



**earth**  
advantage.®

---

**David Heslam**

*Executive Director*

[dheslam@earthadvantage.org](mailto:dheslam@earthadvantage.org)

---





Abigail Apartments - Portland, OR

---

# How to construct new affordable housing when...

---

- We're experiencing a housing crisis
  - Climate goals require less energy use in buildings
  - Construction costs are rising
-





Orchards at Orenco Station, Hillsboro, OR

---

# We need to listen to owners & operators of affordable housing

---

- The total cost of providing housing is most important, not just construction cost
  - Energy and water efficiency *are both* important
  - The health of people in the buildings must be equally important
-



---

# MAKE CHANGE where you can

---

The Long-Term Goals of the PHB Green Building Policy are:

1. Energy: Achieve Net Zero Energy for PHB funded buildings by or before the year 2050. To that end, the table below indicates a potential timeline, to be reviewed annually.

Year	2025	2030	2035	2040	2045	2050
Net EUI	23	18	12	8	4	0

2. Water: Achieve a 50% reduction in net water consumption for PHB funded buildings by or before the year 2040. To that end, the table below indicates a potential timeline, to be reviewed annually.

Year	2025	2030	2035	2040
Net Water Consumption Reduction	35%	40%	45%	50%

3. IAQ: Enhance indoor air quality by reducing sources of indoor contaminants and pollutants, and increasing ventilation and fresh air supply.

- 
- Identify opportunities
  - Look for solutions in other markets
  - Make your case and stay with the process

*ex. PHB green building policy now targets:*

Energy Use | Water Use | Air Quality

---