



LIVING BUILDING CHALLENGE AFFORDABLE HOUSING PILOT PROJECTS – 2020-2023

ACCEPTING PROJECT SUBMISSIONS (Issued September 1st, 2020)

PROGRAM PERIOD: OCTOBER 2020 THROUGH JUNE 2023

THE INTERNATIONAL LIVING FUTURE INSTITUTE'S AFFORDABLE HOUSING COMMITMENT

The International Living Future Institute (the Institute) seeks to enable and facilitate regular use of the Living Building Challenge (LBC) in affordable housing by supporting project teams, creating resources and education, sharing stories of innovations of affordable housing leaders, and acting as a hub for the affordable housing community to connect with each other.

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 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 seven 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. Key findings from this effort were presented in the Living Building Challenge Framework for Affordable Housing, a report published by the Institute in the Fall of 2014.

From 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 added ten more affordable housing projects to the formal pilot program, half of which are now completed in their performance period for certification or already certified. Other projects from this group are in design or construction. As a result of this second round of pilot projects, the Institute developed additional resources, including sample project specifications, a Red List compliant materials list, and educational courses.

From 2018 to 2020, the Institute has been working with an additional 14 project teams pursuing certifications ranging from Living to Materials Petal to Energy Petal, including two projects pursuing certifications at a portfolio scale under the Institute's Volume program. During this time period, the Institute released a major update to the Living Building Challenge Framework for Affordable Housing, including information on the latest version of the LBC (LBC4.0), and lessons from all 27 pilot projects. The Institute also released an updated Materials List for Affordable Housing, educational courses, and other resources.

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In this next phase, the Institute will select 15 pilot projects pursuing Living Building Challenge, Core, Zero Energy, or Zero Carbon certification to receive a package of free technical assistance and become part of an ongoing cohort working together towards Living Affordable Housing. Over the next three years, the Institute will be actively working on expanding the number of Red List Free materials accessible for affordable housing teams and is especially enthusiastic to work with project teams interested in this research. The Institute will also continue to work with affordable housing developers to eliminate regulatory, financial, and technical barriers to achieving the Living Building Challenge, Zero Energy, and other ILFI certifications.

APPLICATION TIMELINE

Pilot program period runs from October 1, 2020 until June 30, 2023

Tuesday, September 1st, 2020: International Living Future Institute announces next phase of program and begins accepting pilot project submissions

Wednesday, September 30th, 2020: Applications are due by 5pm PDT

Friday, October 16th 2020: Selected pilot projects will be notified and announced

Friday, October 30th, 2020: Selected pilot projects must be registered for the Living Building Challenge

TECHNICAL ASSISTANCE PACKAGE PROVIDED BY THE INSTITUTE TO SELECTED PILOT PROJECTS

- Discounted project registration fee for the selected pilot project.
- Discounted (potential waiver) of certification fees for the selected pilot project.
- Coordination with ILFI staff to explore specific petals and imperatives and discuss the feasibility of various certification pathways.
- Free registration for all team members to the Institute's Affordable Housing Summits, while participating in the pilot program.
- Participation in affordable housing pilot project team calls and educational opportunities.
- 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:
 - Virtual or in-person facilitation of a Living Building Challenge charrette for team members and key community stakeholders.
 - Feasibility Report
 - Design development review
 - Construction document review
 - Energy Petal or Zero Energy consultation
 - Materials research assistance (20 hours)
 - Other technical assistance, as requested and discussed with ILFI

RESPONSIBILITIES OF SELECTED PILOT PROJECTS

The goal is to create a group of active projects working together in a supportive network.

Once accepted, pilot project teams are expected to, at minimum:

- Register the Pilot Project: ILFI membership will be required before registering a project. ILFI will provide a discount on the registration for the selected project. Discount will vary based on project type and size. Registration includes access to the Project Portal, Dialogue and 10 project-specific Dialogue posts. Project team must be prepared to register their pilot project by October 30th, 2020.
- Design Charrette Assistance: Pay any costs for ILFI travel and lodging expenses if an in-person design charrette or other in-person consulting is requested. (Note: Every effort will be made to minimize travel expenses).
- Certification Fees: ILFI is developing a fund to cover certification fees for Affordable Housing projects. Projects may apply to access available funds when they are ready to submit for certification. 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 four 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, as well as project successes. A template for this brief will be provided by the Institute prior to the first due date.
- **Project Team Calls, Meetings, and Summits:** Regularly participate in project team calls and meetings to discuss issues with other project teams in the program.
- **Materials Exploration:** Commit to investigating the feasibility of LBC compliant materials for a scope to be defined based on the project team goals and resources.

MINIMUM REQUIREMENTS TO APPLY

1. Project teams must be committed to pursuing Living Building Challenge (Living or Petal), Core, Zero Energy, or Zero Carbon certification on the selected project. A diversity of project goals is desired and priority will be given to project teams that include sustainability measures beyond Energy.
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 area median income (AMI) and unit owners who make <80% of area median income (AMI). The project must retain its affordable status for at least 30 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.) Mixed-income projects are also eligible to apply.
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 teams must be prepared to cover fees and time associated with the "Responsibilities of Selected Pilot Projects" listed above.

APPLICATION INSTRUCTIONS

Entire submission needs to be compiled in a single document in PDF format and sent to Susan Puri, Affordable Housing Manager (affordablehousing@living-future.org) by 5pm PDT **Wednesday, September 30th**. Further questions should be submitted to Susan Puri at affordablehousing@living-future.org.

Eligibility - Description of how the proposed project meets all six of the “Minimum Requirements to Apply.” Be sure to include information regarding the income level and family type targeted by the project and how long the project will retain its affordability status.

Basic Project Information - Overview of the project including location, building area, number of units and stories, number of occupants, site area, climate, building type (multi-family, single-family, townhouse, etc.).

Program + Approach - One paragraph explaining project program and basic design approach.

Project Goals - Description of the goals of project, including sustainability goals and proposed level of Living Building Challenge, Core, Zero Energy, or Zero Carbon certification.

LBC Interest + Commitment. Explanation of why the project team is interested in becoming a Living, Petal, Core, Zero Energy, or Zero Carbon certified building and projected feasibility to comply with certification requirements.

Conceptual Drawings - Include conceptual renderings or drawings, floor plans, site plans, and/or map if any are available, showing the project.

Project Schedule - Include current status/phase of project and start dates for all phases of work, and anticipated move-in date.

Project Team List - Project team, including developer/owner, lead architect, engineer, GC, and other key project team members. Explain the team’s experience with green affordable housing (LBC, zero energy, LEED, Green Communities, etc.).

Project Contact - List the main point of contact (either individual or organization) for ILFI.

Questions + Concerns - List the assistance the project team feels they would need to achieve Living Building Challenge, Core, Zero Energy, or Zero Carbon certification. Include questions, concerns or barriers that the project is encountering.

COMMON QUESTIONS

Q - I am only interested in pursuing Petal Certification, Core, Zero Energy, or Zero Carbon 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. However, we are seeking a diversity of projects and for this reason may prioritize teams seeking Petal or Living Certification.

Q – Is there a required phase of design and construction for participation?

A – No, but projects should be early enough in planning that elements of LBC, Core, ZE, or ZC can be integrated into the project. Projects that are funded and ready to actively begin design and the LBC planning process shortly after registration will be prioritized.

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 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 additional 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 affordablehousing@living-future.org.