Living Building Challenge” webinar series for up to five team members at no cost and up to 10 additional team members at half price
- One individual ILFI membership or \$150 discount on an organizational membership
- Upon project registration, 3 free additional ILFI memberships to be given to other team members in order to access the Dialogue
- One (one-time) electronic copy of the Petal Handbooks
- Initial phone call to discuss project, program, scope, and timeline for technical assistance over the program period (roughly 1 hour)
- Coordination with project team to explore specific petals and imperatives and discuss the feasibility of various certification pathways.
- Development of custom technical assistance package for each project based on the certification path being pursued and the stage and schedule of the project. This could include:
 - Facilitation of a Living Building Challenge charrette for team members and key community stakeholders (6-8 hours)
 - Design development review
 - Construction document review
 - Materials process consultation (up to 20 hours)
 - Up to 10 hours of advocacy assistance on policy items related to project, including exploration of regional or state regulatory barriers
 - Up to 10 hours of additional technical assistance throughout the program period

OVERHEAD RESPONSIBILITIES OF SELECTED PILOTS

Once accepted, pilot project teams are expected to:

- Register the Pilot Project: Includes access to the Dialogue and 10 Dialogue posts (\$900 one-time fee). Team must be ready to register their pilot project by June 15th, 2018.
- Design Charrette Assistance: Pay any costs over \$300 for ILFI travel and lodging expenses for the in-person design charrette. (Note: Every effort will be made to minimize travel expenses).
- Certification Fees: Project teams are responsible for certification fees. For more information on certification fees, go to <https://living-future.org/lbc/certification/#registration-benefits-pricing>.
- Best Practice Briefs: Report best practices and key lessons learned through a 2-3 page brief three times a year throughout the program (schedule to be provided by the Institute). These briefs will communicate to the Institute where support is needed and how the Living Building Challenge can further address the needs of the market. A template for this brief will be provided by the Institute prior to the first due date.

MINIMUM REQUIREMENTS TO APPLY

1. Project teams must be committed to pursuing Living Building Challenge (Living or Petal) certification or Zero Energy certification on the selected project.
2. Project must be an affordable housing project, as defined by the following:
The project must be financially accessible (<30 percent of household income for gross housing costs, including utilities) to renters who make <60% of median family income (MFI) and unit owners who make <80% of median family income (MFI). The project must retain its affordable status for at least 40 years. (If your project does not meet these requirements, you may still apply; however, please explain how your project is meeting the affordable housing needs of your region in your application.)
3. Project site must be on a previously developed or infill site.
4. Project must be located in the United States or Canada.
5. Project must be ready to register with the Living Building Challenge by June 15th, 2018.
6. Project teams must be prepared to cover fees and time associated with the “Overhead Responsibilities of Selected Projects” listed above.

APPLICATION INSTRUCTIONS

Entire submission needs to be compiled in a single document in PDF format, no more than 8 pages, and sent to Susan Puri, Affordable Housing Manager (susan.puri@living-future.org) by 5pm PDT Wednesday, May 16th, 2018. (Note: the page number references listed below are suggestions only. Applicants can determine how to best address the topics below within the maximum page limit of 8). Further questions should be submitted to Susan Puri at susan.puri@living-future.org.

- Project Parameters
One page on how the proposed project meets all six of the “Minimum Requirements to Apply.” Be sure to include information regarding the income level targeted by the project and how long the project will retain its affordability status.
- Project Goals
A half page explaining the goals and purpose of project, including sustainability goals and proposed level of Living Building Challenge certification.
- LBC Interest + Commitment
One page on why the project team is interested in becoming a Living, Petal or Zero Energy certified building and projected feasibility to comply with certification requirements.
- Program + Approach
One paragraph explaining project program and basic design approach.
- Context/Site Plan
One paragraph describing the project’s location and neighborhood context and a screen shot on Google Earth, or similar map program, with the project site boundary highlighted.
- Project Schedule
Include current status/phase of project and start dates for all phases of work.
- Project Team and Community Partner List
List names, titles and organizations of affiliation. Explain each organization’s experience with green affordable housing (LBC, zero energy, LEED, Green Communities, etc.).
- Questions + Concerns
One page explaining what assistance the project team feels it needs to achieve Living Building Challenge certification. Include questions, concerns or barriers that the project is encountering.

COMMON QUESTIONS

Q - I am only interested in pursuing Petal Certification or Zero Energy Building (ZE) Certification. Am I still eligible to apply?

A – Absolutely! If accepted, the technical assistance package may be modified to best suit the needs of the project.

Q - What is the Dialogue?

A - The Dialogue is a forum of discussion on specific questions regarding the Imperatives of the Living Building Challenge. This resource serves as a direct line for teams with registered projects looking for clarification from the Institute's technical staff.

Q - What policy support does the Institute provide?

A - The Institute provides assistance to project teams as they work with regulators on related policies. We give advocacy support in the form of direct staff assistance, assistance from our local volunteers active in Collaboratives around the globe, research projects, and Living Future Congresses (bioregional groups of sustainability thought leaders who volunteer to advocate for policy leadership in support of a Living Future).

Q - What happens if my project is not, ultimately, certified as a Living Building?

A – It is expected that projects accepted under this program have a commitment to pursue the Living Building Challenge as fully as possible. If projects accepted under this pilot program do not ultimately meet the requirements for certification they will not be penalized. Our goal is to see the first of many affordable housing projects fulfill complete certification.

Remember, the LBC is a philosophy, advocacy tool and certification platform. Although certification is a third-party stamp of approval, projects that embrace the Living Building Challenge end up paving the way for future teams, as well as surfacing new conversations and ideas about the philosophy. We believe this pilot program is the catalyst to making affordable housing projects Living Buildings. We can’t wait to explore best practices with project teams who are ready to take their affordable housing projects to the next level!

Q – Where can I find more information about the Institute’s Affordable Housing Initiative?

A – Information about this Initiative, including the Framework report, resources, short descriptions of other pilot projects, etc. can be found at the Institute’s website: <https://living-future.org/affordable-housing/>. You can also contact the Institute’s Affordable Housing Manager, Susan Puri at susan.puri@living-future.org.