

March 19, 2012

Dear Representatives:

The undersigned organizations, including many members of the [Green Affordable Housing Coalition](#),¹ write to request your support for the Green Resources for Energy Efficient Neighborhoods (GREEN) Act. The GREEN Act would make modifications to federal housing and lending policy to provide incentives and financial tools for property owners and the building sector to improve energy efficiency.

The benefits of improving energy efficiency and sustainability in affordable housing include utility cost savings, health improvements, more robust transportation options, and better connections to services and economic opportunities. Furthermore, energy efficiency improvements in subsidized housing can yield significant cost savings for the federal government. As of 2010, HUD's estimated annual utility bill exceeded \$6 billion. With Congress continuing to adopt fiscal austerity measures, this is an unsustainable cost that will crowd out spending on other community development priorities. We believe that the GREEN Act will facilitate substantial energy and water cost savings for new and existing affordable housing by providing incentives for increased energy efficiency and environmental sustainability.

The principles and practices of energy efficiency and green development offer proven, cost effective ways to address current and longstanding housing challenges, such as rising energy and transportation costs and environmental quality, all of which disproportionately affect low-income people. There is experience and research showing that with the right resources and approaches, adopting green building and rehabilitation practices significantly reduces utility costs. These costs savings can be used to improve underwriting criteria for affordable housing developers, and can provide financial benefits to the federal government, property owners and residents. This holds true for all types of housing developments nationwide, in both small and large communities.

Again, we strongly urge you to co-sponsor and/or support the GREEN Act and look forward to the reintroduction of the legislation in the 112th Congress. This legislative initiative is being led by the Honorable Congressman Ed Perlmutter (CO-7). Please feel free to contact Sarah Jawaid at sjawaid@nhc.org or (202) 466-2121, Ext. 248 if we can provide additional information or assistance.

Sincerely,

California Housing Partnership
Coalition to End Childhood Lead Poisoning
Enterprise Community Partners
Greenspace, National Capital Region
Habitat for Humanity
Local Initiatives Support Corporation
National Center for Healthy Housing
National Housing and Rehabilitation Association's
Council for Energy Friendly Affordable Housing

National Housing Conference
National Housing Trust
Oystertree Consulting
Stewards of Affordable Housing for the Future
Supportive Housing Network of New York
Sustainable Community Initiatives
U.S. Green Building Council

Attachment: GREEN Act Bill Summary, prepared by Enterprise Community Partners

¹ The [Green Affordable Housing Coalition](#) is a national action network that fosters collaboration and advocates for the development and preservation of green affordable housing. The views expressed in this letter reflect those of the undersigned organizations, rather than the official position of the Coalition as a whole or any Coalition member not included in this letter. Signing organizations are not necessarily official members of the Green Affordable Housing Coalition.