

**NLC RESOLUTION #2012-18****SUPPORT FOR GREEN AFFORDABLE HOUSING AND FINANCING**

**WHEREAS**, our nation's low-income households spend on average 19.5 percent of annual income on home energy costs, while the average median-income household spends just 4.6 percent; and

**WHEREAS**, the greening of affordable housing will not only lower utility costs for low-income families, but also create healthier, more vibrant home environments for families that live in public housing developments; and

**WHEREAS**, incorporating green building practices in affordable housing will promote environmentally smart site planning near public transportation and other community resources, energy efficiency, water conservation and the use of environmentally beneficial building materials that foster healthier outdoor and indoor environments; and

**WHEREAS**, a number of cities, state housing agencies and the federal government have already incorporated green building criteria into their affordable housing programs; and

**WHEREAS**, many affordable housing developers have already demonstrated that it is possible to build both green and affordable, including over 9,000 affordable units (40 percent) of the over 22,000 residential units registered with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) for Homes Rating System; and

**WHEREAS**, following the National Green Building Standard can facilitate the development of housing that is both environmentally friendly and affordable; and

**WHEREAS**, affordable housing owners have also demonstrated an ability to complete green retrofits where incentivized by U.S. Department of Housing and Urban Development (HUD), including 80 percent of private owners in the Mark to Market program electing to pursue HUD's innovative Green Initiative; and

**NOW, THEREFORE BE IT RESOLVED** that the National League of Cities calls on the Congress to adopt legislation that would transform and modernize the U.S. housing market through the use of Energy Efficient Mortgages and Location Efficient Mortgages while ensuring that the benefits of green buildings are accessible to Americans of all income levels through the use of standards and incentives for affordable housing projects, including green building standards for single-family or multifamily structures.

**BE IT FURTHER RESOLVED** that federal regulators, including the Federal Housing Finance Agency, should respect local governments traditional authority to utilize the municipal tax code in the best interests of the public and, furthermore, assist local governments that undertake innovative financing mechanisms, such as the Property-Assessed Clean Energy (PACE) program, that enable municipal investments in new green housing and energy efficiency retrofits to single-family or multifamily homes without direct federal funding.

**NLC RESOLUTION #2012-19****SUPPORT FOR SUSTAINABLE DEVELOPMENT IN CITIES AND TOWNS**

**WHEREAS**, over half of today's global population lives in an urban setting – a number expected to increase to over 70 percent by 2050; and

**WHEREAS**, this rapid urbanization has led to pockets of resource use intensity, resulting in increased waste, pollution and greenhouse gas emissions; and

**WHEREAS**, cities and towns sit at the intersection of law, policy, economic development, land use decisions, and the public interest and can be a guide to the federal government and other entities of how to address these challenges and encourage sustainable development; and

**WHEREAS**, many cities and towns are already at the forefront of developing and implementing cutting-edge strategies to inspire a bottom-up approach to resource efficiency through the adoption of climate action plans, the implementation of green building codes and standards, the revision of an existing municipal plan, or the use of policies based on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) or the National Green Building Standard; and

**WHEREAS**, the federal government has shown increased support for sustainable communities through the Sustainable Communities Partnership, a collaboration between the Department of Housing and Urban Development, the Department of Transportation, and the Environmental Protection Agency,

**NOW, THEREFORE BE IT RESOLVED** that the National League of Cities calls on the Congress of the United States to adopt legislation, such as the Livable Communities Act and the Enhancing Livability for All Americans Act, that incents, but does not mandate, sustainable planning and development activity at the local and regional level.