

August 24, 2012

Save the Date



Our annual GreenTrends Conference is moving to the Fall, so mark your calendars!

GreenTrends 2012
Sept 12-14, 2012
 PGA National Resort
 Palm Beach Gardens, FL

www.GreenTrends.org

RESERVE A BOOTH

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The Importance of Greening Government Buildings

In early August, upcoming GreenTrends Keynoter Jerry Yudelson was invited to participate in a 12-person "meeting of experts," convened by the National Research Council on behalf of the Office of Federal High-Performance Green Buildings, located in the General Services Administration (GSA). Interestingly, for the federal government, the business case is vastly different than for a private business.

The real bottom line, he says, is that 87 percent of the money spent in a federal building is for salaries and benefits, including health care, so that in making the green building business (or investment) case you have to talk largely about people and not, for example, about energy conservation, water use or all the green things you can do easily in new buildings. People costs are "the elephant in the room." So enhancing productivity, job satisfaction, employee retention and health outcomes are critical to the success of federal green building programs. [\[More\]](#)

Jerry will speak at GreenTrends on Friday, September 14. [Register](#) today! To learn more about the complete line-up of education programs, visit the GreenTrends website: www.greentrends.org

Fannie Mae Launches 'Multifamily Green Initiative'

The Harvard Joint Center for Housing Studies estimates that the average age of the nation's current multifamily housing stock is 38 years. This opens a wealth of opportunities for making cost-effective energy upgrades to existing multifamily buildings

To take advantage of this opportunity, the secondary mortgage leader Fannie Mae launched their Multifamily Green Initiative. The initiative's mission is to improve energy and water efficiency, enhance the financial and environmental sustainability, and extend the useful life of all multifamily housing stock financed by Fannie Mae.

Central to the Multifamily Green Initiative is the "Property Improvement and Expense Reduction" (PIER) which focuses on the reduction of expenses through property improvements. Fannie Mae will modify the PIER to include "Green Refinance Plus," a financing solution that provides capital for the upfront

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CERTIFICATION NEWS

Newest Certifications

Commercial

Indian River County
Transit Facility
Certified: 7-27-12
Score: 53

Local Government

Palm Beach County
Certified: 8-22-12
Score: 38%
Level: Silver

City of Doral
Certified: 8-2-12
Score: 21%
Level: Bronze

City of Hollywood
Certified: 7-9-12
Score: 26%
Level: Bronze

**"Florida Green"
Certifications to Date**

Homes

994 Homes in 2012
5,123 total as of 8/7/12

Commercial Buildings

Registered: 15
Certified: 7

Hi-Rise

Registered: 4
Certified: 1

Land Development:

costs of implementing these investments at the time of refinance and acquisition of multifamily property. This will augment the underwriting process by adding a green mortgage-mortgage backed security (MBS) to lenders.

The other primary component of the initiative is to modify the Physical Needs Assessment (PNA) and the development of a green MBS, which Fannie Mae says would augment the underwriting process. A PNA is a third-party assessment of the physical condition of a property required for underwriting multifamily mortgages. Under the Multifamily Green Initiative, Fannie Mae's PNA will be modified to include a "Green PNA," which will assess the energy and water efficiency of the property. The Green PNA is now required for all properties participating in the Green Refinance Plus program or any other Fannie Mae financial product. [[More](#)]

Seal the Deal at GreenTrends



GreenTrends gets you face-to-face with people you've only been able to talk to by phone. Demonstrate your product and give people a hands-on experience. Reserve your booth today and learn more at www.greentrends.org

RESERVE A BOOTH

Featured Product:

mpengo™

Apps for the mobile professional.

mpengo Project for the iPad replaces or complements the work that homebuilders in contracting and renovation currently do on paper and bring back to the office computer. An entire project can be created and followed to completion all on-site. See us at booth #204.

**Florida Land Planners Told To Prepare
for Sea Level Rises**

Plans to address sea level rise should be flexible and some could wait about five years for science to be more precise, experts said on August 9 at a workshop in Tallahassee for planners and other state and local officials.

Registered: 61
Certified: 16

Local Government

Registered: 56
Certified: 41

Multi-Family

In 2012
26 Buildings
302 Units

Florida Water Star Certifications NFWMD and SRWMD Areas

2 Homes in 2012

Education Opportunities

September 12, 2012 Certifying Agent Annual Active Status Verification Course

PGA National Resort
Palm Beach Gardens, FL
[\[Register\]](#)

October 8, 2012 Introduction to Commissioning Renew your LEED credentials

GBCI CE Hours: 8 hrs
Course approval #:
0090006629
FBPE Provider #:
0004021
FBPE PDHs 0007374: 7.5
St. Petersburg, FL
[\[Register\]](#)

Calendar of Events

August 26-29, 2012
Habitat for Humanity
State Conference
Cancelled

Sept. 10-12, 2012
Affordable Housing
Conference
Rosen Shingle Creek
Orlando, FL
[Register](#)

Sept. 10-12, 2012
ARCSA Annual
Conference
DoubleTree-Brownstone-
University
Raleigh, NC
[Register](#)

Sept. 12-14, 2012

In an electronic poll taken at the workshop, 71 percent of participants said they already are dealing with sea level rise and 58 percent said they had some knowledge of the issue.

Gary Mitchum, a University of South Florida physical oceanographer, said sea levels in Florida could rise from 1 meter to 2 meters by 2100 because of ice melting and warming seas caused by increased carbon dioxide in the atmosphere, causing the "greenhouse effect" and climate change. But he also stressed that there are uncertainties about the predictions. He suggested planners should wait until revised predictions are issued within about five years -- or until then adopt the low end of the range into their coastal planning.

"The science is changing rapidly," Mitchum said. "So where ever possible don't commit to a plan that you don't have to."

Robert Deyle, a professor of urban and regional planning at Florida State University, said rising sea levels could cause designated "coastal high hazard" areas, where development may be restricted under state law, to move inland.

"While 1 meter of sea level rise is equivalent to 50 to 100 meters of shore width loss in other areas based on the slope of land and coastal sediments, the 1 meter rise is equivalent to 1,000 meters of shore width loss in Florida," said Robert Deyle, a professor of urban and regional planning at Florida State University.

With sea level rise, even elevated structures along the coast are prone to being toppled as erosion and wave force increase while roads and utilities also are damaged, he said. Options range from protecting structures with sea walls or beach sand replacement to retreating and moving structures and utilities out of the way.

"So flexibility of the adaptation strategy itself -- the ability to make adjustments to it -- is really the formula for dealing with a scientific situation that is continuing to unfold," Deyle said.

Florida Beginning to See Signs of Recovery

Florida's budget numbers seem to be improving, state economists indicated recently. They expect tax collections to grow by 4.3 percent in the coming year - and then grow an additional 5 percent in the year after that.

"Recovery is finally beginning to take hold in the housing market," said Amy Baker, lead economist for the Legislature's Office of Economic and Demographic Research. "Real estate tax and documentary tax collections continue to grow strongly," she said.

GreenTrends Conference
& Tradeshow
PGA National Resort
Palm Beach Gardens, FL
Keynote: Jerry Yudleson
[Register](#)

Sept. 15-17, 2012
APA Florida Annual
Conference
Waldorf Astoria
Naples, FL
[Register](#)

Sept. 25-27, 2012
EEBA - Excellence in
Building Conference
Fairmont Scottsdale
Princess
Scottsdale, AZ
[Register](#)

Sept. 27-29, 2012
FNGLA
Orange County
Convention Center
Orlando, FL
[Register](#)

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Articles of Interest

FGBC In The News:

**Worker Productivity
Increases in
Sustainable Buildings**
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Green Lease Toolkit
[More](#)

**Photographer Clyde
Butcher Shares
The Beauty of Florida's
Environment
In His New Online
Magazine**
[More](#)

**Untapped Potential -
Florida's PACE Funding
Update**
To find out more about
Florida's PACE funding
opportunities, don't miss
the GreenTrends 2012
presentation on Friday,
September 14th
[More](#)
[GreenTrends](#)

FGBC Committee
Meetings

Development, such as home construction, along with tourism and agriculture are the three main drivers of Florida's economy and produce much of the money to pay for state services.

Adam Putnam on Florida's Energy Future

Following is a Florida Trend magazine Q&A with Florida Commissioner of Agriculture Adam Putnam regarding Florida's energy future. The interview was published prior to the Florida Energy Summit.

Florida Trend: What do you see as the logical progression of alternative/renewable energy here in Florida? Where do you see the state in five or 10 years down the road?

Adam Putnam: I view energy policy as an all-of-the-above approach. I am not singularly focused on renewable. I believe we need an array of options for energy production for electricity and for mobile fuels in a peninsular state - and that means that diversity is important in a state that needs multiple options for its growing energy needs. Reliability is critical in a state that has record amounts of lightning strikes, is susceptible to hurricanes, tornadoes and other things that jeopardize reliability. And, of course, to be competitive, affordability is important, and so a logical progression would be that the state's current reliance on natural gas will continue because of the affordability of that fuel. It is my hope that our nuclear projects will get back on track because they are long-term, zero-fuel cost technologies that also have zero emissions. From a national perspective that affects Florida, it would be nice to get clean coal back on track and that as we continue to see prices fall on renewables like solar, that we will see greater market demand for those.

Florida Trend: What are the top energy issues you'd like to see addressed?

Adam Putnam: I'd like to see the state increase its fuel diversity. I'd like to see us expand our fleet of natural gas-powered vehicles. I'd like to see us finish out some of the private-sector ethanol projects that are under way, and I'd like to see us develop a long-term blueprint for Florida's energy needs that has buy-in from the business sector, political sector and the utilities. [[More](#)]

Earn a Free FGBC Membership

For every new FGBC business category member you recruit, you'll earn \$25 off your own membership renewal , up to a total discount of \$250...giving you a free one-year membership!

Special Note:

In September, all FGBC committee meetings will be held at GreenTrends, on Thursday, September 13, 2012.

How does it work? Just be sure that each new member enters your name as the "FGBC Sponsor" on their membership application. It's that simple.

Download the membership application from the FGBC website under the [JOIN FGBC](#) tab.

Become A Florida Water Star Commercial Certifier

In conjunction with the Florida Green Building Coalition's annual GreenTrends Conference & Tradeshow set for September 12-14, 2012 in Palm Beach Gardens (www.GreenTrends.org), Florida Water Star will host its "Commercial and Institutional" certifier training and exam on September 12 from 8:30 a.m. to 5 p.m. Cost to earn your certification is only \$20.

For more information contact Robert Wanvestraut at rwanvest@sfwmd.gov or (561) 682-2054. Register for the course at www.GreenTrends.org

Pinellas County Housing Authority Recognized

Pinellas County Housing Authority (PCHA) was recently honored as best in the state by the Florida Association of Housing and Redevelopment Officials (FAHRO) at its 2012 Annual Convention & Trade Show in Orlando.

The "Housing Authority of the Year" award recognized the housing authority that ranked highest for commitment to solving housing and associated community problems, innovation, industry involvement, affiliations with state and federal associations, awards received, and high performer designation from the United States Department of Housing and Urban Development (HUD).

Florida Realtors Releases July Housing Stats

According to the July 2012 Monthly Indicators Report published by the Florida Realtors, new listings for July 2012 were up 5.4 percent for detached homes and 1.7 percent for attached properties over the July 2011 period. Pending sales increased 42.2 percent for single-family homes and 26.1 percent for townhouse-condo properties. The median sales price was up 7.8 percent to \$148,000 for detached homes and 10.9 percent to \$102,000 for attached properties. Months supply of Inventory decreased 41.1 percent for single-family units and 40.0 percent for townhouse-condo units.

Days on market has decreased from 79 to 65, and the average sales price increased to \$220,198, a 5.6% change in a year-to-date comparison of 2011 and 2012. Other positive indicators show the percent of original price received grew from 88% in 2011 to 90.7% in 2012. The full report is

available from www.floridarealtors.org.

Highlands Ranch Wins Controversial Wetlands Permit

A controversial wetlands project that already has been the focus of two inspector general investigations was granted its permit last week by the state Department of Environmental Protection. The new permit not only gives the project the 425 credits its owners had sought, it also waives the requirement that they show they are financially capable of building what they promised. The credits will be released in increments based on a monitoring plan that so far does not exist.

The Highlands Ranch Mitigation Bank project has been embroiled in controversy since May, when the DEP's top wetlands expert, Connie Bersok, refused to approve the permit and subsequently was suspended.

The Highlands Ranch Bank was created in 2008 when a private equity firm named the Carlyle Group formed a joint venture with a Jacksonville company, Hassan & Lear Acquisitions. They spent \$15 million buying a 1,575-acre pine plantation in Clay County next to Jennings State Forest. [\[More\]](#)



**September 12-14, 2012
PGA National Resort & Spa
Palm Beach Gardens, FL**

Surf's Up! The construction economy is recovering and we feel the excitement everywhere. Join us for the annual GreenTrends Conference & Tradeshow hosted this year at the beautiful PGA National Resort & Spa in Palm Beach Gardens, September 12-14, 2012.

Keynote: Jerry Yudleson - the "Godfather of Green"



For more information:

<http://www.floridagreenbuilding.org/greentrends>

Exhibit space is limited so you're encouraged to reserve a booth soon. For more information, download the [exhibitor information brochure](#).

Exhibitor Rates

Member Rate: \$599

Non-Member Rate: \$750

