

Save the Date



Our annual GreenTrends Conference is moving to the Fall, so mark your calendars!

GreenTrends 2012
Sept 12-14, 2012
 PGA National Resort
 Palm Beach Gardens, FL

www.GreenTrends.org

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FGBC Project Spotlight: Pinnacle Housing Group - Avery Glen

Pinnacle at Avery Glen, featuring affordable, luxury-styled apartment homes, contributes its success in large part to providing critically-needed workforce rental housing, a highly-effective public-private partnership and its commitment to green building. Developed by Pinnacle Housing Group, Pinnacle at Avery Glen received Florida Green Building Coalition's Bronze Certification.



"Pinnacle at Avery Glen made use of an infill site allowing for a walkable community with access to amenities such as banks, stores, restaurants, medical offices, and churches," said Cindy Hall, president of the Florida Green Building Coalition. "This important green building concept, which we encourage in the FGBC certification, reduces the need for additional infrastructure and vehicular traffic, thus reducing pollution and lowering expenses for residents, while offering a more sustainable future for the community."

Other green features at the \$26.4 million, 140-unit development include ENERGY STAR® lighting packages, ceiling fans and appliances; high-efficiency air conditioning systems; enhanced building insulation; water-saving plumbing fixtures and irrigation; low Volatile Organic Compound (VOC) paints; and enhanced disaster mitigation features such as impact-resistant windows and doors. In addition, over 80% of the construction waste was recycled.

Like many in the real estate industry, Pinnacle Housing Group suffered from the lack of financing during the recent economic downturn. With investors avoiding the purchase of tax credits, the company relied heavily upon the American Recovery and Reinvestment Act (ARRA) .

"The ARRA stimulus package had a profound impact on jumpstarting the affordable housing industry nationwide,"

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Certification News

"Florida Green" Certifications to Date:

Homes

718 Homes in 2012
4,847 total as of 5/2/12

Commercial Buildings

David O. Deutch, Partner, PHG says. " If we had not had that to reinvigorate our industry, many of our projects may have never gotten off the ground ."

Timothy P. Wheat, Regional President of Pinnacle Housing Group, pointed out that the company's broad public/private partnership extends to county, state and federal levels.

Pinnacle Housing Group utilized \$6.19 million in Tax Credit Exchange Program (TCEP) funds provided through the American Recovery and Reinvestment Act and awarded by Florida Housing Finance Corporation. Other funding included \$2.3 million in permanent mortgage financing by Wells Fargo Bank (with additional construction period financing of \$2.2 million), \$17.2 million in equity raised utilizing Housing Tax Credits awarded by Florida Housing Finance Corporation, and \$250,000 in Broward County HOME Program funds.

An essential element in the leveraging of these tax credits and other resources is the initial commitment of public dollars to secure such highly competitive resources. This, Wheat said, is where Broward County has demonstrated exemplary leadership through its commitment of HOME funds when the development was being conceived. Not only that, but Broward County's development approval and permitting process has been modernized and streamlined to effectively accommodate affordable housing communities. This was of particular importance when numerous issues concerning the adjoining County roadway threatened to delay the development.

"The Board of County Commissioners have consistently supported attracting affordable housing investment to Broward County, and the breaking down of regulatory barriers to make sure it is developed efficiently," said Broward County Housing Finance and Community Development Director Ralph Stone. "Working with Pinnacle, we were able to leverage this public/private partnership, and to preserve millions in Recovery Act funds with an extremely short fuse for expenditure."

Residents may participate in Pinnacle Housing Group's homeownership rebate program. The program encourages first-time homeownership by providing a 5 percent rebate of rent paid for the duration of time lived at the community, after complying with minimum tenancy requirements. This enables prospective homeowners the opportunity to access automatic down payment savings simply by having paid their rent.

Progress Energy Seeks Cost Recovery Rate Hike

Progress Energy announced it is requesting an increase of nearly double the amount it now charges customers for planned nuclear energy projects. The utility also increased the estimated cost of its proposed new nuclear plant in Levy

Registered: 15
Certified: 5

Hi-Rise

Registered: 4
Certified: 1

Land Development

Registered: 60
Certified: 12

Local Government

Registered: 56
Certified: 36

Multi-Family

In 2012
26 Buildings
302 Units

Education Opportunities

Bulletin on new Florida Building Code regulations for flood-prone areas
[\[More\]](#)

**June 20, 2012
FGBC Certifying Agent Annual Renewal Course**
Sarasota, FL
[\[Register\]](#)

**August 14-15, 2012
FGBC Certifying Agent Designation Course**
(To become a Certifying Agent)
Florida Solar Energy Center
1679 Clearlake Road
Cocoa, FL
[\[Register\]](#)

**Online Course
Outdoor Water Conservation Training**
TREEO - University of Florida
[\[Register\]](#)

Calendar of Events

**May 17-19, 2012
AIA National Convention and Design Exposition**
Washington, DC
[Register](#)

**June 2-7, 2012
BOAF (Building Officials-Florida) Conference**

County while pushing back the expected completion date by three years, to 2024.

The company filed a request with the Public Service Commission to increase the nuclear cost recovery charge \$5.09 per month for a 1,000-kilowatt-hour residential bill beginning in January 2013 compared with \$2.86 in 2012.

The new Levy County plant, which had been expected to go online in 2021, now is delayed to 2024 because of lower than projected customer demand, lingering economic uncertainty regarding potential carbon regulation and the current low natural gas prices, the company said. [\[More\]](#)

\$334 Million Foreclosure Settlement Up for Grabs *Affordable Housing Groups Seek to Replenish Sadowski Funds*

The Florida Attorney General entered a landmark \$25 billion joint federal-state agreement with the nation's five largest mortgage servicers (Bank of America, JP Morgan Chase, Wells Fargo, Citigroup, and Ally Financial) over foreclosure abuses and unacceptable nationwide mortgage servicing practices.

Florida's share of the total monetary benefits under the settlement is approximately \$8.4 billion.

- Florida borrowers will receive an estimated \$7.6 billion in benefits from loan modifications, including principal reduction, and other direct relief.
- Approximately \$170 million will be available for cash payments to Florida borrowers who lost their home to foreclosure from January 1, 2008 through December 31, 2011 and suffered servicing abuse.
- The value of refinanced loans to Florida's underwater borrowers would be an estimated \$309 million.
- The state will receive a direct payment of \$334 million.

The direct payment of \$334 million is the portion up for grabs. From Monday, April 30, through Monday, May 14, at 5 p.m., the public can submit suggestions to the Attorney General's Office on how the money should be spent by visiting www.MyFloridaLegal.com.

Members of the Sadowski Coalition, an association of business groups and charities for the poor and elderly dedicated to securing funding for affordable housing, met with the Florida Attorney General's staff, urging them to spend at least \$100 million on affordable housing programs like the State Housing Initiative Program (SHIP) and State Apartment Incentive Loan (SAIL) program. That \$100 million is a little more than the \$98 million in document stamp funds -- a tax on real estate transactions and other legal documents -- that were swept from the affordable housing trust fund by the Legislature this year - a common practice for lawmakers even before the recent recession led to budget shortfalls.

Walt Disney World Hilton
Lake Buena Vista, FL
[Register](#)

July 26-28, 2012
SEBC

Orange County
Convention Center
Orlando, FL
www.SEBCshow.com

August 15-17, 2012
Florida Energy Summit

Rosen Shingle Creek
Orlando, FL
[\[More\]](#)

Sept 12-14, 2012
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Articles of Interest

**Hancock Place Serves as
Energy Efficiency
Demonstration Project**
[\[More\]](#)

**South Florida's Housing
Starts Rise**
[\[More\]](#)

**Kohl's, WalMart and Whole
Foods Top Green Power
Retailers**
[\[More\]](#)

**Everglades Cleanup Lawsuit
Nearing Settlement**
[\[More\]](#)

**FLEPPC Offers Mobile App
for Invasive Plant List**
[\[More\]](#)

**Is HERS the New Standard?
AIA-COTE Picks Top 10
Environmental Projects**

"Putting a portion of that money into the SHIP program would be an effective and expedient way to stabilize the housing market," Sadowski Coalition facilitator Jaime Ross said.

Real Estate Market Improving Says UF Survey

The outlook for real estate markets in Florida continued to improve in the first quarter, according to the "Survey of Emerging Market Conditions" recently released by the University of Florida Warrington College of Business Administration. Florida's seasonally adjusted unemployment rate dropped almost a full percentage point in the first quarter, from 9.9% in December to 9% in March. The job growth was widespread with unemployment dropping in each of the major markets over the quarter. Continued improvement in employment is raising expectations on occupancy and rental levels in every property type.

The industry is buoyed by a number of positive trends:

- Growing trade with Latin America is driving demand for commercial space in South Florida.
- Cheap lots are available for new residential units.
- The economy added nearly 66,000 jobs during the first three months of the year.

All told, real estate professionals expect key indicators such as occupancy rates to continue improving. While they feel better about the market than they have in nearly five years, sentiment has a way to go before it reaches the highs seen at the peak of the boom in 2006.

"Overall the future is looking brighter for Florida real estate, however uncertainty remains," the survey concludes. "Expect a continued slow and sometimes sluggish recovery until after the presidential elections in November." [\[Report\]](#)

New Termite Species Hits South Florida

A uniquely dangerous termite that tunnels up the sides of houses has turned up in South Florida, leading agriculture officials to organize a campaign to wipe it out before it can spread. The *Nasutitermes corniger* termite, which is native to the Caribbean, lives above ground, builds brown tubes up the outside walls of houses and shows a particular taste for hardwood. A dozen field workers from the Florida Department of Agriculture will blitz neighborhoods in Dania Beach, the only city so far in which the termites have been found, treating 42 properties that harbor the insects.

Kimberl, Kessler Take Top Green Honors In Tallahassee Parade of Homes Awards

The Tallahassee Builders Association Parade of Homes showcased 22 homes this year, 10 of which were certified by the Florida Green Building Coalition (FGBC). Popularity of green building and the FGBC "Florida Green" Home

[\[More\]](#)

**Lux Research:
The Sustainability Factor of
Architectural Coatings**

[\[More\]](#)

FGBC Committee Meetings

Affordable Housing
3rd Thursday-monthly
10 a.m.

Board of Directors
2nd Wednesday-monthly
3 p.m.

Commercial
1st Tuesday-monthly
3 p.m.

Education
1st Thursday-monthly
2 p.m.

GreenTrends
4th Tuesday-monthly
2 p.m. **(New Time)**

Hi-Rise Residential
3rd Tuesday-monthly
11 a.m.

Homes
2nd Tuesday-monthly
2 p.m.

Land Development
Quarterly
(New schedule)

Local Government
1st Tuesday-monthly
10:30 a.m.

Membership Committee
3rd Thursday-monthly
4 p.m. **(New Time)**

Programs & Promotions
3rd Thursday-monthly
4 p.m. **(New Time)**

Funding Opportunities

Certification program in the region is attributed to the dedication and persistence of Jane and Randy Conn, owners of ES Green & Company, which performed FGBC, Florida Water StarsSM and Energy Star certification services for all the homes in the green category.

Participating green builders included:

- Barton Construction
- Bill Kimberl Construction
- Kessler Construction, LLC
- Premier Fine Homes
- Powerhouse Construction of Tallahassee
- Turner Legacy Homes, LLC

Bill Kimberl Construction (Tallahassee, Fla.) was the poster child for green in this year's Parade homes, with a score of 219 (100-point minimum required) for his Highest Scoring Home award in the under 1,900 s.f. category. Incidentally, this home was the second highest scoring FGBC certified home in the state as of May 1, 2012.

[\[More\]](#)



Kessler Construction (Monticello, Fla.), led by Mark Kessler, won Highest Scoring Home in the over 1,900 s.f. category with a 5,000 s.f. estate of southern elegance. And

who says big homes can't be green? Not true in this case. With a HERS score of 67, Energy Star certification, an abundance of water conservation measures that includes a rainwater catchment system, and 20 percent of the site preserved as wildlife habitat, this home serves as a perfect demonstration for residents in this southern plantation region of Florida.

[\[More\]](#)

What You Need to Know about the IgCC

The International Code Council released the International Green Construction Code (IgCC) on March 28th. The IgCC is a collaborative effort between the International Code Congress (ICC), the U.S. Green Building Council (USGC), and the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). The IgCC applies to all new commercial and multifamily construction five stories or taller. In addition, a jurisdiction can affirmatively choose to include residences of four stories or less.

**Home Depot
Community Impact
Grants
Applications accepted
through August 13,
2012**

Up to \$5,000 for projects that improve the "physical-health" of communities
[\[More\]](#)

**FPL Residential Solar
Rebate Program
Reopens May 3**

FPL will reopen its solar rebate program on May 3, 2012. The rebate is \$2 per watt of the DC output of a PV system, up to \$20,000 and is available for existing homes only, not new construction.
[\[More\]](#)

**DOE Funding
Programs**

DOE has wide range of funding programs available for renewable energy projects that use solar, geothermal or wind.

Check out these websites for eligibility and details:

[Loan Programs](#)

[Geothermal](#)

[Solar](#)

[Wind & Water](#)

**DOE Funding
Announcements**
[\[More\]](#)

DOE Solar Funding
Due 5-29-12
[\[More\]](#)

**Solar Plug-and-Play
Funding Available**
[\[More\]](#)

The IgCC creates a regulatory framework for new and existing buildings, establishing minimum green requirements for buildings and complementing voluntary rating systems, which may extend beyond the customizable baseline of the IgCC. The code acts as an overlay to the existing set of International Codes, including provisions of the International Energy Conservation Code and ICC-700, the National Green Building Standard, and incorporates ASHRAE Standard 189.1 as an alternate path to compliance.

Single-family homes, townhomes, two-family homes, and multifamily residential buildings four stories or less are not automatically regulated by the IgCC. Jurisdictions that want to mandate green for these types of projects, must take a series of additional steps to include them - and if they do, these projects will have to comply with the National Green Building Standard ICC 700 (NGBS). If the IgCC is adopted locally, all other residential construction (multifamily buildings five stories or taller and the residential portions of mixed-use buildings) will be regulated by the IgCC. Many code officials have acknowledged that jurisdictions that wish to adopt the IgCC don't have the infrastructure - or the manpower - to create an added layer of green verifiers and certifiers alongside the code officials that inspect homes. [\[More\]](#)

FHLBank's \$13.5 Million Grant Cycle Opens June 1

FHLBank Atlanta (the Bank) has announced the availability of approximately \$13.5 million in grant funds for the 2012 offering of the Competitive Affordable Housing Program (AHP). Applicants can receive up to \$500,000 per project. The funds can be used to assist in the acquisition, construction, or rehabilitation of rental or owner-occupied housing affordable to persons earning 80 percent or below the area's median income. The 2012 AHP Competitive application will be available on June 1, 2012. The deadline for submitting applications is July 2, 2012. [\[More\]](#)

Alachua County Receives Better Community Award

Alachua County is receiving 1000 Friends of Florida's Better Community Award for adopting and implementing an innovative plan and implementing ordinances to promote multimodal transportation and sustainable patterns of development.

Alachua County adopted its Mobility Plan in January of 2010, with the goal of supporting a wider range of transportation options for residents. The plan provides for compact mixed use areas accessible by walking, biking and bus rapid transit. It includes provisions for transit oriented (TOD) and traditional neighborhood development (TND), an interconnected road network, bicycle and pedestrian connectivity, and bus rapid transit.

A Multimodal Transportation Mitigation Ordinance adopted in 2011 covers pedestrian, bicycle, and transit facilities and some transit services. In some cases, developers may pay for or install transit features (such as dedicated lanes) that are not required, but are reimbursed in part through Tax Increment Financing funds generated as the project comes on line.

Progresso Point Earns NAHB Green Multi-Family Project of the Year

Progresso Point, a 76-unit affordable housing project of the Broward County Housing Authority and the Reliance Housing Foundation won the National Association of Home Builders Multi-Family Project of the Year award, which was announced on May 1, 2012.

As we noted in the April 13, 2012 Green Trends Report, Progresso Point was also the first project to be certified under the FGBC High-Rise Residential Standard, earning a score of 55 under version 1. Trifecta Construction Solutions consulted on the project. Learn more about [Progresso Point's](#) green features.

NAHB Green Standard Version 2 Public Comment Period Opens

As part of the development of the 2012 edition of the National Green Building Standard (NGBS), the NAHB Research Center commenced a 45-day public comment period for the Second Draft of the Standard on April 27, 2012. A PDF version of the Second Draft will be available for download from www.nahbrc.com/NGBS. The deadline for submitting public comments is June 11, 2012. Release of NGBS Version 2 is expected by the end of 2012.

DOE 'Builder Challenge' Program Fades as 'Challenge House' Comes online

The U.S. Department of Energy (DOE) is making significant revisions to the program formerly known as Builders Challenge - its new program that is taking the place of Builders Challenge is called the DOE Challenge House. The program's update has resulted in significant energy upgrades that do not easily align with the practices of state and national green certification programs. As a result, the Research Center has determined that it is not practical to continue offering National Green Building Standard dual certification to the DOE program.

[\[Challenge House Program\]](#)

US GSA Narrowing Selection of Federal Green Certification Program

The U.S. General Services Administration (GSA) came one step closer to identifying a federally recognized green building

certification system. The review, conducted by the Department of Energy (DOE) and commissioned by the GSA, narrowed down the list of candidates to three: the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED), Green Building Initiative's Green Globes and the International Living Building Institute's Living Building Challenge. GSA will make a recommendation to the Secretary of Energy who, in consultation with the GSA and the Department of Defense, will develop findings taking the review into account. The public will have an opportunity to comment and then a formal recommendation will be made. [\[More\]](#)

Green Ribbon School Winners Named

The U.S. Department of Education Green Ribbon Schools (ED-GRS) is a federal recognition program that opened in September 2011. Honored schools exercise a comprehensive approach to creating "green" environments through reducing environmental impact, promoting health, and ensuring a high-quality environmental and outdoor education to prepare students with the 21st century skills and sustainability concepts needed in the growing global economy.

"Schools that take a green approach cut costs on their utility bills, foster healthy and productive classrooms, and prepare students to thrive in the 21st century economy," said Nancy Sutley, Chair of the White House Council on Environmental Quality. "These Green Ribbon School award winners are taking outstanding steps to educate tomorrow's environmental leaders, and demonstrating how sustainability and environmental awareness make sense for the health of our students and our country."

Winning schools in Florida are:

- Learning Gate Community School - Lutz
- Pine Jog Elementary School - West Palm Beach
- TERRA Environmental Research Institute - Miami