

Housing Nantucket ***“Affordable & Green” Policy***

Whereas, Housing Nantucket is a provider of sustainable, community housing options; and
Whereas, Affordable housing must be low cost, of good quality, and a benefit to the community; and
Whereas, We all should do our part to help solve environmental problems within our community;

Be it then known that on April 1, 2007 (revised December 2008) the following policy was adopted:

Housing Nantucket will:

- *create affordable housing that is both environmentally friendly and context sensitive;*
- *use existing development patterns and create infill;*
- *create housing solutions that use existing public transportation and infrastructure;*
- *plan developments that do not impact the site or neighborhood in a negative manner;*
- *use local, native vegetation;*
- *minimize light trespass and use light features that conform to “dark skies” program;*
- *create well insulated buildings that minimize heat gain and loss;*
- *utilize energy efficient windows and doors;*
- *orient buildings to best take advantage of passive solar heating;*
- *provide interior day-lighting;*
- *create housing that meets or exceeds local requirements for accessibility;*
- *minimize water use;*
- *provide innovative solutions for water recycling and water saving;*
- *create effective stormwater management programs;*
- *provide the best solutions for energy efficiency;*
- *create innovative solutions for HVAC systems;*
- *use Energy Star appliances;*
- *avoid the use of exterior air conditioning units;*
- *use innovative energy sources, such as solar, wind, and geothermal;*
- *minimize and reduce materials through effective use of the “house recycling program,” through the use of recycled materials in new construction, through the use of locally created materials, and through recycling of construction and demolition debris;*
- *ensure appropriate indoor environmental quality, such as natural light and ventilation, appropriate dust and mold remediation, low volatile organic compound paints, low or no-off gassing materials, and effective noise pollution methods;*
- *ensure that all users/tenants understand the operation of various maintenance components;*
- *ensure that all monthly, yearly, and periodic maintenance programs are upheld to ensure the appropriate operation of units;*
- *endeavor to provide a high level of public and tenant education on all “green” systems and programs;*
- *purchase and hire local;*
- *encourage community participation at all levels.*

Furthermore, Housing Nantucket will establish appropriate internal standards to meet this policy, including relevant checklists and reference documents.

Furthermore, when possible, Housing Nantucket will seek certification from available national certification systems such as LEED, LEED for Homes, and Building America.