Portland Housing Bureau

April 2026

PHB Green Building Policy v2

ATTENTION: This document is to supersede Portland Housing Bureau's (PHB) Green Building Policy dated April 1, 2022. PHB Green Building Policy v2 applies to all projects which receive any funding award approval through PHB on or after ***April 1, 2026****. Projects receiving funding via Portland Housing Bureau Department's administered funding must demonstrate a commitment to sustainable design and construction practices. The Portland Housing Bureau requires projects to comply with the following Affordable Housing Green Building Policy outlined below.*

OBJECTIVE: The objective of the PHB Green Building Policy is to ensure that construction funded by the Portland Housing Bureau (PHB) advances environmental, social, and economic goals to:

- **Protect tenant health**
- **Protect air, water and other natural resources**
- **Provide equitable access to high-performing buildings.**
- Reducing operations and maintenance costs;
- Promote re-use of existing building stock and materials;
- Require healthy construction materials; reducing occupant exposure to VOCs and other hazardous chemicals;
- Maximize public investment benefits;
- Implement the City of Portland Climate Emergency Workplan which includes reducing CO2 emissions by 50 % by 2030 and net zero by 2050.

ITEMS ADDED/ADDRESSED IN v2

1. Update to 3rd party certification pathways
2. Updates to specified Code
3. Definition of Applicable Rehabilitation Projects Definition
4. Rehabilitation Project Requirements
5. Clarification on how to calculate water savings
6. Clarification on VOC requirements for specified materials
7. Clarifications to Energy Consumption
8. Inclusion of air conditioning requirements memo
9. Removal of Cost Benefit Analysis Requirement in design process
10. Addition of Deconstruction Requirements
11. Inclusion of Best Practice and Design Preferences Appendix

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1.0 APPLICABILITY

The PHB Green Building Policy (the "Policy") applies to new construction and rehabilitation/renovation projects of affordable multifamily residential and mixed-use buildings that:

1. Have a minimum of 20 units and;
2. Receive at least 10% of total project funding (including property disposition and PHB owned and leased property) from the Portland Housing Bureau (PHB), or are owned by PHB and;
3. Execute a covenant with PHB per 30.01.090 City Subsidy Projects- Long Term Affordability Requirements.

The following requirements of this Policy apply to all such projects having received an award letter from PHB on or after this Policy's effective date. Development teams are responsible for ensuring that the project budget and schedule are adequate to meet this Policy. However, this Policy explicitly acknowledges the need for flexibility, workability, and cost reduction. In enforcing this Policy, PHB will collaborate with development teams to achieve these goals.

Once your project is assigned a PHB Senior Construction Coordinator (SCC), please reach out for more specific details on how your project aligns with these requirements.

2.0 3rd PARTY CERTIFICATION PATHWAYS

Transparent third-party verification systems provide assurances to taxpayers that their money is being well spent on buildings that save energy, water, and money. The synchronized process integrating designers, contractors and building managers affirms the integrity of building commitments, assuring accountability and protecting our public investments. To this effect, the PHB's Green Building Policy requires a green building certification for all new construction and major renovations.

PHB will accept the most recent applicable version of the following Green Building Certifications or an alternative certification that is proven to be equivalent*:

- LEED (Leadership in Energy and Environmental Design) Certification
- Living Building Challenge (see Living Building Challenge Framework for Affordable Housing) OR Living Building Challenge Petal Certification
- Earth Advantage Gold
- National Green Building Standard
- Enterprise Green Communities
- Other equivalent certification pathway*

*Projects are required to meet the selected minimum certification standards along with the additional requirements listed in the "New Construction" portion of the following Policy. If an alternative certification is desired, please request approval from the project team's assigned PHB Senior Construction Coordinator (SCC).

SUBMISSION to PHB:

- *At Start of Project: Narrative on which Certification path will be taken*
- *Draft "point" calculations with strategies as requested*
- *Final Certificate once received*

3.0 UPDATES TO SPECIFIED CODES

Projects to use the most updated applicable building codes or standards (e.g., newer versions of IECC, ASHRAE, OSHA or local/state green building codes) accordingly.

4.0 REHABILITATION / RENOVATION REQUIREMENTS

4.1 All renovation projects must meet the following:

4.1.1 LEAD testing: All projects built before 1978 must perform Lead Risk Assessment, Hazard Screen, Pain Inspection, and/or Combination Inspection/Risk Assessment prior to deconstruction to understand exposure as per Lead Safe Housing Rule and HUD Chapter 5: Risk Assessment and Reevaluation ch05_12-13-12.pdf.

SUBMISSION to PHB:

- *Exemption if applies**
- *Assessment/testing results*
- *If Lead is found, contamination mitigation plan detailing how the lead will be properly removed and disposed*
- *Proof of removal/disposal once complete.*

*Exceptions to testing as per HUD Exemptions from Lead Safe Housing Rule: LSHR Toolkit: Screening for Exemption or Limited Exemptions. If an Exemption applies, please provide PHB with proof of Exception.

4.1.2 ASBESTOS AND OTHER HAZARDOUS MATERIALS testing: All projects should perform a Limited Hazardous Materials Survey which includes screening level assessment of interior and exterior areas of the structures on site for asbestos, lead-based paint, mercury, and polychlorinated biphenyl (PCB) liquids. Areas to be surveyed include floors, walls, ceilings, exteriors, and other miscellaneous construction materials. Project team to test, document locations and estimate approximate surface areas, if possible. Any materials known to contain these materials, project must create a mitigation plan for removal, remediation or containment.

SUBMISSION to PHB:

- *Assessment/testing results*

- *If hazardous materials are found, contamination mitigation plan detailing how the lead will be properly removed and disposed*
- *Proof of removal/disposal once complete.*

If you do not think your building is applicable to this requirement, please contact your SCC to request an exception. Additional requirements may be required depending upon individual project conditions. Consult with your SCC.

4.1.3 RADON testing: All projects must perform a radon test to determine if radon mitigation is required. The Oregon Health Authority recommends mitigation for levels between 2 and 4 pCi/L. Projects that reach or exceed 4.0 pCi/L must complete radon mitigation. Teams to submit radon testing before and after mitigation demonstrating reduced radon levels once mitigation is complete.

SUBMISSION to PHB:

- *Radon Test Results*
- *If Radon is found to exceed levels, plan for remediation*
- *Testing results once remediation is complete*

4.1.4 AIR CONDITIONING: All projects must include in-unit AC in the common room at a minimum. This can be a window unit, or an upgrade to the current HVAC system.

SUBMISSION to PHB:

- *At start of project:* Narrative how team will provide cooling to the units
- *At end of project*: Images, cut sheets, or subcontractor billings to demonstrate cooling was provided

4.1.5 DECONSTRUCTION REQUIREMENTS:

- All projects must complete a salvage survey. Please see City of Portland Deconstruction website for most up to date documents (https://www.portland.gov/bps/garbage-recycling/decon/documents). Coordinate salvage survey results with City of Portland Deconstruction team or local building reuse retail store to determine feasibility of materials re-use.

SUBMISSION to PHB:

- *At start of project:*
  - Narrative demonstrating deconstruction and waste plan
  - Salvage Survey

4.2 Substantial Rehabilitation - Renovation Requirements:

Substantial renovations must meet the policy requirement for **NEW CONSTRUCTION**. If the project meets one or more of the following items, it is characterized as NEW CONSTRCUCTION and must meet the requirements within Section 5.

Work performed meets any of the following:

- ***Changes the functional use or operation of the existing building***
- ***Exceeds 50% of the building area***
- ***Exceeds 50% of the total market value of the building and touches all the main components including:***
  - ***Structural***
  - ***Envelope***
  - ***Interior finishes***
  - ***Mechanical***
  - ***Plumbing***
  - ***Electrical.***
- ***Work or additions which increases the building area by 50% or more.***

4.3 Moderate Rehabilitation - Renovation Requirements

All other renovations to be considered moderate renovation. This includes and is not limited to updates to the mechanical, electrical, plumbing, interior finishes, and/or envelope. Moderate Renovations must meet the requirements below:

OTHER REQUIREMENTS:

4.3.1 Certification Pathway**:** *Rehabilitation/Renovation Projects* must be 3rd party certified for at least a silver level certification from either:

i. LEED or Earth Advantage OR National Green Building Standard Certification OR basic certification from Enterprise Green Communities OR Living Building Challenge Certification (see Living Building Challenge Framework for Affordable Housing) or other equivalent (Submit request to Project Team's Assigned SCC).

OR

4.3.2 Non-Certification Pathway***:*** *Rehabilitation projects* must meet the following, as applicable to the scope of the project's renovation:

4.3.2.1 - PLUMBING FIXTURES: Replacement of plumbing fixtures/systems must comply with "Water Consumption" section in New Construction and ***"Clarification on How to Calculate Water Savings"*** below.

4.3.2.2 - WATER HEATER: Replacement of water heating equipment must meet Energy Star certified or equivalent electric water heating system

4.3.2.3 - HVAC REPLACEMENT: Replacement of Heating equipment must be replaced with Energy Star Certified, or equivalent, electric equipment.

Any replacement equipment must meet the **"Clean Air" fresh air supply requirements** for New Construction.

4.3.2.4 - ROOF REPLACEMENT: Project teams to document the opportunity to increase R-value to meet or exceed current code roof R-value requirements. Scope of work, historic context, structural limitations, or other may restrict these improvements. Please contact your SCC for exceptions where applicable.

Insulation used must comply with insulation requirements in "***Clarification on VOC Requirements for Specified Materials***" section of New Construction.

4.3.2.5 - EXTERIOR WALL ASSEMBLY: Project teams to document the opportunity to increase R-value to meet or exceed current code. Scope of work, historic context, structural limitations, or other may restrict these improvements. Please contact your SCC for exceptions where apply.

Insulation used must comply with insulation requirements in "***Clarification on VOC Requirements for Specified Materials***" section of New Construction.

4.3.2.6 - APPLIANCE REPLACEMENT: Replace appliances with Energy Star Certified or equivalent electric appliances.

4.3.2.7 - LIGHTING REPLACEMENT**:** Replacement with high efficiency LED light fixtures**.**

4.3.2.8 - WINDOW REPLACEMENT: Replacement windows to meet North Climate Energy Star Zone U-value requirements or better. Materials including caulking must meet zero VOC requirements.

4.3.2.9 - INTERIOR FINISHES: See "***VOC Requirements for Specified Materials***" section below.

NOTE: The extent and scope of work will be taken into consideration, at the discretion of the PHB Construction Services Manager, based on a recommendation of the SCC. *If the project is a historic building which creates restrictions to the above requirements, please discuss with your SCC.*

5.0 NEW CONSTRUCTION / SUBSTANTIAL RENOVATION REQUIREMENTS

5.1 Green Building Certification Requirements

PHB's green building policy requires a green building certification for all new construction and major renovations. Please see **"3rd Party Certification Pathways Above"**.*

*Projects are required to meet the selected minimum certification standards along with the additional requirements listed below. If an alternative certification is desired, please request approval from the project team's assigned PHB Senior Construction Coordinator (SCC).

5.2 Water Use and Fixture Requirements

The long-term goal of the water consumption policy is to achieve a 50% reduction in net water consumption for PHB funded buildings by or before the year 2040. New construction must meet the following water use reduction targets:

TABLE 1: REDUCTIONS FROM BASELINE BY YEAR TARGETS

Year	2017	2020	2025	2030	2035	2040
Net Water Consumption Reduction	28%	30%	**35%**	**40%**	**45%**	**50%**

To achieve this goal, project teams must calculate the water use baseline from the following baseline water consumption for fixtures and fittings (Table 2) and then calculate the proposed water use calculations to demonstrate reductions.

5.2.1 - HOW TO CALCULATE WATER SAVINGS

TABLE 2: BASELINE WATER FIXTURE USE*

Fixture or Fitting Type	Baseline IP Units

Water Closet (Toilet)	1.6 gallons per flush
Urinal	1.0 gallons per flush
Shower Head	2.5 gpm @ 80 psi
Lavatory Sink Faucet	2.2 gpm @ 60 psi
Kitchen Faucet	2.2 gpm @ 60 psi
Public lavatory	0.5 gpm @ 60 psi

*Baseline Rates Based on 2006 IBC Table 604.3 plumbing fixture flow rates.

- Projects must show a reduction in water use from a given baseline. New construction must meet the following net reduction consumption for the residential

- Any new toilet, showerhead, and/or lavatory faucet must be WaterSense, or equivalent, certified.

SUBMISSION to PHB:

- *Calculations Demonstrating Compliance or Certification Pathway and Backup Documentation*

5.3 VOC Requirements for Specified Materials

5.3.1 - INTERIOR PAINTS, COATINGS, PRIMERS, AND WALLPAPER:

- VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1113 available at time of product specification for all interior paints, coatings and primers. (SCAQMD 1113 Limits: (https://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/tos))

- VOC emissions verified as compliant with CDPH Standard Method v1.2 (2017) testing standards for all wall finish paints.

    - EX: Compliance pathways:
        - GS-11 certification
        - MPI-Green Certification
        - Clean Air GOLD by Intertek
        - ClearChem by Berkeley Analytical
        - GreenGuard Gold by UL
        - Indoor Advantage Gold by SCS
        - Indoor Air Comfort USA Certification Program by Eurofins

- MAS Certified Green®
- Declare Label noting red list free

5.3.2 - INTERIOR ADHESIVES AND SEALANTS

- VOC content less than or equal to the thresholds provided by the most recent version of SCAQMD 1168 available at time of product specification for all interior adhesives and sealants. (SCAQMD 1168 Limits: https://www.aqmd.gov/home/rules-compliance/compliance/vocs/adhesive-and-sealants/rule-1168-compliant-products)

    - EX Compliance pathways:
        - GreenGuard Gold by UL
        - GS-36 or GS-11 Certification
        - Declare Label noting red list free

5.3.3 - FLOORING

- All flooring products (whether carpet or hard surface) must comply with CDPH emission requirements..

    - EX: Compliance pathways:
        - Clean Air GOLD by Intertek
        - ClearChem by Berkeley Analytical
        - GreenGuard Gold by UL
        - Indoor Advantage Gold by SCS
        - Indoor Air Comfort USA Certification Program by Eurofins
        - MAS Certified Green®
        - Declare Label noting red list free

- No flexible PVC with phthalates may be installed, whether the phthalates were intentionally added or added via recycled content

5.3.4 - INSULATION

- If fiberglass or mineral wool batts are used, these must be formaldehyde-free.
    - EX: Compliance Pathways:
        - Green Guard Gold by UL
        - Indoor Advantage Gold by SCS
        - Clear Air GOLD by Intertek
        - MAS Certified Green®
        - ClearChem by Berkeley Analytical
        - Declare Label noting red list free

- Polyiso rigid insulation to be halogenated Flame Retardant Free

5.3.5 – COMPOSITE WOOD

- Composite Wood Products to meet the California Air Resources Board (CARB) formaldehyde emissions less than or equal to the thresholds provided by CARB Phase 2 and/or TSCA Title IV for plywood, particleboard, MDF, and these materials within other products like cabinets and doors. For any other composite wood products not covered by CARB/TSCA requirements, but used in interior spaces, these must at minimum be NAUF (have no added urea formaldehyde).
    - EX: Compliance Pathways:
        - Green Guard Formaldehyde-Free by UL
        - Declare Label noting red list free

5.4 Ventilation and Filtered Fresh Air Requirements

- Establish a smoke free policy prohibiting smoking and the use of e-cigarettes indoors. The smoke free policy must be incorporated in the project's property management requirements

- Supply and exhaust must be balanced in each unit.

- Exhaust from bathrooms and kitchens must exhaust directly to the outdoors. Heat recovery may be included but recirculating exhaust is not acceptable.

5.5 Energy Consumption

- All projects must participate in EnergyStar Portfolio Manager or other software/program to monitor and track energy use.
- Projects must calculate their anticipated Energy Use Intensity (EUI)

ENERGY USE REDUCTION: The goal of the energy consumption policy is to reduce energy consumption and achieve net zero carbon emissions for PHB funded buildings by or before the year 2050. Project teams may do the following to demonstrate compliance:

- Participation in the Energy Trust Path to Net Zero incentive program.
- Participation in PCEF Net Zero Pathway (PCEF funds.)
- Energy Modeling Demonstrating **10% Energy Use Reduction from Code**

RENEWABLE ENERGY: Project must consider renewable energy in the project design. If not feasible, project team must submit narrative as to why renewable energy is not feasible for the project. Prioritize all electric systems.

SUBMISSION to PHB:

- *At start of project: Narrative how team will meet these goals*
- *Energy Modeling if Created*
- *Project's anticipated EUI*

- *Narrative on Renewable Energy*
- *At end of project: Images of installed energy measures*

If a project team cannot meet these requirements, please consult with your SCC for exception approval. Teams will be required to demonstrate why it is not technically or financially feasible to meet these goals.

5.6 Air Conditioning Requirements

PHB requires in-unit air conditioning (A/C) cooling strategies in all new affordable residential buildings financed by PHB capital subsidies.

Affordable housing developers shall propose an in-unit air conditioning cooling strategy that best balances the needs of their project and populations while ensuring the project's efficient use of public resources. Acceptable cooling approaches may include central air conditioning, packaged terminal air conditioners (PTACs), ducted or ductless condenser or heat pump units, window A/C units, portable A/C units, hybrid, geothermal, or other emerging technologies. Projects to select systems with low-carbon refrigerants.

SUBMISSION to PHB:

- *At start of project: Narrative on how project will meet these goals*
- *At TCO: Images of installed items*

5.7 RADON testing and construction completion:

All projects must perform a radon test to determine if radon mitigation is required. The Oregon Health Authority recommends mitigation for levels between 2 and 4 pCi/L. Projects that reach or exceed 4.0 pCi/L must complete radon mitigation. Teams to submit radon testing before and after mitigation demonstrating reduced radon levels once mitigation is complete.

SUBMISSION to PHB:

- *Radon Test Results*
- *If Radon is found to exceed levels, plan for remediation*
- *Testing results once remediation is complete*

6.0 COMPLIANCE:

6.1 Application.

Upon receipt of the PHB award letter, the developer shall submit or cause to be submitted an application for third party certification pursuant to this Policy.

6.2 Payment.

All costs related to the certification including but not limited to application, certification, and

testing shall be borne by the developer. PHB in its sole discretion may determine which costs, if any, are reimbursable through any PHB funding.

6.3 Progress Reports.

As applicable, the developer shall submit a LEED Checklist or Earth Advantage Points Worksheet or Enterprise Green Communities Criteria Checklist or National Green Building Standard Checklist or Living Building Challenge Certification each time they are updated to PHB indicating:

- Progress towards meeting the requirements of this Policy;
- Likelihood that the respective certification requirements will be met or exceeded;
- Any issues or circumstances that may prevent the developer from meeting this Policy or certification requirements.

During the progress report period, PHB shall assess progress toward certification and meeting the requirements of this Policy. If PHB determines that insufficient progress has been made or that certification is threatened, PHB and the developer shall in good faith collaborate to address any identified issues. Developer's failure to collaborate in good faith or refusal to address identified issues shall constitute a default as defined in developer's loan agreement and/or promissory note and PHB shall have the right to exercise any/all remedies contained therein.

6.4 Final Report.

Within fifteen (15) business days of receiving Green Building Certification developer shall submit such certification or denial to PHB.

6.5 Determination.

6.5.1 - Compliance

If the developer's required LEED or Earth Advantage or Enterprise Green Communities or National Green Building Standard or Living Building Challenge certification is approved, and the requirements of this Policy are met, developer will be deemed to have complied with this Policy.

If the developer proceeds with non-certification route, developer to submit proof of meeting above relevant requirements to SCC for final determination letter.

6.5.2 - Non-Compliance Request for Waiver

If the project does not meet the requirements of this Policy, developer may submit to PHB a Request for a Waiver from this Policy. A Waiver must be submitted in writing and contain:

- An explanation of the efforts and accomplishments made by the developer to achieve certification and meet all Policy requirements along with any documents received from governing certification agencies detailing any recommendations or determinations.
- An explanation of the practical or economic infeasibility of implementing green building design or construction techniques that if implemented would otherwise have resulted in certification.

- Any other supporting documentation or information the developer wishes to submit.

Within 30 (thirty) days of receiving the Request for Waiver, the PHB Construction Services Manager shall make a determination on the Waiver request.fifteen

APPENDIX:

A: BEST PRACTICE DESIGN PROCESS

A.1 Requirements in Design

Eco-Charrette

Project development team to hold an Eco-Charrette by the middle of the schematic design phase.

A.1.1 - Coordination with Asset Management

The design team to meet with the property/asset manager for the project at the end of Schematic Design and at the end of Design Development, at a minimum, to review proposed design strategies.

A.1.2 - Coordination of Contract Documents

All green building measures to be incorporated into the Contract Documents (Drawings, Specifications, and Contractor Scope of Work).

A.1.3 - Low-Carbon Materials and Design

Projects to consider feasibility of low carbon systems and materials for high impact materials on project such as for the structural systems and envelope.

Project teams to use City of Portland's low carbon concrete standards as minimum starting point for low carbon concrete.
https://www.portland.gov/procurement/sustainable-procurement-program/sp-initiatives

Projects should prioritize local, sustainably sourced wood

A.2 Requirements in Construction

A.2.1 - Preconstruction Meeting

Design team to hold preconstruction meeting with the general contractor and key subcontractors to review the green building requirements of the project

A.2.2 - Periodic Testing and Inspections

Periodic testing and inspections to be performed by certification certifier with the project superintendent and appropriate subcontractors. Specifically, the inspections are to confirm the thermal enclosure of the building envelope, air sealing and insulation at both the building envelope and the units. The inspector is to notify the team of any deficiencies as soon as they are found and follow up with a written report. Project team to determine when testing and inspections are appropriate with the schedule of work performed. Inspections should be completed for the following at a minimum:

A.2.2.1 Rough-in Inspection

- Prior to slab pour if residential units on ground floor; photo documentation from the general contractor is acceptable.
- At completion of framing on first level with residential units, with sheathing, and 20-50% of mechanical, electrical, plumbing and fire rough in.

A.2.2.2 Pre-Drywall Inspection

- After air sealing and insulation on each floor (all units) at exterior walls.
- After air sealing and insulation at all showers and baths located at exterior walls.
- After air sealing at demising walls.

A.2.2.3 Framing Inspection

- At start of air-sealing, prior to insulation.
- At top-off and prior to ceiling on top floor.

A.2.2.4 Final Inspection

After punch list, testing and balancing of mechanical systems, then flow testing in units and common areas.

Blower Door Tests.

Measure verification of units and common areas.

After installation of landscaping if irrigation included.

A.2.2.5 Preliminary Blower Door Tests

- After installation of drywall, exterior windows and doors, and through-wall HVAC units.
- Test 1-2 high risk units: top floor corner, abutting and elevator or stairwell, units with pocket doors.

A.3 Completion- Third Party Commissioning

- Commissioning agent must be certified by BCA, ACG, ASHRAE or similar.

- Document the project requirements to meet this Policy.
- Develop and incorporate commissioning requirements into the construction documents.
- Develop and utilize a commissioning plan.
- Verify that the installation and performance of the systems meet the basis of design and the requirements of this Policy. At a minimum, the following systems to be tested and verified:
    - HVAC (active and passive)
    - Domestic hot water systems
    - Renewable energy system
    - Plumbing/Water Conservation Systems.
- Provide a commissioning report to the owner and PHB within four weeks after commissioning.

A.4 Operations

A.4.1 - Operations and Maintenance (O&M) Trainings.

The general contractor and/or design team will provide O&M Trainings with maintenance staff, to be video-taped and the video left on site with the project manuals.

A.4.2 - O&M Manual.

The O&M Manual is to include:

- A summary of features and benefits related to the sustainable systems employed in the project.
- Lists of potential service vendors for major systems and equipment and the contact information of the commissioning agent.

A.4.3 - Tenant Education.

The design team/general contractor to provide tenant education on the building and unitized systems and tenant controls, to be videotaped and left on site with the property manager.

B: DEFINITIONS

The following definitions are applicable to this policy only.

1. "Blower Door Test" means a test to measure air tightness using diagnostic equipment to depressurize the conditioned space. Testing shall be performed by a certified technician.
2. "Certification" means the application and completion of the requirements of a PHB approved third-party verification system by an accredited agency that results in the issue of a certificate.
3. "Eco-Charrette" means a 4-8 hour interactive brainstorming and team-building exercise that generates and targets sustainability goals for the project. It should be designed to explore the synergies and cost benefits of various sustainable design strategies that are specific to the project. The Eco-Charrette should include the entire development team, including the owner, developer, architect, engineers, contractors, green building consultants, and other consultants, but at least three design professionals, and led by a qualified green building consultant with expertise in planning and facilitation of Eco-Charrettes. An Eco-Charrette may qualify for funding from the ETO as an early design assistance meeting.
4. "Energy Use Intensity (EUI)" means energy use of a building expressed as energy used per square foot of building per year. It is calculated by dividing the total gross energy in kBtu consumed in a 1-year period by the total Gross Floor Area of a building (kBtu/sf- year).
5. "Enterprise Green Communities" means the national green building program for affordable housing administered by Enterprise Community Partners.
6. "ETO" means Energy Trust of Oregon.
7. "EPA" means the U.S. Environmental Protection Agency.
8. "Gross Floor Area" means the total building square footage, measured to the outside surface of the conditioned space at the exterior walls of the building. It includes units, lobbies, common areas, bike storage rooms, management offices, breakrooms, restrooms, elevator shafts, stairwells, storage rooms, mechanical equipment rooms, and other support space. It does not include exterior spaces such as balconies, porches, terraces, covered walkways, loading docks, or covered parking.
9. "HPD" Means Health Product Declaration
10. "Indoor Air Quality (IAQ)" means the quality of the air in and around buildings as it relates to the health and comfort of the building occupants.
11. "kBTU" means one thousand British Thermal Units.
12. "Net Zero Energy" means that the total amount of energy consumed by a building on an annual basis is equal to the amount of renewable energy produced on site.
13. "Net Water Consumption" means the amount of municipal water used inside a building, not including water used outside of a building for irrigation or from hose bibs.
14. "New Construction" means any project that is not a Rehabilitation Project.
15. "PHB" means Portland Housing Bureau.
16. "PHB Funded" means any project receiving PHB Funding.
17. "PHB Funding" means anything of financial value made available to a project at the

discretion of the Portland Housing Bureau including cash, land, fee waivers or exemptions, in-kind, applied to a project's construction or rehabilitation budget.

18. "PHB Project" means any project, whether new construction or rehabilitation, that has twenty or more residential units and receives at least 10% of its funding from the Portland Housing Bureau.
19. "Rehabilitation Project" means any project involving a building that is in existence on or before the date of application for funding to the PHB. For PHB-owned projects the effective date will be the date PHB purchased the building.
20. "Solar Ready" means the design and construction of a building with the necessary infrastructure to easily receive a solar energy system (domestic hot water or electric) in the future. Projects must meet the Energy Trust of Oregon's Solar Ready Commercial Design and Construction Requirements.

https://insider.energytrust.org/wp-content/uploads/nb_solarready_comm_design_construction_req.pdf