



GreenPoint Rated Sampling Protocol

Under the 2008 Housing and Economic Recovery Act (HERA), the federal Department of Housing and Urban Development (HUD) has allocated funds known as the Neighborhood Stabilization Program (NSP) funds to help in the revitalization of neighborhoods that have been most affected by the foreclosure crisis. The purpose of NSP is to provide targeted assistance to state and local governments to acquire and redevelop foreclosed and blighted homes. Once the renovations are complete, the homes are made available to qualifying low-to-moderate income buyers.

In late 2009, HUD issued a highly competitive RFP for a second round of NSP funding (NSP 2). Alameda County was one of only 60 awardees across the nation. Hello Housing is one of two developers charged with acquiring, renovating and selling up to 75 foreclosed or abandoned homes under the NSP 2 program in Alameda County. The jurisdictions where homes will be purchased and remodeled include neighborhoods in unincorporated Alameda County, Newark, Fremont, Union City, San Leandro and Berkeley. As part of the renovations of NSP 2 homes, Hello Housing is incorporating green building measures. Such improvements will include the recycling of waste materials as appropriate; installing energy efficient appliances, lighting, and plumbing fixtures; improving indoor air quality; and using durable materials. Hello Housing is ensuring that each home will have the homes GreenPoint Rated (GPR) to the “Element” label requirements, thereby increasing the value of the homes by providing 3rd party verification of green upgrades. Stopwaste.org has awarded Hello Housing a \$25,000 grant to put towards the costs of achieving the GreenPoint Rating. These costs will include the independent GreenPoint Rater, as well as the Build It Green application fees and quality assurance fees per home. Since the rehabilitation of all homes shall be conducted by Hello Housing and its construction management team and trained general contractors using a single green specification, Build It Green has agreed to administer the program as part of its pilot sampling program thus reducing costs.

progress to date

As of July 2011, Hello Housing has achieved an Elements GreenPoint Rating on two NSP home renovations and is in the process of rating an additional six homes.

our funding sources

Stopwaste.org Grant: \$25,000
 Alameda County NSP2: \$5.9 million (revolving)
 Clearinghouse CDFI: \$2.7 million (revolving)

