As part of the follow up to the Jan meeting, I have taken data from which to work on the City’s webpage. In my experience, the Realtor community has had a strong reaction to the concept of home labelling, as they have previously in other jurisdictions feared the implication of home labelling would be a requirement, not an advisory, with no actual consequences where the City is concerned.

The new Reuse and Development Program creates an opportunity to analyze the impacts of tax incentives and other City policies on the built environment. As a result, we are developing a set of scoring metrics for the City’s recycling initiatives. This analysis will be used to develop a framework for reporting on the City’s recycling initiatives.

In terms of the project itself, the City has decided to move forward with a project that will result in a net gain of approximately $2 million for the City. This project will be funded through a combination of federal and state grants.

In conclusion, the City should consider the following:

1. The need for additional tax incentives to support the City’s recycling initiatives.
2. The importance of a comprehensive analysis of the City’s recycling initiatives.
3. The potential for additional funding opportunities to support the City’s recycling initiatives.

I want to underscore the analysis made by both WSP and Integral on the importance of analyzing any potential impacts of tax incentives. GBI has found that, without the City of Alexandria may want to incorporate into any incentive program in this area.

Additionally, GBI would recommend that the City look at some of the model commercial green leasing guidelines produced by the Green Building Advisory Committee (GBAC) of GSA in 2016. The advice letter issued on December 6, 2016 includes recommendations made by the GBAC after over a year of analysis of green leasing concepts in the United States.

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I hope that this information is helpful to the City of Alexandria as it continues to develop its recycling initiatives. Thank you for your time and attention.

Best regards,

Jenna Hamilton

Globes

the ‘base’ project for alexandria is a mid-level leed certified project (45 points) and that if we were to pick leed silver or gold as the benchmark we’d be talking

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Globes
Chris Pyke (USBGC)

preliminary assumptions from the Integral Group analysis. I hope this makes sense. I know it was mentioned to identify a baseline of the cost, but I'm not sure if it was mentioned to coordinate these estimates with the developers and the city is currently paying.

If these are the performance requirements we are looking at to make standard, it would be great to see the cost impact of these preliminary required credits vs. what is required in LEED categories. Some of the one I jotted down were:

- 12pts in Optimized Energy Performance
- Seems like Integral Group estimated a certain number of credits to be required in certain LEED categories. Some of the one I jotted down were:

Based on the presentations today, would it be possible for WSP to cost out the preliminary assumptions of the report from Integral Group? During their report, it will pay ~$700k in offsite contributions towards an open space fund and ~$8,000 per year towards a transportation management fund. In addition to these, other government fees (e.g., sewer tap fees, for affordable housing deals. Carpenter's Shelter is governed by the Braddock Neighborhood Small Area Plan. Per this plan and our site plan conditions, the project would help inform policy decisions and ensure that the proposed green outcomes dovetail with the requirements set forth by the State's financing agency.

The project schedule did not permit full evaluation of LEED requirements. However, after discussion with the City of Alexandria about having a better understanding of how the proposed outcomes will impact the competitiveness of Alexandria's affordable housing deals to the rest of the State, given the way these projects win credits from Virginia Housing Development Authority (VHDA) by slim margins. Carpenter's Shelter, for example, will be built to Earthcraft Gold, is located within a ½ mile of transit, and has other important features which earned it additional points – the project won by a 0.5% margin. By comparison, we would receive just 10 points for achieving any of the following Green Certifications – Earthcraft Gold, LEED, NGBS Silver or higher, or Enterprise Green Communities. While developers and the City of Alexandria can certainly advocate for greater points for green building within the tax credits the project needs, the more points projects receive, the greater the points spread. VHDA controls the scoring spread.

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Any upward fluctuation of development costs is a concern. I applied an additional 13% on top of our development cost (mentioned in the WSP report) to the Carpenter's Shelter development. This is based on the following observations:

- Carpenter's Shelter was designed with many green features and was certified Leadership in Energy and Environmental Design (LEED) platinum in July, 2012.
- VHDA has a strategy to improve the competitiveness of its affordable housing properties. This strategy is outlined on page 14-17.

In brief, the treatment was:

- 0.01% increase in indoor air quality
- 0.02% increase in resource use
- 0.03% increase in indoor environmental quality
- 0.04% increase in building energy and operational costs

These findings have been incorporated into the new standards on human health in multi-family affordable housing in the City of Alexandria. The response was:

- IAQ for schools discussed on pages 26-27, (4) directed credits (prioritize high-performance buildings over low-performance buildings)
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Regarding the importance of cost containment at the site level, the City of Alexandria could reduce its impact costs, such as real estate taxes, permit fees, office contributions, etc. As previously stated, this is a key part of our strategy; language updated on page 18 to emphasize this.

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