



## 2013 Recipient Indiana Green Building Award (IGBA)

*Congratulations:*

### Crawford Apartments

This affordable rental community, Crawford Apartments, is a new construction of a 25-unit Permanent Supportive Housing (PSH) rental community to be located at the 2400 block of South Henderson Street in Bloomington, Monroe County, Indiana. The project was developed using Low-Income Housing Tax Credit (LIHTC) financing and will operate with a HUD Continuum of Care Supportive Housing Program (SHP) subsidy targeting chronically homeless individuals with disabilities. The site is being developed by the LifeDesigns, Inc., which will administer and provide some supportive services to tenants at the site and manage the property. In addition, the primary service providers for residents at the site will be Shalom Community Center and Centerstone of Indiana, Inc. While the site will target households with incomes up to 30%, 40%, 50% and 60% of AMHI under the Tax Credit program guidelines, given the proposed SHP subsidy, the project will effectively target individuals with incomes below 50% of AMHI, allowing qualifying residents to pay just 30% of their income toward rent. The proposed programmatic Tax Credit collected rents will be set at \$564 for the proposed one-bedroom units. The project was completed in the fall of 2013 and certified LEED for Homes Platinum in October of 2013, the first affordable multi-family Platinum project in Indiana.

The amenity packages included at the development are comprehensive and appealing compared with the selected low income projects. The project will offer key amenities such as dishwashers, garbage disposals, microwave ovens, ceiling fans and central air conditioning. In addition, the site offers a comprehensive community amenities package tailored to the needs of the targeted special needs tenant base of chronically homeless and disabled individuals. Project amenities will include on-site management, community space, laundry facility, computer center and a social service package provided through LifeDesigns, Inc., Shalom Community Center and Centerstone of Indiana, Inc. These social services are anticipated to include organized social events, resident association meetings, education programs, as well as case management. The case manager will assist tenants with the coordination of treatments services, money management, income support, job training and placement as well as skills training and additional benefit support needed.

#### **Sustainable Sites**

Crawford Apartments is densely built on an infill and previously developed property adjoining the local Habitat for Humanity Restore. The majority of the site was previously used as parking lot for the Restore. Sections of the lot were reused for parking for the new apartments as well as creating a basketball court area and bike storage area on the back half of the property site. The building uses a white roof, and by replacing most of the black asphalt parking area with the white roof it drastically reduces the heat island effect on this particular site.

Landscapes were used not only for aesthetic purposes but also for rain water mitigation and capture through rain gardens as well as properly located and designed swales throughout the property site. All landscapes were regionally appropriate as well as drought tolerant, and were designed and planted to survive harsh winters and hot summers. The landscape also includes a community garden space for tenants to use.

#### **Water Efficiency**

Water use reduction within the building was achieved through low flow toilets (1.3 gpf), as well as low flow faucets and shower heads (1.5 gpm.) Appliances were also Energy Star and Water Sense where possible, dishwashers, and washing machines.

Water reduction on the exterior was achieved through high efficiency irrigation with drip irrigation, water sensor, as well as timers. Minimal irrigation was needed due to the proper design of drought tolerant landscaping and the use of rock and mulch beds.



### **Energy & Atmosphere**

All units in Crawford Apartments were Energy Star certified as part of the LEED for Homes and IHCD requirements. This project included enhanced insulation spray foam walls and roof spaces, upgraded high efficiency HVAC heat pumps and heat pump water heaters as well as Energy Star windows, appliances and lighting. The roof also houses enough solar panels to offset the building energy use by 7%. A large portion of meeting Energy Star and HERS scores is by meeting performance requirements of blower door and duct blaster testing, all units far than exceeded these requirements and resulted in performance 37% better than a code compliant building of the same size.

### **Materials & Resources**

Crawford Apartments are all wood framed through offsite panelization which limits the waste generated from framing, as onsite framing tends to produce on average more waste. Land clearing debris was all collected and recycled through a local program, and construction debris was sorted and recycled through their local waste plant.

The materials used were awarded credits based on being environmentally preferable or locally produced. The brick was local to the project within 300 miles, as well as aggregate, cement, gypsum board, .

### **Indoor Environmental Quality**

Low VOC paint and all hard flooring were used throughout to limit the VOCs introduced into the building. Each unit also has its own dedicated fresh air make up system as well as vented kitchen range hoods in place to be sure to bring in fresh air as well as mitigate moisture build up and flush out VOCs and pollutants. Each buildings main entry has walk off mats and grates to help limit the amount of pollutants being brought into the building. Exhaust fans are on timers to ensure they continue to run at least 20 minutes after the fan is shut off which limits the buildup of moisture and the problems caused by moisture.

The project also made use of a passive radon mitigation system, upgraded MERV 10 filters, a 48 hour fresh air flush for all units, and a contamination control plan to limit debris from infiltrating the HVAC and ductwork in the units.

### **Locations & Linkages**

The property is located within walking distance to several community resources including grocery store, convenience store, restaurants, doctors' offices, pharmacy, churches and schools. This project is also situated across the street from 2 bus stops servicing 4 bus lines for the metro Bloomington area. Being previously developed also made it possible to use existing onsite utilities which limited the amount of off-site utility easement work that needed to be completed. The project is also ½ mile from the entrance to the B Line walking and bike trail.

### **Awareness & Education**

Crawford Apartments underwent a full day of training for their management and maintenance personnel that included participation from all the major subcontractors including HVAC installers, Solar PV systems management, sustainability consultant, and irrigation specialists. This training not only prepared building staff on how to manage and maintain their building, but also provided information for them to continuously train their tenants on how to live a more sustainable lifestyle while caring for their new homes.