



HOUSING



HEALTH



EDUCATION



PROSPER



TAX SERVICES



GREEN+ 2026

How Foundation Communities
Implements Green Certification
and Why

GREEN+

2026

SUSTAINABLE DEVELOPMENT
10 TRAINING SESSIONS

hosted and supported by

TEXAS ASSOCIATION OF COMMUNITY
DEVELOPMENT CORPORATIONS



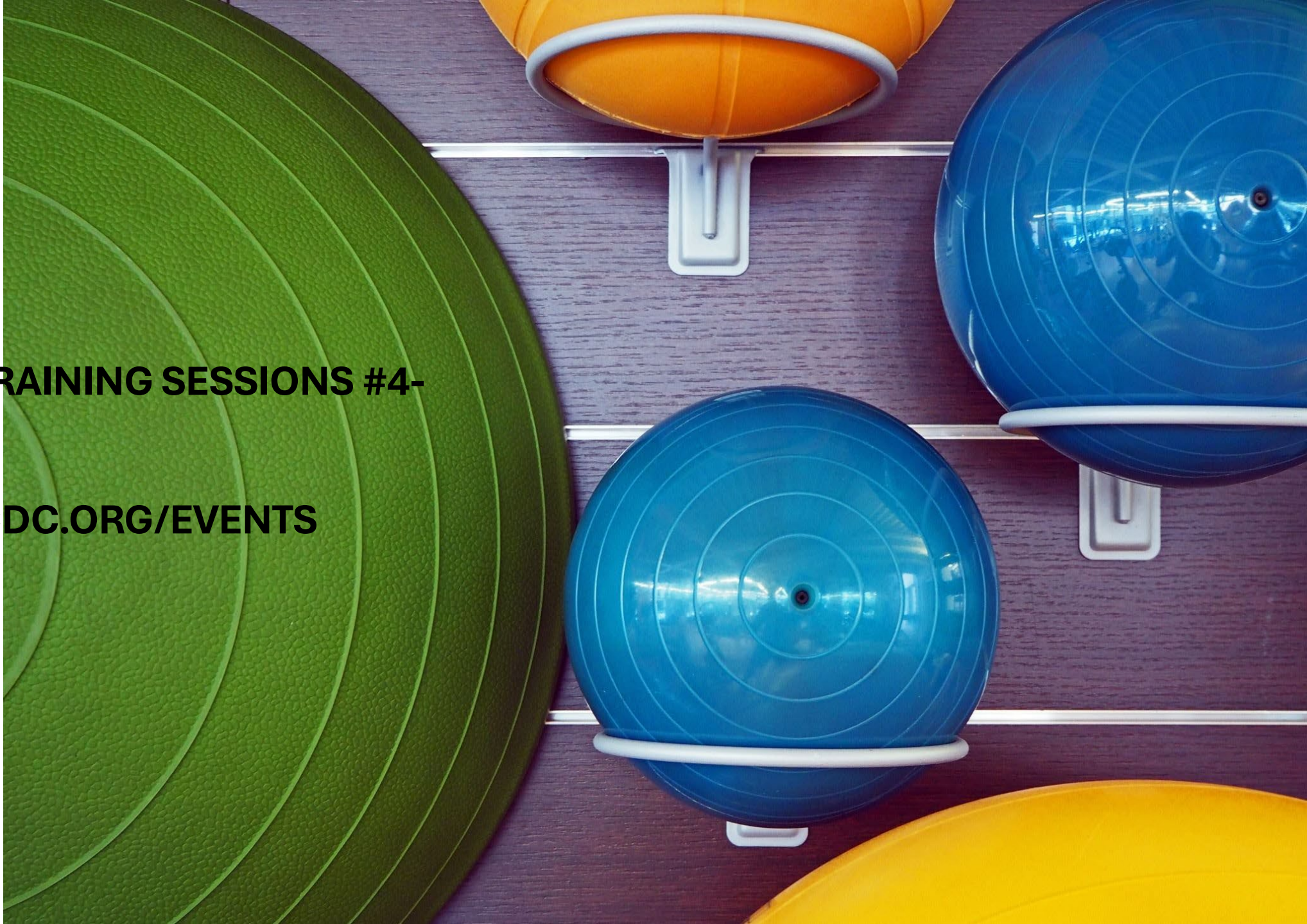
Today's Training Session 3 will bring the principles and practices discussed in Sessions 1 & 2 into the community development process



**Foundation
Communities has
embraced the
principles of
sustainability in its
design of more
than 20 housing
developments
since 2010.**

GREEN+ TRAINING SESSIONS #4-10

WWW.TACDC.ORG/EVENTS





green+

Sustainability | Every Community | Every Generation



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GREEN+ 2026

How Foundation Communities
Implements Green Certification
and Why

WHO WE ARE

- Founded in 1990
- 33 Properties
 - 30 in Austin + 3 in NTX
 - plus 1 under construction + 2 about to start
- Housing + Services Model
 - After-school Education
 - Financial Stability
 - Health Services
- Family and SRO Properties
- Prosper Centers
 - Free Tax Prep and Healthcare Enrollment
 - College Hub
 - Financial Counseling



FC'S SUSTAINABLE OUTLOOK

We are
FOREVER OWNERS

of our communities
and have no plans
to sell

We want to be
GOOD STEWARDS

of our natural
resources and
materials

We seek to provide
HEALTHY HOUSING

for the vulnerable
populations we
serve

We must be
FINANCIALLY RESPONSIBLE

to ensure long-term
stable operations
and services



FC'S SUSTAINABILITY GOALS

DECREASE CONSUMPTION & EMISSIONS

Energy and Water
by 2% YOY

GHG by 50%
in 10 years

INCREASE SOLAR CAPACITY

Exceed
2 MW
by 2025

INCREASE EDUCATION & ENGAGEMENT

Engage with every
resident and staff at
least once per year

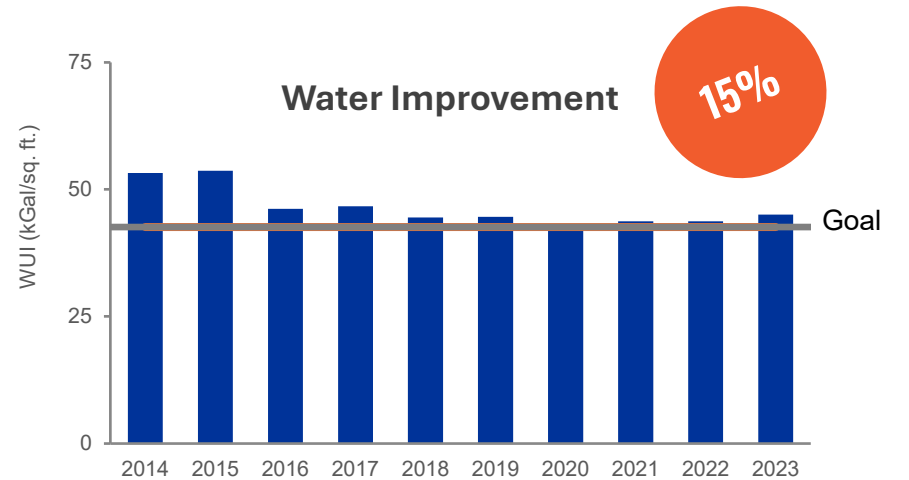
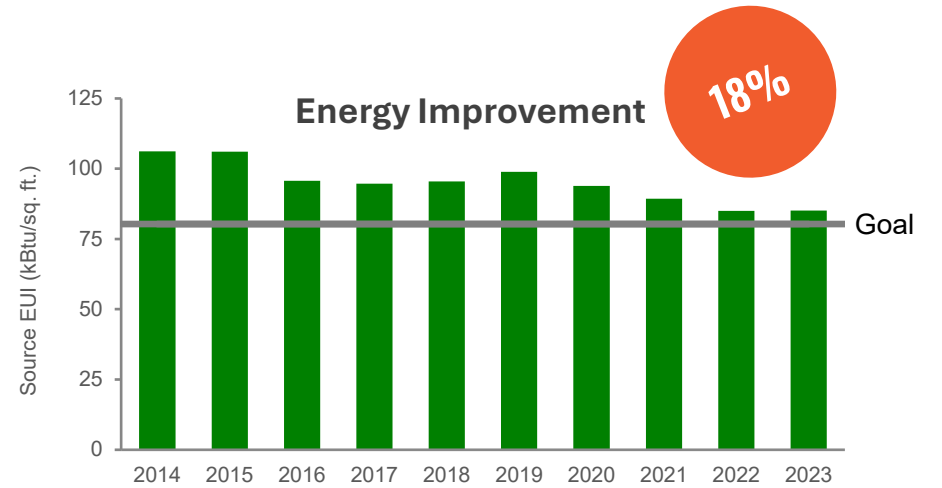
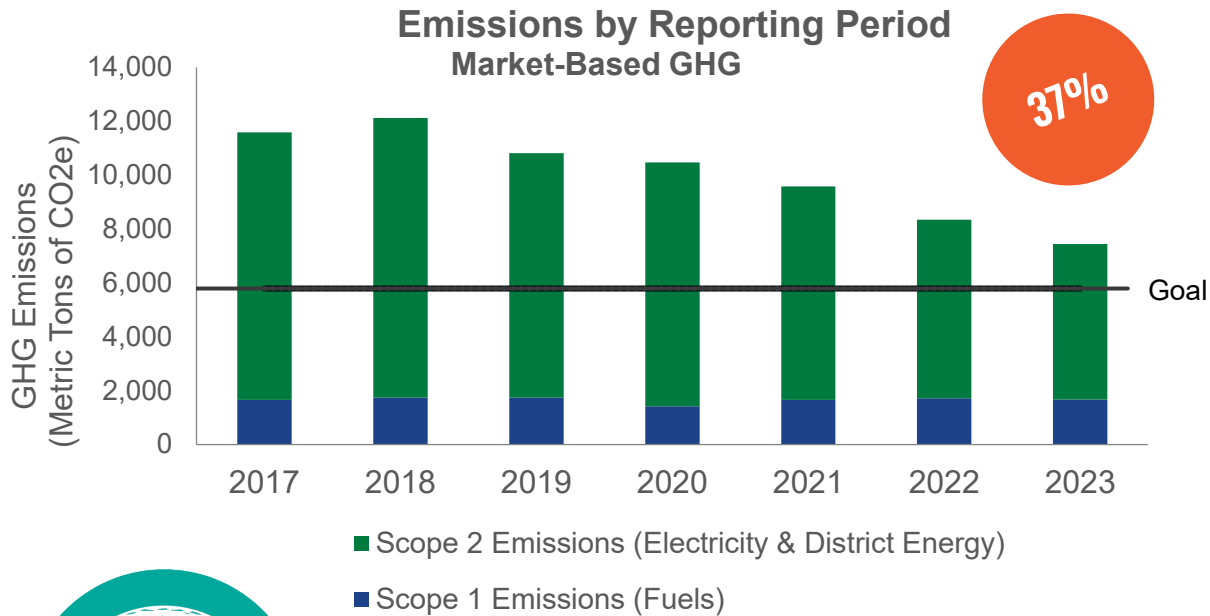
MAXIMIZE EFFICIENCY & RESILIENCY

Expand backup &
Resilience Hubs

Integrate best
practices into
operations

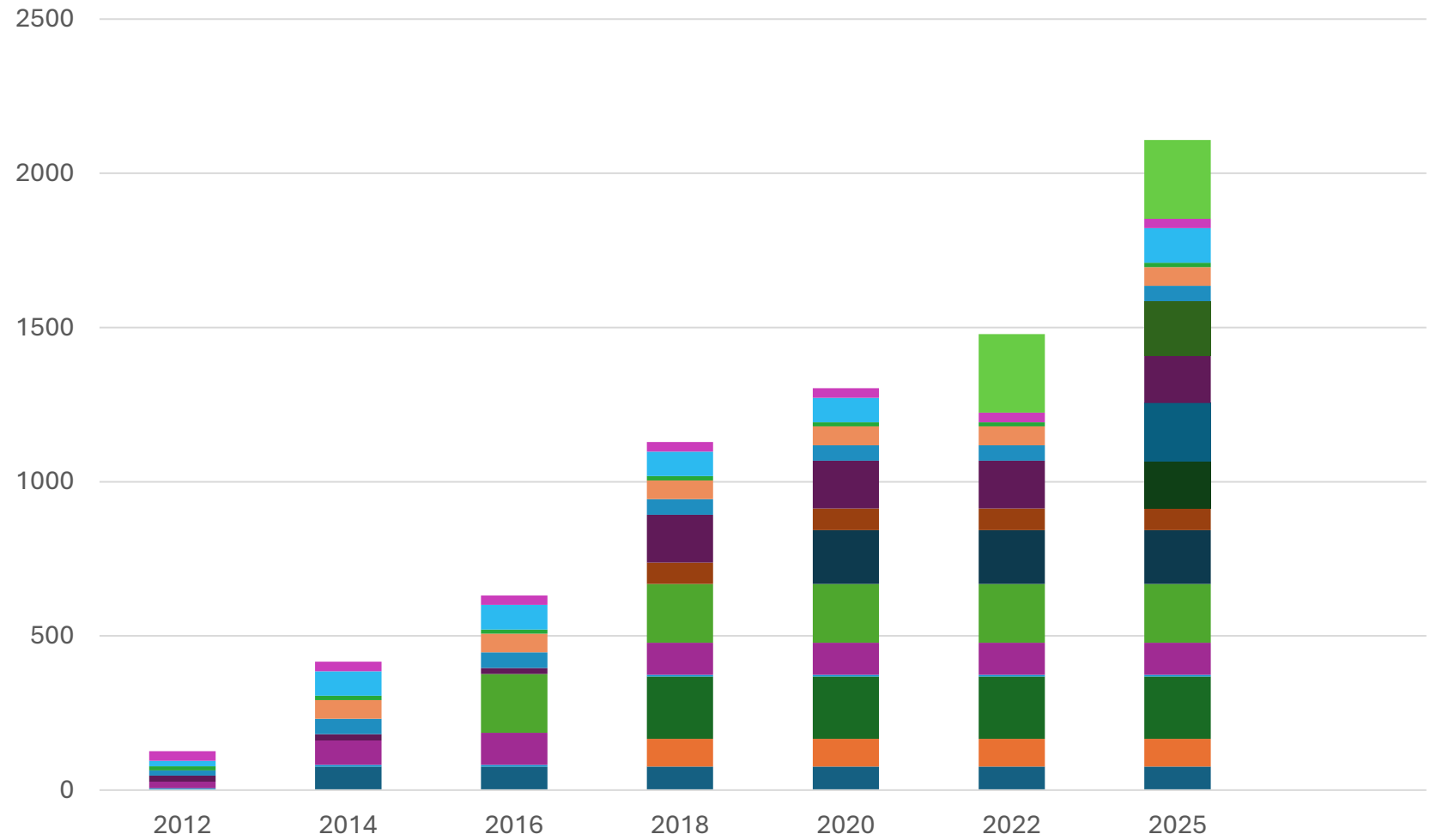


DECREASE CONSUMPTION & EMISSIONS



SOLAR CAPACITY

NOW
OVER
2
MEGA
WATTS



- Arbor Terrace
- Bluebonnet
- Cardinal Point
- Daffodil
- Garden Terrace
- Homestead Oaks
- Jordan at Mueller
- Lakeline Station
- Laurel Creek
- M Station
- Parker Lane
- Sierra Ridge
- Sierra Vista
- Spring Terrace
- Vintage Creek
- Waterloo Terrace
- The Loretta
- Skyline Terrace



Climate Change is a Housing Issue

- Rising temperatures = unsafe indoor conditions
- Extreme weather = property damage & outages
- Inefficient buildings = energy burden
- Residents experience climate change through housing costs, comfort, and stability
- Residents in affordable housing often pay a disproportionate share of income on energy



Today's Climate Risk Reflects Past Housing Policy

- Historically redlined communities
- Aging, underinvested housing stock
- Less access to efficiency upgrades

The same communities facing the highest climate risk also face the highest energy burden

You might ask, “Why is equity a core driver of a climate plan?” With a desire to build on and acknowledge what communities of color in Austin have been saying and working on for years, the Steering Committee’s response is, “How could it not be?” **Currently, race predicts a person’s quality of life outcomes in our community, which means communities of color in Austin are disproportionately impacted by the effects of climate change.** We live in a tale of two cities — while Austin is repeatedly listed in popular news articles and magazines as the “best city” to live in, this city is one of the most economically and racially segregated cities in the U.S. because of the forces of white supremacy culture that have driven and maintained this dynamic, and especially since the 1928 Master Plan first violently segregated Austin. Because of this, the Austin City Council declared racism a public health crisis in July 2020, that is, as Council Member Harper-Madison said, “killing Black and brown people.”

GROUNDING CLIMATE ACTION IN EQUITY

I. UNDERSTANDING OUR HISTORY

Historically, the City of Austin has supported policies and created structures that perpetuate racial and economic inequities. It is the responsibility of the City government to drive systemic change to eliminate these inequities. By examining our city’s history, we can understand how systemic inequality causes some communities to carry more of the burden of climate change than others.

History of Racism in Austin City Planning

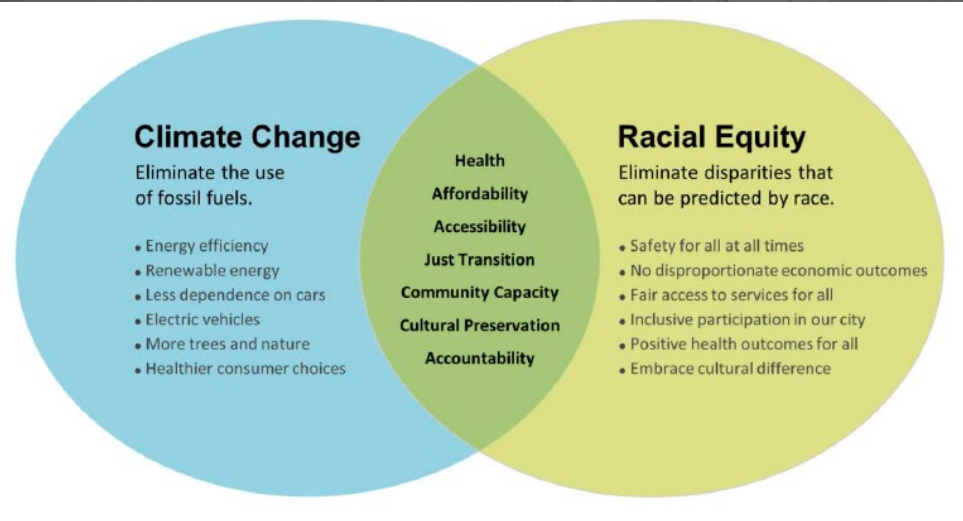
Austin has a long history of systemic racism and racial injustice that continues today. Since the city was founded, Black communities and other communities of color have been excluded, marginalized, and discriminated against due to City policies and practices.



One of the most damaging chapters of Austin’s history is the 1928 Master Plan, which divided the city along racial lines using a practice called redlining. Redlining forcibly displaced and sectioned off primarily Black and Hispanic/Latinx residents into specific, undesirable areas and was achieved by a combination of cutting off or denying services and white supremacist violence inflicted on any person of color who tried to live elsewhere in the city.



Austin's 1928 Master Plan divided the city on racial lines using a practice called redlining.

Housing Providers Can Break the Cycle



	ISSUE	CLIMATE CONNECTION	PLAN RESPONSE
HOUSING & AFFORDABILITY	 AFFORDABLE HOUSING	Increasing the number and intensity of climate hazards will amplify and compound affordable housing crises.	Increase availability of affordable housing that is safe, healthy, and efficient.
	HOMELESSNESS	People experiencing homelessness are more vulnerable to extreme weather and climate hazards.	Promote environmental justice and safe, healthy, and efficient housing for everyone.
	DISPLACEMENT	Suburbanizing poverty increases sprawl, car dependency, transportation costs, and emissions.	Conduct robust citywide planning with investment in affordable housing and displacement mitigation.
	GENTRIFICATION	Many climate mitigation solutions lead to investment in communities that can cause gentrification.	Center community-based decision making and co-creation of solutions that respect community needs and values.
	TRANSPORTATION COSTS	Cars are one of Austin's main sources of emissions and a major contributor to household spending.	Support alternatives to car ownership and promote "complete communities" with services, amenities, and jobs near housing.
	UTILITY COSTS	More extreme heat means higher water and energy use, which increases utility costs.	Lower utility use and cost through highly efficient buildings and use of on-site solar energy.
	 FOOD COSTS	Climate change affects agricultural productivity, causing food shortages and increased food costs.	Support local food production and address food insecurity along with pro-health, pro-climate food policies.

WHAT ARE GREEN CERTIFICATIONS?

- Elective* Third Party Certified Programs
 - Not code, above and beyond code
 - *but may be required by code in certain scenarios
- Requires/Awards Exemplary Performance
- Standardized Metrics and Benchmarking
 - Though change over time (LEED Platinum Building v1 versus v4)
- Focuses on Quantifiable Metrics
 - Reference standards, data-driven
 - Blind spots: bias towards active technologies and new products
- Generally uses a Point System or Tiered Performance
- Comes with a plaque!



WHAT'S ON THE MENU?



INTEGRATIVE PROCESS,
PLANNING, AND
ASSESSMENTS



LOCATION AND
TRANSPORTATION



SUSTAINABLE
SITES



WATER
EFFICIENCY



ENERGY AND
ATMOSPHERE



MATERIALS AND
RESOURCES



INDOOR
ENVIRONMENTAL
QUALITY



PROJECT
PRIORITIES

WHAT'S ON THE MENU?

LEED v5 Building Design + Construction: New Construction

Integrative Process, Planning & Assessments		1
Prereq	Climate Resilience Assessment	Required
Prereq	Social Equity Assessment	Required
Prereq	Carbon Assessment	Required
Credit	Integrative Design Process	1

Location & Transportation		15
Credit	Sensitive Land Protection	1
Credit	Equitable Development	2
Credit	Compact and Connected Development	6
Credit	Active Travel Facilities	2
Credit	Transportation Demand Management	2
Credit	Electric Vehicles	2

Sustainable Sites		11
Prereq	Minimized Site Disturbance	Required
Prereq	Resilient Site Design	Required
Credit	Protect and Restore Biodiverse Habitat	2
Credit	Accessible Open Space	1
Credit	Rainwater Management	3
Credit	Enhanced Resilient Site Design	2
Credit	Heat Island Reduction	2
Credit	Light Pollution and Bird Collision Reduction	1

Water Efficiency		9
Prereq	Water Metering and Reporting	Required
Prereq	Minimum Water Efficiency	Required
Credit	Enhanced Water Efficiency	6
Credit	Water Reuse	2
Credit	Water Metering and Leak Detection	1

Energy & Atmosphere		33
Prereq	Operational Carbon Projection and Decarbonization Plan	Required
Prereq	Minimum Energy Efficiency	Required
Prereq	Fundamental Commissioning	Required
Prereq	Energy Metering and Reporting	Required
Prereq	Fundamental Refrigerant Management	Required
Credit	Electrification	5
Credit	Reduce Peak Thermal Loads	5
Credit	Enhanced Energy Efficiency	10
Credit	Renewable Energy	5
Credit	Enhanced and Ongoing Commissioning	4
Credit	Grid Interactive	2
Credit	Enhanced Refrigerant Management	2

Materials & Resources		18
Prereq	Planning for Zero Waste Operations	Required
Prereq	Assess Embodied Carbon	Required
Credit	Building and Materials Reuse	3
Credit	Reduce Embodied Carbon	6
Credit	Low Emitting Materials	2
Credit	Optimized Building Products	5
Credit	Construction and Demolition Waste Diversion	2

Indoor Environmental Quality		13
Prereq	Fundamental Air Quality	Required
Prereq	No Smoking or Vehicle Idling	Required
Prereq	Building Accessibility	Required
Credit	Enhanced Air Quality	1
Credit	Occupant Experience	6
Credit	Connecting with Nature	1
Credit	Enhanced Building Accessibility	1
Credit	Resilient Spaces	2
Credit	Air Quality Testing and Monitoring	2

Project Priorities & Innovation		10
Credit	Project Priorities	9
Credit	LEED Accredited Professional	1

Total Possible Points: 110



SO MANY OPTIONS



LIVING
BUILDING
CHALLENGESM



TOP 10 REASONS TO CHOOSE A CERTIFICATION

REASON #1: IT'S REQUIRED

- City of Austin SMART Housing
- PUD or zoning requirement
- Funding source requirement

REASON #2: FOR POINTS

- TDHCA QAP 2026
 - Enterprise Green Communities
 - LEED – Any level
 - NGBS – Any level
 - 2018 IgCC
- FHLB Dallas
 - Enterprise Green Communities
 - LEED
 - NGBS
 - IgCC
 - Energy Star MFNC
 - HERS
 - FORTIFIED



TOP 10 REASONS TO CHOOSE A CERTIFICATION

REASON #3: MISSION ALIGNMENT

- Many overlapping benefits
- Choose which program based on mission
 - Supportive housing for people with chronic health conditions?
Consider WELL or fitwel
- Choose which points based on mission
 - Supportive housing for people with chronic health conditions?
Focus on Indoor Air Quality measures
- Communication of values
 - Accusation of virtue signaling and greenwashing

REASON #4: HEALTH

- Indoor Air Quality aligns with fewer chemicals toxic to humans and the environment
- Passive strategies can align with access to daylight
- Biophilic design and access to nature



TOP 10 REASONS TO CHOOSE A CERTIFICATION

REASON #5: DIGNITY & QUALITY

- Durable, solid, natural materials tend to communicate stability and dignity
- Focus construction costs on items that have more long-term benefits and greater impact to residents
- Higher-quality construction from higher-performing details

REASON #6: VERIFICATION

- One of the “extra” steps in the certification programs is verification and documentation
- Third-party material and performance testing, commissioning
- Verify that you’re getting built what you asked and paid for!



TOP 10 REASONS TO CHOOSE A CERTIFICATION

REASON #7: CONSERVATION

- Protect and preserve resources
- Rapidly renewable resources in place of petroleum-based products
- Habitat and open space preservation (depending on project site)
- Harvesting/production controls (FSC wood)

REASON #8: CLIMATE RESPONSE

- Contribute to slowing global warming
- Energy independence and resilience



TOP 10 REASONS TO CHOOSE A CERTIFICATION

REASON #9: BOTTOM LINE

- Difference in cost of capital for construction versus operations/services
- Reduce utility and operating costs
- Tax credits, rebates, and other incentives

REASON #10: LIFE-CYCLE COSTS

- All programs encourage life-cycle analysis on multiple levels (costs, embodied energy, embodied carbon, etc)
- Value Engineering process needs to be revised to account for operating and utility costs
- Modeling of energy usage can help predict and quantify costs and benefits



SAMPLE LIFE-CYCLE COST ANALYSIS: PARKING SURFACE

ASPHALT

Cheaper but
more resident complaints & repairs

\$1212.04 per space

\$34.75 per space per year

15-25-year lifespan

CONCRETE

More durable but
more expensive

\$2445.79 per space (2x)

\$20.47 per space per year

Payback = 87.5 years

25-30-year lifespan

SAMPLE LIFE-CYCLE COST ANALYSIS: PARKING SURFACE

ASPHALT

11 repairs per year

Property Management and Maintenance staff time managing repairs, fielding complaints, and coordinating disruptions

Payback = 84.58 years

CONCRETE

4.8 repairs per year

Stability and accuracy of slope more important for accessible parking spaces

Higher SRI reduces heat island effect

COSTS & OTHER CONSIDERATIONS

COSTS

- Construction costs of additional measures

TIMELINE

- Start early!
 - May need to commit to certain points for funding
 - Site selection determines some eligibility/points
- STEEP learning curve on first project

TEAM

- Who will file paperwork?
 - Sustainability Consultant
 - Architect
 - Development team
- Some require Verifiers or Raters
- Recommend accredited/experienced professionals
- General Contractor must be willing to participate



FC'S IMPLEMENTATION

OUR PRIMARY WHYS

- Utility Cost Reductions
- Durable Buildings = Dignity
- Reduced Operating Expenses
- Safer, Healthier Homes
- Stewarding Public Funds
- Money Costs Less for Construction than Services and Operations



BEST PRACTICES

- Start early
 - Like pre-design early!
- Use accredited design professionals
- Contractor must be on board
- Include as topic in every meeting
- Plan for more points than you need
 - VE options and availability during construction should not jeopardize rating
- Document everything
- Don't buy points
 - Never do anything just for the points



SUSTAINABLE APPROACH TO NEW CONSTRUCTION

SITE SELECTION

- Accessibility
- Transportation
- Connection to Nature
- Brownfield versus Greenfield

DESIGN PROCESS

- Integrated Team Approach
- Green Building Certification
- Design Systems for Energy and Water
- Standard Products and Materials

CONSTRUCTION PHASE

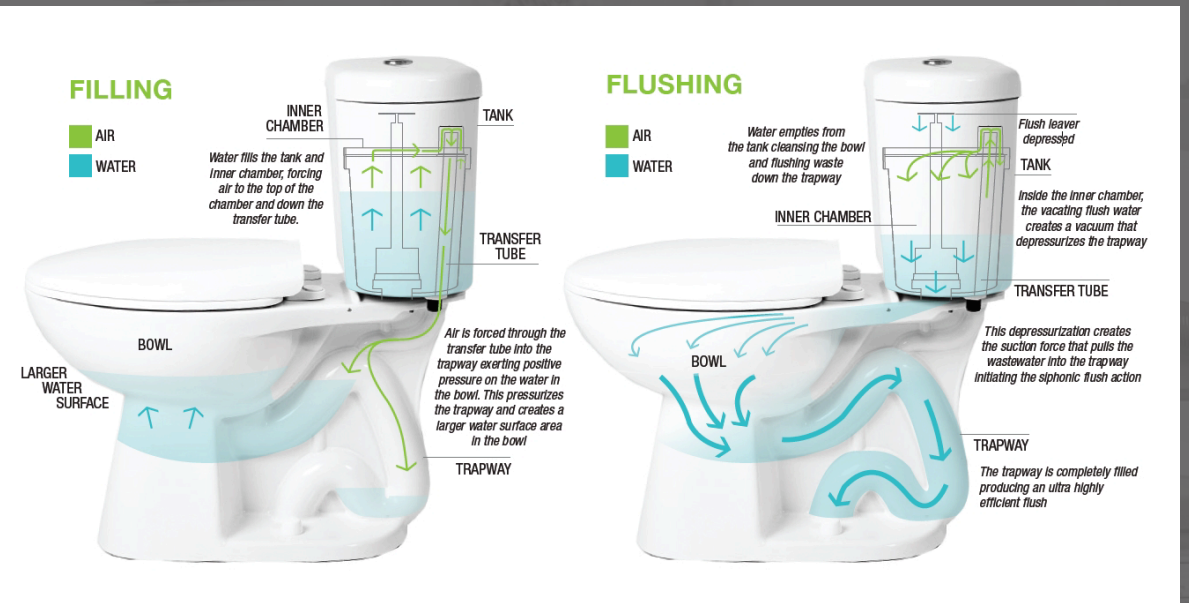
- Material Standards
- Submittal Process
- Construction Waste Management
- IAQ Protections
- Third-party Verification



SUSTAINABLE APPROACH TO NEW CONSTRUCTION

STANDARDS FOR CONSTRUCTION, OPERATIONS, AND MAINTENANCE

- All LED lighting
- Energy Star Appliances
- WaterSense Fixtures
- Low-flow vacuum-assist toilets (0.8 GPF >800 MaP)
- Faucet aerators and low-flow showerheads
- Zero VOC paints and costings
- Formaldehyde-free cabinets and wood products
- PVC-free flooring
- IAQ-friendly cleaning supplies



EXAMPLES

M STATION (2010)

- Austin Energy Five-star
- LEED for Homes Platinum
 - First MF LEED for Home in Austin
 - First MF LEED for Homes Platinum in Texas
- First affordable MF community in Austin TOD



EXAMPLES

LAKELINE STATION (2016)

- Austin Energy Five-star
- Enterprise Green Communities
- Energy Star for Homes
- Living Building Challenge Zero Energy
 - First Zero Energy Project under ILFI's Affordable Housing Pilot
 - First Net Zero commercial building in Austin
 - Third Zero Energy project in TX
 - 25th Zero Energy Education project



EXAMPLES

JORDAN AT MUELLER (2020)

- Austin Energy Five-star
- LEED Gold



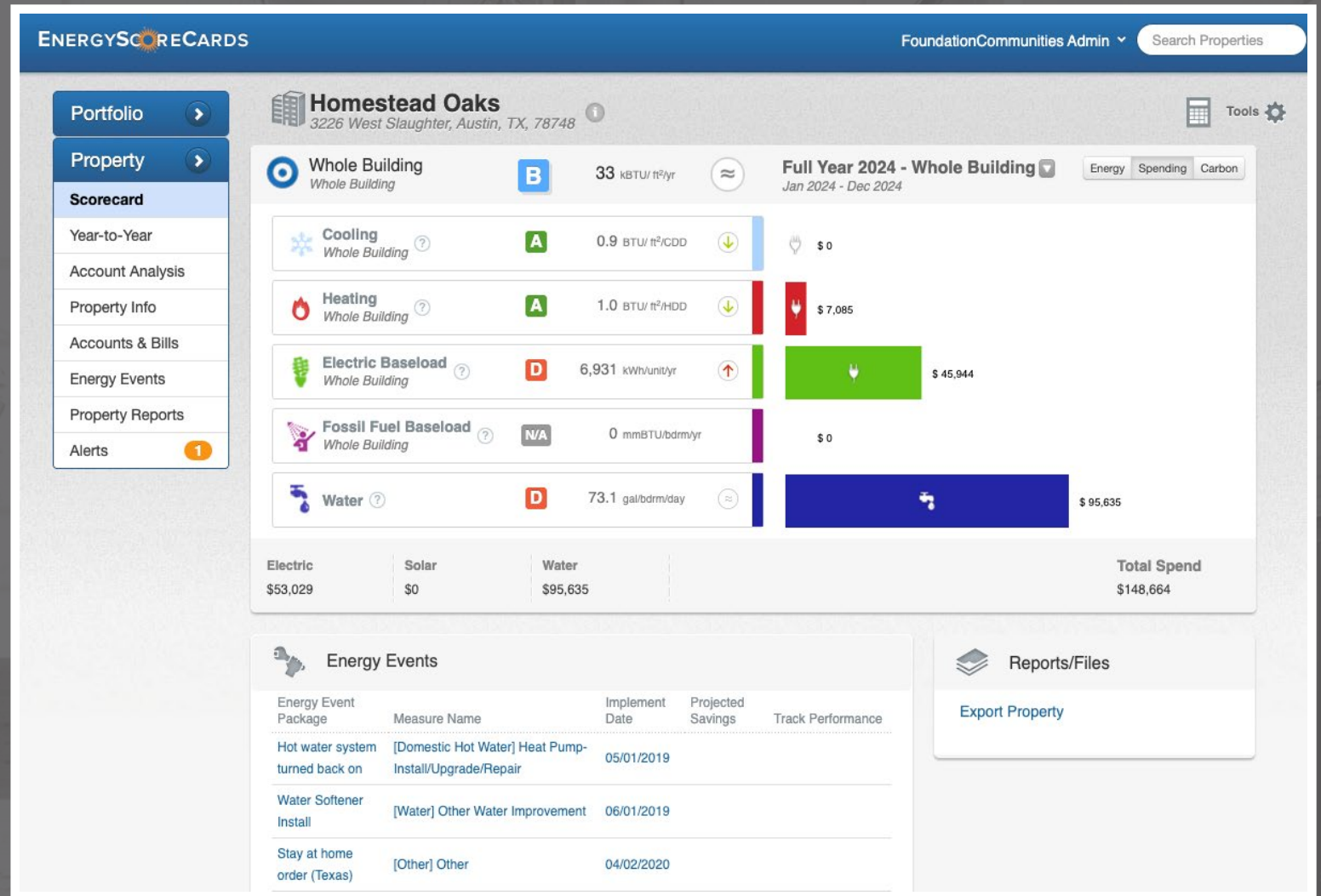
EXISTING PROPERTIES

- Implement our sustainable standards for ongoing operations and maintenance
- Solar installations
- Prioritize larger retrofits on aging buildings
 - Balance energy usage and life-cycle costs versus up-front costs
 - Consider embodied carbon and preservation of existing material
- Audit compliance and performance annually
- Apply lessons from Certification, but do not apply for rating



EXISTING PROPERTIES: ENSURING COMPLIANCE

- Yearly Green Property Walks
- Utility Benchmarking
- Continuing Education



BEYOND THE CURRENT STANDARDS

- Emphasize Performance over Prescriptive Standards
- Emphasize Passive over Active Strategies

- Monitor code changes and threats
 - Roll back IECC to 2019
 - Nationalize building codes to reduce regulations

- What do the standards not cover (yet)?
 - Resilience
 - Universal Design
 - Humidity



THE KELSEY INCLUSIVE DESIGN STANDARD

<http://thekelsey.org/design>

- Implementing on current projects starting construction

Section 4 / Elements / Element Details: Site

2.6

Pedestrians Pedestrian Paths Width

Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs

Additional Benefits

- Affordability
- Racial Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Sources

ISUD,
Mikiten Architecture,
Amy Pothier

1
Point Value

Level 1 - Pedestrian walkways are 4'-0" minimum in width. **ESSENTIAL ELEMENT** ✓

- Allows an ambulatory person to pass a wheelchair or scooter user

2
Point Value

Level 2 - Primary pedestrian walkways that connect buildings, main site entries, or other main site features are 6'-0" minimum in width, others are 4'-0" minimum in width.

- Allows two wheelchair or scooter users to travel side-by-side, allowing conversation
- Allows someone with a mobility device to turn around more easily anywhere on the path



Section 4 / Elements / Element Details: Site

2.6

Pedestrians Wayfinding - Paving

Impact Areas

- Mobility and Height
- Hearing and Acoustics
- Vision
- Health and Wellness
- Cognitive Access
- Support Needs

Additional Benefits

- Affordability
- Racial Equity
- Environmental Sustainability
- Safety
- Beauty and Better Design

Sources

Mikiten Architecture

1
Point Value

Changes in paving can indicate transitions from one space to another, or alert people to entrances, stairs, elevators or similar. **ESSENTIAL ELEMENT** ✓

- Guide strips in concrete can be followed by a cane user
- Texture changes should be cane-detectable.
- Contrast changes perceptible by people with low vision
- A varied and thoughtful paving palette creates more clarity and a more interesting environment for everyone



RESILIENCE HUBS

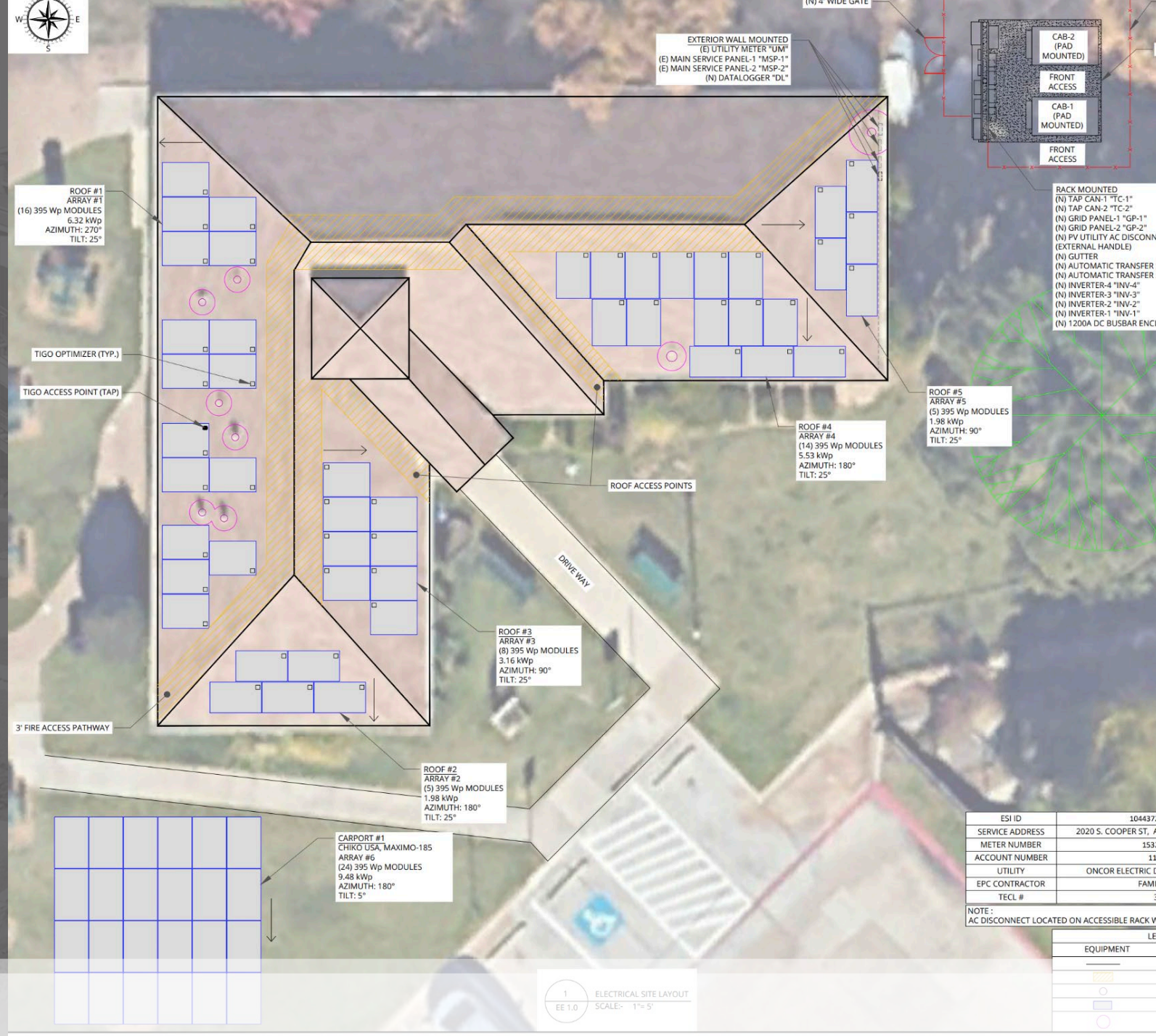
Partnership with TEPR and Google

- Project Scope includes:

- Learning Centers: Solar + battery, LED retrofit
- Resident units: smart thermostats, LED lighting
- Emergency supplies

- Potential savings

- Project Revenue to FC - \$177,079
- Savings to FC over 10 years – \$145,000*



RESILIENCE HUBS

Two current projects in North Texas to add Resilience Hubs to existing leasing/amenity buildings

- System Specs

- 30 kW Solar + 307 kW Battery
- 60 kW Inverters

- Decision Tree

- Working with existing service
- Emergency preparedness vs cost savings

- Emergency Preparedness

- Resident surveys to assess needs
- Staff training
- Reduce displacement and disruption



RESILIENCE HUBS

How this supports residents:

- Medical Vulnerabilities
 - Charging and back-up power for medical devices
 - Refrigeration for medicine
- Thermal Safety and Comfort
 - Cooling and warming centers on site
- Critical Communication Access
 - Working with existing service
 - Emergency preparedness vs cost savings
- Staff Training
 - How to activate and operate hubs
- Resident Engagement



RESILIENCE HUBS

Burleson Studios: First purpose-built hub in new building currently under construction

- Solar battery and generator back-up power
- Which Areas and Features?
 - Community amenity spaces
 - One elevator on back-up
 - Refrigeration for medication
- How to Communicate?
 - Education materials with lease
 - Signage
 - Differently colored faceplates





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QUESTIONS?

Katelynn Essig

Director of Sustainability

katelynn.essig@foundcom.org

Jason John Paul Haskins, AIA, LEED AP BD+C

Director of Construction and Design

jason.haskins@foundcom.org