



LEED PROGRAMS FOR HOMES & NEIGHBORHOODS



What is LEED for Homes?

LEED for Homes is a national, voluntary certification system developed by experts and experienced builders that promotes the design and construction of high-performance green homes, encouraging adoption of sustainable practices throughout the homebuilding industry. LEED for Homes address all types of low and mid-rise residential construction, including single family homes, production homes, multifamily buildings, and affordable housing projects (for more information on the affordable housing initiative, visit: usgbc.org/affordable). The LEED for Homes program requires completion of on-site inspections prior to certification using a LEED for Homes Green Rater in the project's area.

Learn more about LEED for Homes at: usgbc.org/homes

What is LEED for Neighborhood Development?

LEED for Neighborhood Development is a certification program for mixed-use or single-use developments. It emphasizes smart growth, New Urbanism, and green buildings and infrastructure. For developments small and large, this program rewards location, walkability, community interaction, and green design features.

Given the long timeline of development projects, LEED-ND recognizes projects at three stages: Stage (1) Conditional Approval of a LEED-ND Plan; (2) Pre-Certification of a LEED-ND Plan; (3) Certification of a LEED-ND Neighborhood Development. Only the 3rd stage occurs after a project has been constructed.

Learn more about LEED for Neighborhood Development at: usgbc.org/neighborhoods

If you are a homebuilder ...

Consider LEED for Neighborhood Development in addition to LEED for Homes. LEED-ND may be appropriate if you are building streets or other public infrastructure, including parks, trails and other amenities, or if you are building a compact, walkable project. If your homes are affordable housing, as 33% of LEED for Homes projects are, note that several points in LEED-ND are available for this feature.

Great reasons to use LEED-ND:

- Provide value to homeowners with great amenities such as parks, community gardens, and nearby shops
- Reduce need for car ownership in a walkable neighborhood, increasing time for family
- Keep homeowners healthy; research has shown that living in a mixed-use environment within walking distance of shops and services results in increased walking and biking, which has numerous health benefits
- Earn 10 points automatically on your LEED for Homes project by being in a LEED-ND neighborhood

If you are a developer ...

Consider LEED for Homes in addition to LEED for Neighborhood Development. LEED for Homes may be appropriate if you are including single family homes or low- or midrise multifamily residential buildings. Any residential project types described above which are part of a LEED-ND project are a candidate for LEED for Homes.

Great reasons to use LEED for Homes:

- Reap the benefits of the faster sales rate associated with green homes, which can help finance future phases of development (GreenWorks Realty, Environmental Certification Report, 2009)
- Requiring LEED for Homes certification is easily integrated into the home builder bidding process, limiting any costs associated with home certification for the developer
- Some credits in LEED for Homes may already be partially or fully satisfied by being in a LEED-ND project; for example, LEED-ND requires at least one certified green building, which a LEED for Homes residence could fulfill