
The Evergreen Sustainable Development Standard



ESDS Overview

- Complies with **Chapter 39.35D.080 RCW** (Revised Code of Washington)
- Adopted from Enterprise Foundation's Green Communities Program by agreement with WA State.
- Criteria promote public health, energy conservation, operational savings and sustainable building practices in affordable housing design
- Must comply with all of the mandatory provisions and earn 50 points (new construction) from the Optional Criteria



ESDS Terms

- HTF – Housing Trust Fund
- SDPM – Sustainable Development Project Manager
- CM – HTF Contract Manager
- 3PV – Third Party Verifier
- EPP – Evergreen Project Plan
- CD's – Construction Documents

ESDS Process

- **Project Sponsor** submits the **Evergreen Checklist**
- **Review Team** evaluates the **Evergreen Checklist**
- **Once funded, Project Sponsor** submits **Evergreen Project Plan (EPP)**
- **Contract Manager** evaluates **EPP** and approves prior to disbursements
- **Project Sponsor** sends **Construction Documents** to **Third Party Verifier**
- **Contract Manager** sends approved **EPP** to **Third Party Verifier**



ESDS Process (Cont.)

- **Third Party Verifier reviews and notifies Contract Manager and Sustainable Development Project Manager of issues**
- **Housing Trust Fund Contract is finalized – project can draw funds**
- **Third Party Verifier makes timely site visits and oversees vouchers**
- **Third Party Verifier makes final evaluation and recommendation to Contract Manager of successful completion of threshold.**



ESDS Problem Solving

- **Integrated Design:**

- **Critical to accomplishing genuine sustainable development and is expected from all HTF projects**

- **For waivers, the Project Manager must demonstrate:**

- **That the criterion creates an excessive hardship or is inadvisable for the specific project, and**

- **That an alternative path is identified and will be implemented that meets the intent of the criterion.**



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<http://www.commerce.wa.gov/site/1027/default.aspx>



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