

## ***Nantucket Housing Office*** ***“Affordable & Green” Policy***

The Nantucket Housing Office, as a provider of affordable rentals and homeownership options feels strongly that affordable housing needs to be both low cost and of good quality. Also, in today’s holistic world view, the NHO feels that all organizations should do their part to help solve environmental problems within their communities. Therefore, the NHO has taken the following policy:

*The NHO will endeavor to create affordable housing that is both environmentally friendly and context sensitive. The NHO will attempt to use existing development patterns and create infill. The NHO will attempt to create housing solutions that use existing public transportation and roads. The NHO will attempt to use local, native vegetation and plan new developments that do not impact the site or neighborhood in a negative manner. The NHO will attempt to minimize light trespass and use exterior light features that conform to “dark skies” program. The NHO will attempt to create well insulated buildings that minimize heat gain and loss, provide energy efficient windows and doors, orient buildings to best take advantage of solar heating, provide interior day-lighting, provide innovative roofing solutions, and create housing that meets or exceeds local requirements for accessibility. The NHO will attempt to minimize water use, provide innovative solutions for water recycling and water saving, and create effective stormwater management programs. The NHO will attempt to provide the best solutions for energy efficiency, including installation of appropriate meters, creating innovative solutions for HVAC systems, creating effective low impact lighting solutions, using Energy Star appliances, and minimizing the use of exterior air conditioning units. The NHO will attempt to use innovative energy sources, such as solar, wind, and geothermal. The NHO will attempt to minimize and reduce materials through effective use of the “house recycling program,” through the use of recycled materials in new construction, through the use of locally created materials, and through the effective recycling of construction and demolition debris. The NHO will also attempt to ensure appropriate indoor environmental quality, such as natural light and ventilation, appropriate dust and mold remediation, low volatile organic compound paints, low or no-off gassing materials, carbon monoxide detectors, and effective noise pollution methods. The NHO will attempt to ensure that all tenants, owners, and users understand the operation of various maintenance components. The NHO will attempt to ensure that all monthly, yearly, and periodic maintenance programs are upheld to ensure the appropriate operation of units. Finally, the NHO, in providing these environmentally and context sensitive solutions, will endeavor to provide a high level of public and tenant education on all “green” systems and programs.*