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EHW Affordable Green Housing Center Technical Services

Environmental Health Watch's Affordable Green Housing Center focuses on educating and assisting stakeholders to create healthy, efficient, affordable housing. We offer an experienced, multi-disciplinary team that excels at helping affordable housing developers achieve green goals. Our approach to the green development process emphasizes contractor-friendly guidance and a systems view of building that addresses health, efficiency, and sustainability. Our experience is centered on community development in cities and inner suburbs. We provide design assistance and review, on-site technical assistance to builders, construction review, and operations and maintenance assistance. We are an Enterprise Green Communities Technical Assistance Provider.

Specific services include:

- Green development plan preparation for Enterprise Green Communities and LEED
- Monitoring of green construction
- Preparation of homeowners manuals and occupant education
- Assistance with LEED documentation
- Technical assistance for deep energy reductions of 70-90%

Affordable Green Housing Center Staff

- *Matt Berges, Green Housing Manager, Environmental Health Watch:* Matt brings a strong background as a green builder and home rehabilitation specialist to the Affordable Green Housing Center, with particular expertise in single family homes. As a project manager with Sutton Builders, Matt searched out opportunities to incorporate new green building products and methods while building a number of green homes, including the Shaker Heights Green Homes, and while rehabbing homes for the Cleveland Housing Network. Matt is certified by the Building Performance Institute as a Building Performance Analyst.

At the Center Matt contributes to a variety of healthy home programs, studies, and demonstration projects, including follow-up inspections to assess effectiveness of moisture interventions to reduce home asthma triggers, home visits to assess hazards and identify interventions for infant, geriatric, and asthmatic patients, and home visits and quality control inspections for the city-county healthy house program. Matt is an instructor for EHW's Greening Your Home educational series. He is providing design review, technical assistance, and construction review for LEED and Green Communities criteria for the Cuyahoga Community Land Trust's Green Cottages project.

Expertise:

- Integrated green design assistance, with emphasis on appropriate and affordable materials, methods, and technologies
- Review of designs, plans, and specifications to ensure consistency with green goals and to identify missed opportunities

- Cost estimation and materials sourcing for green alternatives
 - Construction review on-site, during construction and at completion
 - HVAC air sealing and insulation walk-throughs
 - On-site builder training in green construction techniques
 - Owner and resident training on green operation and maintenance
- *Mandy Metcalf, LEED AP, AICP, Director, EHW's Affordable Green Housing Center, Environmental Health Watch:* Mandy leads a team providing non-profit consulting services and education to promote sustainable, healthy, energy-efficient housing. Her role in the Cuyahoga Community Land Trust's Green Cottages project includes green development planning, green criteria documentation, and educational outreach, including a public workshop and preparation of homeowners' manuals. She is an instructor for EHW's Greening Your Home educational series. Mandy has extensive experience in green development, neighborhood planning and urban design. Before joining EHW, Mandy served as director of the Cleveland EcoVillage, a neighborhood redevelopment initiative organized around principles of ecological design and community involvement. The Cleveland EcoVillage fostered and developed a number of green demonstrations including the GreenBuilt Homes, the EcoVillage Townhomes in collaboration with the national Building America program, and the EcoVation green retrofit. These projects were the first in Northeast Ohio to demonstrate that green building could be a successful part of community development in distressed inner city neighborhoods.

Expertise:

- Integrated green design assistance
- Green development plan preparation
- Documentation of achieved green criteria
- Meeting and charrette facilitation
- Development of educational materials
- Training for owners and residents

About EHW

Since 1980, EHW has played a unique role in helping the public and policy-makers address critical health concerns related to the urban and industrial environment of Northeast Ohio. EHW's mission is to offer information, assistance and advocacy to help people protect themselves from significant environmental threats and to influence corporate, government and personal actions to promote human health and environmental sustainability. EHW's work is concentrated in three substantive areas: 1) outdoor air, 2) indoor environments, and 3) affordable green housing. Program activities focus in four functional areas: 1) information and direct services, 2) training and technical consulting, 3) research and demonstration, and 4) public awareness and policy development, and are concentrated in two substantive areas: 1) outdoor environments and 2) indoor environments.

In 2008, EHW established the Affordable Green Housing Center. The Center supports healthy green affordable housing renovation and maintenance for existing homes, and addresses new construction and deconstruction, to reduce adverse environmental impacts (e.g., green house gases and local pollution), increase the affordability of housing (e.g., lower utility costs), and create healthier homes (e.g., reduce lead hazards and asthma triggers). The program focuses on educating homeowners and tenants in Northeast Ohio, as well as landlords, builders, and policy makers. Particular emphasis is put on inexpensive, low-level renovation and housing maintenance practices that can be reasonably incorporated, within a modest budget and limited income, to reduce adverse environmental impacts, improve health, and save money. Local resources available

to assist residents in conducting repairs and implementing energy-saving strategies (e.g., information on low-interest loans, weatherization programs) are emphasized. Local green resources and products are promoted to reduce transportation costs and to support the growth of local green industry/green jobs and expand opportunities within our regional economy. The Center offers consultant services to non-profit developers of green housing in Northeast Ohio. We provide a forum for innovation and dialogue on green housing, including deep energy reductions of 70-90% in existing homes.

EHW has a foundation of over twenty year's experience of work on the "healthy house" concept. Starting in 1985 and continuing through 1990, EHW and the Housing Resource Center held Blueprint for a Healthy House Conferences, the first national effort to bring together health and housing advocates and agencies. In 1990 EHW and the Housing Resource Center published the *Healthy House Catalog*, the first national directory of healthy house information and resources. In the mid-1990s our Lead + Asthma Project, in partnership with the Cleveland Department of Public Health and the Cleveland Housing Network, was one of the first efforts to integrate interventions to address multiple housing-related health hazards. Since then we have worked on numerous HUD-funded healthy house projects with the city and county health departments, Cleveland Housing Network, Community Housing Solutions and other affordable housing organizations. We are now integrating green and energy efficient housing strategies into our healthy house interventions.