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Subject: Task Force Meeting 4/15

1. Stressing the importance of a performance monitoring program for private buildings to be incorporated in Policy update in June

2. Green building in affordable housing should be equitable

3. Stressing the importance of indoor environmental quality, especially in schools

4. Stressing importance of directed credits (prioritize performance based credits)

I have concerns with the way the consultants dismissed Earthcraft without providing any link between their recommendations and the programs which fund multi-family affordable housing. While developers and the City of Alexandria can certainly advocate for greater points for green building within this process, VHDA controls the scoring spread. 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 other government fees amount to. The increase in costs proposed by WSP would have exceeded VHDA's cost cap limits. Not only does VHDA have cost caps, but VHDA projects receive up to 300 points by documenting features which earned it additional points – the project won by a 0.5% margin.

I propose that the consultants review VHDA's tax credit manual as well as VHDA's permanent financing Minimum Design Requirements to see how their proposed recommendations compare to projects that have won tax credits and received permanent financing from VHDA. It would be beneficial to see this analysis against a recent project that received entitlement and competitive in the VHDA tax credit program.

I think it would be great to see the cost impact of these preliminary assumptions of the report from Integral Group. 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 seemed like the consultants estimated a certain number of credits to be required in certain LEED categories. Some of the ones I jotted down were:

- 12 pts in Optimized Energy Performance
- 6 pts in Water Efficiency
- 1 pt for Water Efficiency
- 2 pts for Water Efficiency
- 4 pts for Water Efficiency
- 1 pt for Water Efficiency


The AVB level of analysis is not within WSP scope at this time. See response to Jennifer Skow’s comments below.