



TEXAS

GREEN BUILDING TOURS

July 26, 2019



New Hope Housing Harrisburg Houston, Texas

LEED for Homes

34% less water use

100% daylight and views

62% construction waste diverted

New Hope Housing

3315

LEED® Facts

New Hope Housing, Inc.
Camden Builders, Inc.

Houston TX 77003

LEED for Homes
Certification Awarded August 2018

Platinum 82.5*

Sustainable Sites	14/22
Location & Linkages	10/10
Water Efficiency	9/15
Energy & Atmosphere	26.5/38
Materials & Resources	11/16
Awareness & Education	2/3
Indoor Environmental Quality	6/21
Innovation & Design	4/11

*Out of a possible 136 points

New Hope Housing Platinum Harrisburg

3315 Harrisburg Boulevard Houston, Texas 77003

PROJECT DESCRIPTION

The project is a mixed-use, transit-oriented affordable housing development of 91,923 square feet situated on approximately 1.5 acres. ■ Designed as a 4-story building surrounding a central courtyard. ■ Located in a rapidly gentrifying neighborhood less than 1 mile from Houston's Central Business District.

SUSTAINABLE SITES (14/22)

The project is located on the METRO light rail line and near 10 bus stops. ■ Situated in the urban core less than 1 linear mile from neighborhood amenities, including grocery, pharmacy, retail, restaurants and parks. ■ Erosion control practices. ■ No invasive plants. ■ Drought resistant turf. ■ Minimize turf. ■ Used non-toxic pest control. ■ Very high density development (122.4 units/acre).

LOCATION & LINKAGES (10/10)

Built above 100-year flood plain. ■ No endangered species habitat. ■ Not within 100 feet of wetlands. ■ Not built on public parkland. ■ Not built on prime soils. ■ Infill development, on land previously developed. ■ Using existing infrastructure. ■ Within ½ mile of transit services, including rail, trails and bus routes. ■ Access to open spaces.

WATER EFFICIENCY (9/15)

High efficiency, water-conserving irrigation. ■ Very high efficiency appliances, fixtures and fittings.

ENERGY & ATMOSPHERE (26.5/38)

Exceptional energy performance with variable refrigerant flow HVAC system. ■ High efficiency HVAC system in all apartment units. ■ LED lighting for 90% of property lighting. ■ Efficient energy use with Energy Star appliances and high performance insulation.

MATERIALS & RESOURCES (11/16)

Efficient building framing. ■ Materials are Environmentally Preferable Products with recycled content and/or local production.

AWARENESS & EDUCATION (2/3)

Provide enhanced training of residents and property management. ■ Online and print publications on the project.

INDOOR ENVIRONMENTAL QUALITY (6/21)

Enhanced venting. ■ Dehumidification system for continuous make-up air. ■ No garages.

INNOVATION IN DESIGN (4/11)

Very high density development (122.4 units/acre). ■ Mixed-use development with retail and commercial office space. ■ Transit-oriented development. ■ Green housekeeping program. ■ 5,000 square feet of community service space for life enhancing programs that provide educational classes and life skills training for residents. Common areas include a business center, library, training room, theatre room, kitchen, private social services offices and front desk staffed 24/7. ■ The commercial office space became the home of New Hope Housing's corporate headquarters, very mission centric approach to live where residents live. ■ 175 fully-furnished studio apartments for formerly homeless and at-risk individuals, struggling to cope on an extremely limited income and who have no income at all.

"We build distinctive, sustainable, healthy-living environments that restore dignity and inspire the human spirit. Building green ensures our properties are enduring community assets and also helps keep our rental costs low so we can serve Houston's most vulnerable citizens."

Joy Horak-Brown

President/CEO

New Hope Housing, Inc.



Developer: New Hope Housing, Inc.

Owner: Harrisburg SRO, Ltd.

Tenant: Low-income individuals and New Hope Housing, Inc. Headquarters

Contractor: Camden Builders, Inc.

Architect: GSMA, Inc.

Structural Engineer: Pinnacle Structural Engineers, Inc.

MEP Engineer: Jones Engineering, LP

Civil Engineer: BrewerEscalante

Project Manager: AG|CM, Inc.

LEED Consulting: Contacts

HVAC: Pedraza HVAC, Inc.

Mixed-Use Features: 175 fully-furnished studio apartments, 4,180 SF of retail space, and 7,623 SF of commercial office space

Completion: March 2018

Project Size: 91,923 sf

ABOUT LEED

The LEED Green Building Rating System is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org and the Texas Chapter of USGBC at www.usgbcctexas.org to learn more about how you can make LEED work for you.