

Wisconsin Green Built Gold Standard!

The Wisconsin Housing & Economic Development Authority (WHEDA) has approved WEI's proposed Wisconsin Green Built Gold Standard as eligible for additional sustainability scoring points for projects in 2023-2024!

After many discussions with affordable housing developers and third-party verifiers about ways to improve sustainability, WEI proposed a **Wisconsin Green Built Gold Standard** as comparable to the established certifications for 2020 Enterprise Green Communities or LEED Silver to qualify for the additional 5 WHEDA points and enable projects to an increase of 1% of credits that will not be accounted for in the leverage score. Here are the proposed changes to achieve the **Wisconsin Green Built Gold Standard**:

Increase the minimum point score required from 200 to 240 points. - In total, this represents a 60 percent increase in the score over the past two years.

Add an Integrative Design Process: [*Focus on Energy Design Assistance Program – 10 points](#) (*For projects that are served by a participating Wisconsin electric or natural gas utility)

Require [*ENERGY STAR Multifamily New Construction](#) or Building Performance Standard (Rehabs) – 10 points

*As part of the recently passed Inflation Reduction Act, the Section 45L [Tax Credit for Energy Efficient New Homes](#) has been updated and extended through 2032. For homes and units acquired on or after January 1, 2023, the base level tax credit will be specifically tied to ENERGY STAR certification for single-family (\$2,500), manufactured (\$2,500), and multifamily homes (\$500; or \$2,500 when prevailing wage standards are met, and \$5,000 per Zero Energy Ready Homes unit).

Require [EPA indoor airPLUS Certification](#) (10 points) or a minimum of 10 points from the Indoor Air Quality section of the Green Built Multifamily Checklist.

Additional increases in minimum required points by section:

Siting Land Use from zero to minimum 5 points required.

Landscape Conservation from 5 to 8 points required.

Energy Efficiency from 20 to 25 points required.

Materials from 8 to 12 points required.

Plumbing & Water from zero to 5 points required.

Waste Reduction from 3 points to 5 points required.

Builder Operations from zero points to 3 points required.

Efficient Use of Space from zero points to 3 points required.

In short, the approved **Wisconsin Green Built Gold Standard** is comparable to the 2020 Enterprise Green Communities as both offer guidelines for project teams to design and construct projects to a green building standard that includes an integrative design process, ENERGY STAR Multifamily and indoor air quality requirements, plus baseline performance standards across eight distinct categories of green building. Moreover, every single Wisconsin Green Built Certified project receives on-site verification by a third-party provider.

We look forward to certifying multifamily projects to the new **Green Built Gold Standard** and achieving even greater energy efficiency and sustainability improvements in affordable housing throughout Wisconsin! For more information, please contact John Imes at WEI.

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