



Codman Square Neighborhood  
Development Corporation  
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# What is Green Housing? Why and How to Do It?





# Planning & Driving Green Housing

- Plan for Green Housing
  - Green Asset Management Plan
  - Benchmark and Planning Tools
- Driving Green Housing
  - Efficient Housing
  - Healthy Housing
- Partners, Challenges and Questions



# Green Asset Management Plan

## Table of Contents

1. GAMP Narrative Summary
2. Individual Property Abstracts
3. GAMP Dashboard - Energy & Retrofit Tracking/Planning
4. Management Green Policy
5. Resident Green Guide

**GAMP DARE**

TO  
WRITE  
IT:



# GAMP Property Abstracts



- A page per property; with intro description
- Use a table of green categories and show **practices in place and practices planned**
- Green practice categories we use:
  - Commitment
  - Climate Impact
  - Electric Energy
  - Heating Energy
  - Water
  - Waste
  - Mobility, Health and Food
  - Built Environment
  - Ecosystems
  - Innovation Economy and Jobs
  - Equity and Livability

# Benchmark and Planning Tools

- WegoWise
- EPA's Portfolio Manager
- Data exporting for analysis benchmarking
- Dashboard for energy tracking/analysis AND retrofit tracking and planning
- Your dashboard should be in your GAMP



# Dashboard: Energy & Retrofit Planner

Performance Targets		Conditional Indicators									
Heating Energy Intensity (BTU/SF/HDD)	5.9	Green = at or below the target									
Total Gas Use (kBtu/SF) - sum of last 12 months	49.9	White = above the target and below 110% of the target									
Common Area Electricity (kWh / Comm. Area SF)	5.8	Yellow = above 110% of the target and below 120% of the target									
Water Use (Gallons / Bedroom / Day) - 12 mo. ave.	65	Red = above 120% of the target									
Development	Address	Heating Energy Intensity (BTU/SF/HDD)	Total Gas Use (kBtu/SF)	Heat & HW Notes	Electric Use (kWh/Common Area SF / year)	Electric Notes	Water Use (Gal/BR/Day - 12 mo avg)	Water Notes	Smoke Free? (Y/N)	Retrofit Plan	
15 Mallard	15 Mallard Avenue	7.67	45.4		2.55		62.0		Y		
157 Washington Street	157 Washington St	4.63	43.6		8.53		72.8		Y		
Erie Ellington Homes	31 Erie Street	7.46	47.2			Comm Rm	298.4	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	32 Erie Street	5.25	48.3		7.17		175.5	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	35 Michigan Avenue	6.36	62.4		11.9		231.3	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	38 Erie Street	6.53	60.1		22		105.9	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	42 Erie Street	3.33	31.6		16.3		72.0	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	44 Ellington Street	5.35	37.3		6.53		106.5	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	48 Ellington Street	5.94	51.1		14.9		60.6	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	62 Glenway St.	5.24	46.6		7.03		126.4	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	64 Glenway St.	5.55	52.1		6.29		105.8	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	70 Ellington Street	5.05	55.3		10.2		160.1	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	80 Ellington Street	5.48	51.1		8.55		77.4	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	82 Fowler Street	4.81	45.2		7.91		79.5	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	90 Fowler Street	0.282	41.1		7.24		48.8	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	94 Fowler Street	4.94	42		5.27		62.7	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	113 Ellington Street	4.91	44.4		8.67		71.0	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	117 Ellington Street	5.15	46.8		8.04		220.1	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	121 Ellington Street	7.27	74.7		9.41		112.2	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	125 Ellington Street	6.48	61.4		27.9		59.5	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	135 Ellington Street	1.62	12.9		6.51		144.2	Irrigation	Y	2017 boilers, lighting	
Erie Ellington Homes	150 Ellington Street	4.61	42.5		7.9		69.5	Irrigation	Y	2017 boilers, lighting	
Girls Latin I	380 Talbot Avenue	6.37	51.6		2.73		0.0		Y	2016 lighting retrofit	
Girls Latin II	45 Centre Street	3.71	26.7				75.7		Y	2016 lighting retrofit	
New Codman Square Apts.	7 Capen Street	6.99	47.9		2.81		50.4		Y		

# GAMP Allied and Attached Policies

- Sustainability Policy and Plan
- GAMP Attachments / Additions
  - Property Management Green Policy
  - Resident Green Guide - Living in a Green and Healthy Building
  - Both are necessary for management and residents to have clear direction



# Driving Efficient Housing

- Commitment & Responsibility
- Gas Retrofit Coordination
- Electric Retrofits
- Water Retrofits
- Equipment Monitoring
- Solar



**KEEP  
CALM  
AND  
JUST  
DO IT**

# Driving Healthy Housing

*Promoting*  
**Healthy**  
**Living**





# Driving Healthy Housing

- Waste Reduction
- Mobility, Health and Food
- Built Environment
- Ecosystems
- Innovation Economy and Jobs
- Equity and Livability



# Partners

- LISC
- MassSave
- Low-Income Energy Affordability Network (LEAN)
- Minol
- New Ecology
- MassAmerican Energy Solar
- Better Building Challenge
- HUD Renew 300
- Winn Management



# Challenges and Questions

- Solar challenges
- Commitment and Staffing
- Benchmarking, data exporting challenges
- Why does market rate housing get essentially the same utility funding for retrofits as affordable housing?
- Why do commercial tenants, especially non-profit ones, have to pay large retrofit copayments?

# Contact

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