How to Bring More Green and Sustainable Development to The City of Novi

Agenda
- Background
- Low-Cost/No-Cost City Incentives
- Other Public Help
- Private Sector Assistance
- Advantages to the City
- Discussion

USGBC is a coalition of the country’s foremost leaders from across the building industry. We promote buildings that are:

1. Environmentally Responsible
2. Economically Profitable
3. Healthy Places to Live and Work

Why Do People Change?

Only Two Reasons:

1. They realize it’s in their best interests
2. They’re forced to

Both of these are happening today
**What is Sustainable Development?**

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”

- from the UN World Commission on Environment and Development
New Energy Standards

- ASHRAE Advanced Energy Design Guides – for buildings <50,000 SF (not a Standard but a design guide for engineers)
What Can Be Done To Incentivize Sustainable Building Construction?

- City Incentives (Low or No-Cost)
  - Easier passage through BZA
  - Easing of restrictions
  - Faster permitting
  - Quicker inspections after request
  - Educate building inspectors to new materials, designs and products that aren’t in the codes yet
  - Help with marketing, publicity

Public Help – Minimal Cost

- Federal
  - EPAct 2005: up to $0.60/sq ft X 3 = up to $1.80/SF potential Tax Deduction (Note: Not a Tax Credit)

- State
  - MEDC
  - Michigan Saves

- County
  - ??

- City
  - Tax incentives
  - Zoning incentives
  - PACE program (Property Assessed Clean Energy)

Private Sector Assistance

- Insurance Companies

- Lending Institutions

- Foundations

- Grants

Advantages to the City

- Image
  - Progressive
  - Environmentally friendly
  - Developer friendly
  - People friendly
  - Favorable publicity in media

- Income
  - More and better development = Higher tax base!

For Further Information:

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“We Do Not Inherit the Earth from Our Ancestors – We Borrow It from Our Children” – Native American Proverb

Build Green – Everyone Profits! - USGBC

Thank You for Inviting Us

Questions – Discussion?