



LEED ND: Built Project | v4 - LEED v4



Housing types and affordability

Possible 7 points

Glossary

Intent

To promote socially equitable and engaging communities by enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community.

Requirements

Meet the requirements of one or more of the following options.

Option 1. Diversity of housing types (1-3 points)

Include a sufficient variety of housing sizes and types in the project such that the total variety of planned and existing housing within the project achieves a Simpson Diversity Index score greater than 0.5, using the housing categories below. Projects of less than 125 acres (50.5 hectares) may calculate the Simpson Diversity Index for the area within ¼ mile (400 meters) of the project's geographic center. The Simpson Diversity Index calculates the probability that any two randomly selected dwelling units in a project will be of a different type.

$$\text{Score} = 1 - \sum (n/N)^2$$

Where

n = the total number of dwelling units in a single category, and

N = the total number of dwelling units in all categories.

Table 1. Points for housing diversity

| Simpson Diversity Index score | Points |
|-------------------------------|--------|
| > 0.5 to < 0.6 | 1 |
| ≥ 0.6 to < 0.7 | 2 |
| ≥ 0.7 | 3 |

Housing categories are defined by the dwelling unit's net floor area, exclusive of any garage, as listed in Table 2.

Table 2. Housing categories

| Type | Square feet | Square meters |
|---|------------------|---------------|
| Detached residential, large | > 1,250 | > 116 |
| Detached residential, small | ≤ 1,250 | ≤ 116 |
| Duplex or townhouse, large | > 1,250 | > 116 |
| Duplex or townhouse, small | ≤ 1,250 | ≤ 116 |
| Dwelling unit in multiunit building with no elevator, large | > 1,250 | > 116 |
| Dwelling unit in multiunit building with no elevator, medium | > 750 to ≤ 1,250 | > 70 to ≤ 116 |
| Dwelling unit in multiunit building with no elevator, small | ≤ 750 | ≤ 70 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, large | > 1,250 | > 116 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, medium | > 750 to ≤ 1,250 | > 70 to ≤ 116 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, small | ≤ 750 | ≤ 70 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, large | > 1,250 | > 116 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, medium | > 750 to ≤ 1,250 | > 70 to ≤ 116 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, small | ≤ 750 | ≤ 70 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, large | > 1,250 | > 116 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, medium | > 750 to ≤ 1,250 | > 70 to ≤ 116 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, small | ≤ 750 | ≤ 70 |
| Live-work space, large | > 1,250 | > 116 |
| Live-work space, small | ≤ 1,250 | ≤ 116 |
| Accessory dwelling unit, large | > 1,250 | > 116 |
| Accessory dwelling unit, small | ≤ 1,250 | ≤ 116 |

For the purposes of this credit, townhouse and live-work units may have individual ground-level entrances or be within a multiunit or mixed-use building. Double counting is prohibited; each dwelling may be classified in only one category. The number of stories in a building is inclusive of the ground floor regardless of its use.

AND/OR**Option 2. Affordable Housing (1-3 points)**

Include a proportion of new rental and/or for-sale dwelling units priced for households earning less than the area median income (AMI). Rental units must be maintained at affordable levels for a minimum of 15 years. Existing dwelling units are exempt from requirement calculations. Meet any combination of thresholds in Table 3, up to a maximum of 3 points.

Table 3. Points for affordable housing

| Rental dwelling units | | | | For-sale dwelling units | | | |
|----------------------------------|--------|----------------------------------|--------|------------------------------------|--------|------------------------------------|--------|
| Priced up to 60% AMI | | Priced up to 80% AMI | | Priced up to 100% AMI | | Priced up to 120% AMI | |
| Percentage of total rental units | Points | Percentage of total rental units | Points | Percentage of total for-sale units | Points | Percentage of total for-sale units | Points |
| 5 | 1 | 10 | 1 | 5 | 1 | 8 | 1 |
| 10 | 2 | 15 | 2 | 10 | 2 | 12 | 2 |
| 15 | 3 | 25 | 3 | 15 | 3 | — | — |

AND/OR**Option 3. Housing types and affordable housing (1 point)**

A project may earn an additional point by earning at least 2 points in Option 1 and at least 2 points in Option 2 (at least one of which must be for providing housing at or below 100% AMI).