

# Summary of Sustainable Buildings for All Incentive Framework

Image provided by GreenHammer

The Sustainable Buildings for All (SB4A) framework was developed by a coalition of sustainability and equity experts and advocates. SB4A provides a template that local governments may choose to adapt and use to incentivize, and therefore accelerate, the development of building projects in their communities that achieve high levels of environmental performance, social equity and human and environmental health. This summary highlights the main features of the framework. The full framework, assessment report and list of contributors are available at the link in the footer on each page of this document.

## SB4A Goals



### Climate Action

Accelerate transformational climate action by incentivizing low- and zero-carbon buildings, including both operational and embodied carbon.



### Equity and Racial Justice

Prioritize access to sustainable buildings, and the health and wealth benefits of the sustainable building industry for Black, Indigenous, and other People of Color (BIPOC), rural, low-income and frontline communities.

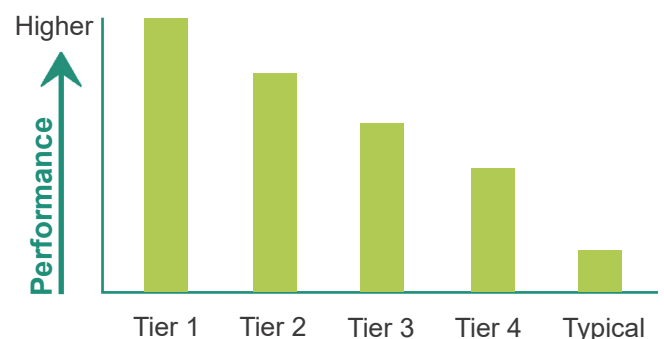


### Health of Humans and the Environment

Increase access to healthy buildings and sites for all; minimize the impacts of the built environment on the natural environment.

## Suggested SB4A Framework Structure

The framework is structured in four Tiers. Tier 4 is the lowest point of entry with each tier stepping up in performance to Tier 1 (see illustrative diagram). Compliance is based on achievement of one or more sustainable building certifications and additional requirements (see Program Requirements on page 2 and certification information on page 3). Incentives are awarded at higher levels for higher performance in alignment with the tiers (see Incentives on page 3).



# Suggested Program Requirements

Tier 1	Tier 2	Tier 3	Tier 4
Living Building Challenge (LBC) Living Certification	Living Building Challenge (LBC) Petal Certification <b>AND</b> ILFI Zero Carbon Certification  <b>OR</b>  Core Green Building Certification <b>AND</b> ILFI Zero Carbon Certification	LEED Platinum Certification <b>AND</b> Mandatory credits or credit thresholds <b>AND</b> ILFI Zero Carbon	LEED Certification <b>AND</b> Mandatory credits or credit thresholds <b>AND</b> ILFI or LEED Zero Energy  <b>OR</b>  Earth Advantage Platinum* <b>AND</b> Mandatory requirements, credits or credit thresholds <b>AND</b> Earth Advantage Net Zero Energy Ready
<b>40%</b>	<b>30%</b>	<b>20%</b>	<b>10%</b>
Minimum percentage of design and construction contracts that must be held by COBID firms At least one-quarter of these must be Minority-owned <b>AND</b> one-quarter must be Minority and/or Women-owned			
The project includes public space(s) and/or art**			
<b>20%</b>	<b>10%</b>	<b>5%</b>	
Minimum percentage of residential units that must be made available at or below 80% MFI Alternatively, provide half this percentage at or below 60% MFI  <b>AND</b>  Minimum percentage of rentable commercial area that must be made available at 10% below market rate			
Community drives and/or leads the project***	Community is involved in the decision-making process***	Community is actively engaged, design responds to community input***	Community is informed and community input is considered***
Demonstration of community engagement includes: <ul style="list-style-type: none"> <li>• Community meeting(s) to gather input, assess needs, and demonstrate how input was integrated into the project</li> <li>• Project use, type, program, and design are shared with the community</li> <li>• Meetings and meeting materials are accessible including language, time of meetings, services, and compensation</li> <li>• Design strategy addresses displacement and disproportionate environmental impacts</li> </ul>			

\* This compliance pathway only available for single family and affordable multifamily housing projects

\*\* Single family homes are exempt from the public space(s) and/or art requirements

\*\*\* In all tiers, single family homes community engagement requirement is to *inform the community about the project*



# Suggested Incentives

The suggested incentives were selected based on review of other model frameworks, ILFI's Policy Leadership Toolkit, incentives offered by the City of Portland (such as the Planned Development Bonus) and a survey of interested parties including

developers, architects, engineers, contractors and sustainability specialists. The proposed incentives will need to be evaluated and potentially adapted by each local government.

Tier 1		Tier 2		Tier 3		Tier 4	
<b>30%</b> FAR Bonus		<b>25%</b> FAR Bonus		<b>20%</b> FAR Bonus		<b>15%</b> FAR Bonus	
<b>30 feet</b> Height Bonus				<b>15 feet</b> Height Bonus			
100% waiver of all Systems Development Charges		Pro-rated waiver of sewer and water Systems Development Charges equal to reduction Deferred payment of all other Systems Development Charges					
Municipal Assistance Priority Design Review Priority Permitting				Municipal Assistance			
Additional zoning code exceptions that result in a development that better meets the goals of the certification requirements and does not conflict with applicable Design Guidelines.							

## Why the built environment?

<b>30%</b> Oregon's consumption-based GHG emissions	<b>~1/3</b> Oregon's waste stream
<b>health</b> toxicity in materials proximity to polluters indoor environmental quality vulnerability to natural disasters	<b>equity</b> contributes to structural inequities that exacerbate health impacts, impacts of climate change and economic benefits

## Third-Party Certifications

**International Living Future Institute (ILFI)**

- [Living Building Challenge \(LBC\)](#)
- [Core Green Building Certification](#)
- [Zero Carbon Certification](#)
- [Zero Energy Certification](#)

**United States Green Building Council (USGBC)**

- [LEED Certification](#)
- [Zero Energy Certification](#)

**Earth Advantage**

- [Earth Advantage Single Family Certification](#)
- [Earth Advantage Multifamily Certification](#)
- [Earth Advantage Zero Energy Ready Certification](#)



# Key SB4A Program Elements

Proposed as a pilot program structure so local governments can test, and adapt to, what works for their communities before codification

Four tiers provide multiple performance entry points

Every tier addresses all three core goals

All building types can utilize the program

Third-party certifications are the base of the program compliance to reduce burden on local governments

Additional requirements emphasize the importance of integrating specific strategies to address equity and racial justice

Proposed incentives are largely at no cost to local governments

## What does SB4A provide to different groups?



### Government and Policy Makers

Adaptable framework to incentivize more sustainable development which can contribute to your climate, equity, and health goals at low or no direct cost



### Community Members

Being engaged in the decision-making associated with the development of sustainable buildings so that the benefits are available to all including lower utility cost, better indoor air quality, and resilience



### Developers and Owners

Incentives to help you take the next step in developing higher performance buildings, adding more value to your portfolio holdings



### Design and Construction Industry

Help your clients move toward more sustainable development and contribute to your industry and organizational climate, equity, and health goals

DEQ can provide documents in an alternate format or in a language other than English upon request. Call DEQ at 800-452-4011 or email [deqinfo@deq.oregon.gov](mailto:deqinfo@deq.oregon.gov).

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