

Glory View

A new affordable neighborhood for
dedicated members of our workforce
by the Jackson Hole Community Housing Trust



The Jackson Hole Community Housing Trust



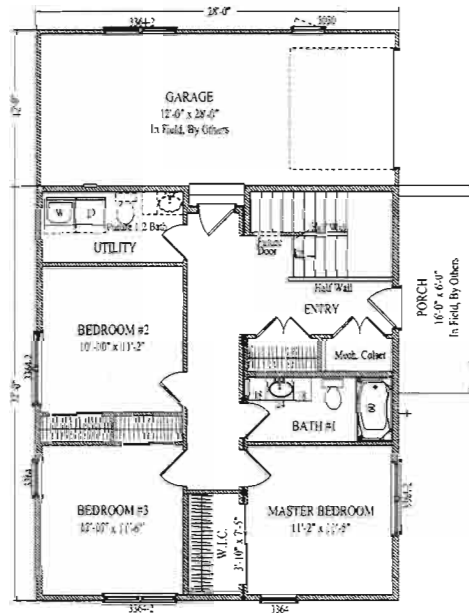
Why We Exist

The services we rely on as residents of Jackson are only made possible by our local workforce. Each day we depend on the people who teach our children, deliver our health care, protect our environment, pave our streets, and work for our non-profits. These people make important contributions to our community, yet have been priced out of the housing market.

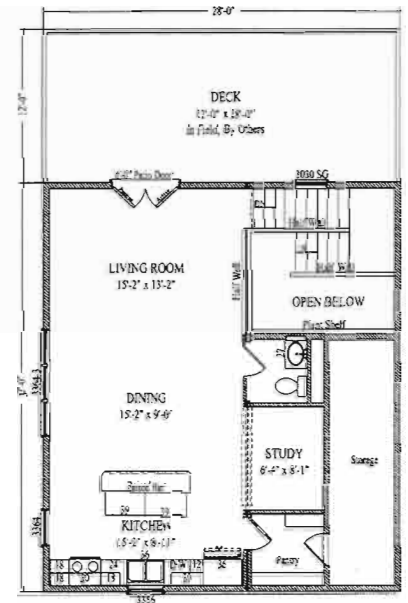
If the people who provide our essential services move away because they cannot afford to buy a home, then Jackson will cease to be the thriving community we all treasure. The Housing Trust is dedicated to building permanently deed-restricted homes for the people who contribute to our community to ensure that the continuity and quality of our workforce is not compromised.

The Housing Trust is a private, non-profit organization dedicated to enriching community character, encouraging social and economic diversity, and preserving the unique qualities of our valley by building affordable housing in Teton County, Wyoming. Since our inception in 1992, we have built small neighborhoods of affordable housing throughout the community. Today, including the 15 new homes at Glory View, we have 99 permanently deed-restricted homes serving approximately 200 dedicated members of our workforce.

1st Floor



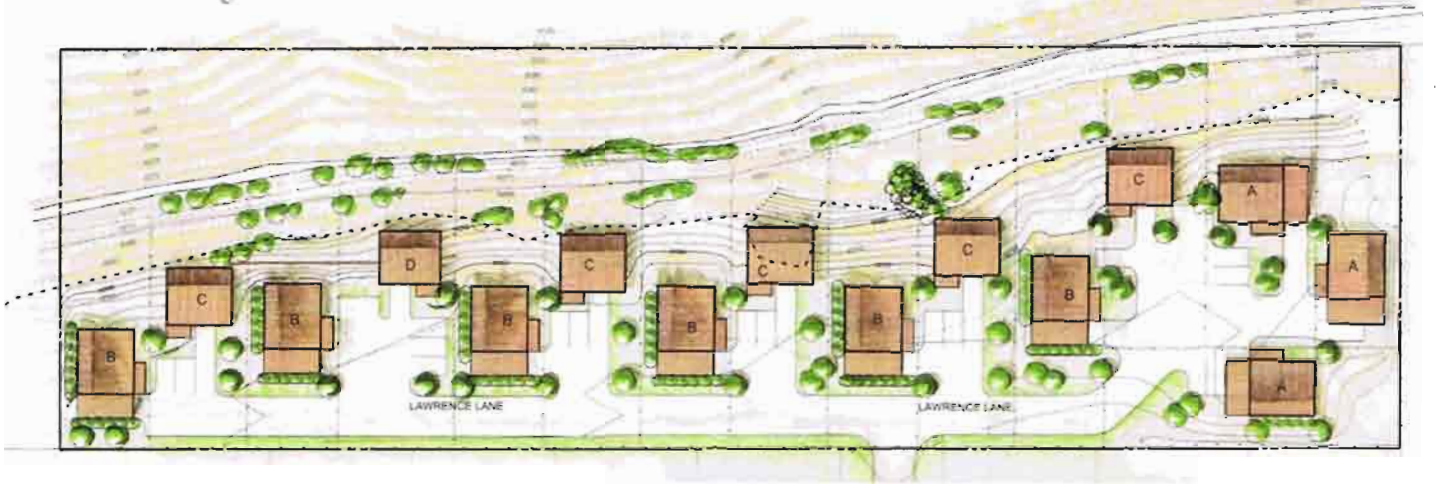
2nd Floor



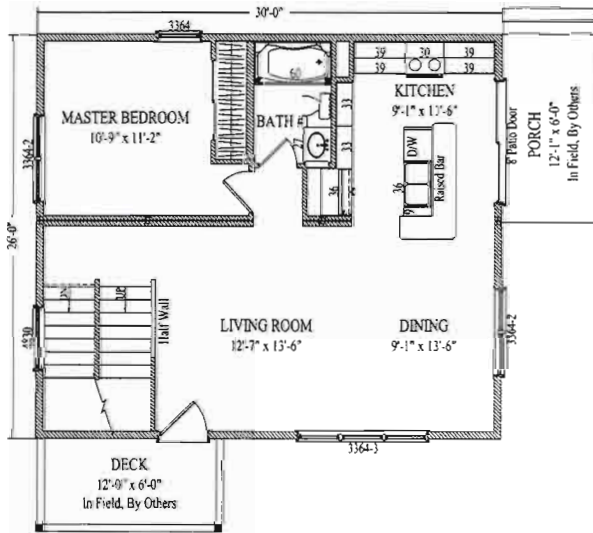
Glory View Unit A/B



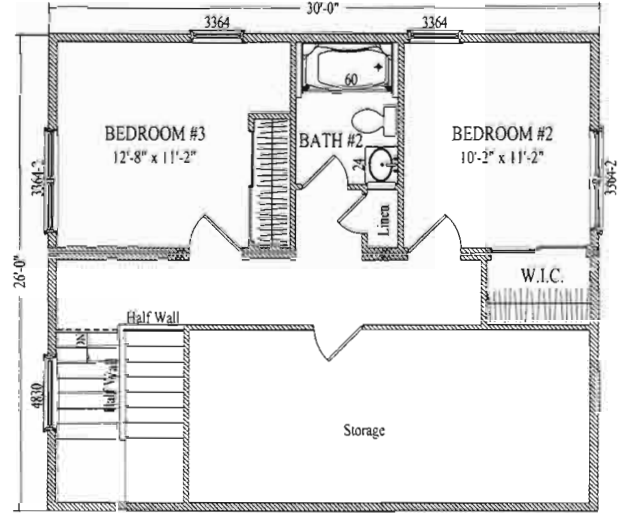
The Glory View Subdivision



2nd Floor



3rd Floor



Glory View Unit C/D



Glory View: The Housing Trust Goes Green



According to the U.S. Green Building Council, residential buildings account for nearly 40% of the country's energy consumption.

The extraordinary natural resources of the Greater Yellowstone Ecosystem are the foundation of the essential qualities we value about living here—character and culture, sense of community, and economic health. These are the same qualities that the Housing Trust strives to preserve in its mission to provide affordable housing for dedicated members of our workforce.

The 15 homes in the Housing Trust's new affordable neighborhood demonstrate how green building practices can be successfully integrated into the design, construction, operation, and maintenance of affordable housing. As affordable home developers, we recognize that affordability and the true long-term cost of homeownership does not end with the sticker price.

Glory View is slated to be the first residential development in Wyoming to receive LEED for Homes certification, the most comprehensive certification in green building today. The homes will also be part of the ENERGY-STAR program—a program designed to increase the energy efficiencies of homes built across America by holding builders to a higher standard. ENERGY-STAR is administered by the U.S. Environmental Protection Agency (EPA).



Healthy, Environmentally Friendly & Energy Efficient

LEED Certification

The advantages of a LEED certified home include economic benefits such as lower energy and water bills; environmental benefits including reduced greenhouse gas emissions; and health benefits such as reduced exposure to indoor toxins.

ENERGY-STAR Certification

ENERGY-STAR certification assures that utility costs will be reduced, indoor air quality will be improved, and carbon emissions will be greatly diminished. The homes at Glory View are designed to be 50% more energy efficient than homes built to the current Teton County building code.

Indoor Air Quality

The ENERGY-STAR indoor air package is designed to improve the quality of the air we breathe inside our homes. Properly sealing the exterior envelope of each home minimizes moisture and protects residents from dust, dirt, mold and germs. By mechanically ventilating indoor air to the exterior, airborne emissions inside the home are reduced and overall indoor air quality is improved.



ENERGY-STAR Specifications

With the ENERGY-STAR and LEED Certification programs guiding the design and development of Glory View, the Housing Trust prioritized the following specifications:

Low-VOC Paints

According to the EPA, indoor air is one of the top five hazards to human health. Paints and finishes release low level toxic emissions years after application and are among the leading causes of health problems. Low VOC paints reduce the amount of toxic, volatile organic compounds introduced into the home. New homes and commercial buildings generally have VOC concentrations that are two to ten times higher than comparable older structures.



Formaldehyde-Free Fiberglass Insulation

The Spider Fiber blown insulation offers a revolutionary way to insulate homes: the insulation is hot-glued in place to eliminate any settling over the years. The Spider Fiber insulation is designed to be blown around and behind wiring and plumbing, ensuring a tighter air seal, filling the entire wall cavity, and completely eliminating any gaps, voids, or depressions. Additional benefits include R-values that maximize thermal and acoustical performance and minimize air leakage while controlling sound transmission.



Non-Toxic Carpet

In compliance with the Indoor Air Package and LEED for Home certification requirements, the carpet, cushion, and adhesives used in the flooring of the homes at Glory View qualify for the Carpet and Rug Institute's Green Label.

Hydronic Heat

The hydronic heating system incorporates a boiler and base-board heating element to distribute heat in a very efficient method, eliminating the indoor-air quality issues generally associated with forced-air heating systems. The stainless steel boiler operates at 95.2% efficiency. In addition, the boiler system powers the "side-arm water heater" which significantly contributes to the overall energy efficiency of the home.

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A Return on Investment

Energy Modeling

Prior to construction, Westbank Construction and Wardcraft Homes worked with a consulting firm, Lightly Treading to assess the economic performance of the energy efficiency improvements of each home. The floor plan and building specifications were input into a computer model, which calculates the heating and cooling energy load required of the home, taking into account climate zone and solar orientation. With this information, Lightly Treading was able to determine that the Housing Trust can expect an average 11% return on our investment with simple payback on the investment after nine years. More importantly, homeowners at Glory View can expect an average monthly savings of \$81 per month, every month.

	Lot 1 Unit B	Lot 3 Unit B	Lot 2 Unit C	Lot 4 Unit D
Cost of energy efficiency upgrades	\$9,031		\$9,122	
Mortgage interest rate	6.40%		6.40%	
Mortgage term	30 years		30 years	
Discount rate*	4.01		4.01	
Fuel escalation rate**	10%		10%	
Average monthly energy savings	\$ 80.75	\$ 81.66		
Simple payback of investment (years)	9	9		
Annual return on investment	10.7	10.9		
HERS index score	53	52		

* The discount rate is the potential return on an alternative investment. The current rate for 30 year U.S. Treasury bonds is used here.
 **Fuel escalation rate is the estimated annual fuel cost increase.

The Glory View Carbon Reduction

According to the US Green Building Council, residential buildings generate 22% of all carbon emissions. The average household creates 12,000 lbs of carbon dioxide each year. Carbon Dioxide is the main green house gas that contributes to climate change and global warming. One of the most effective, affordable ways to minimize global warming is to increase our energy efficiency and reduce our carbon emissions.

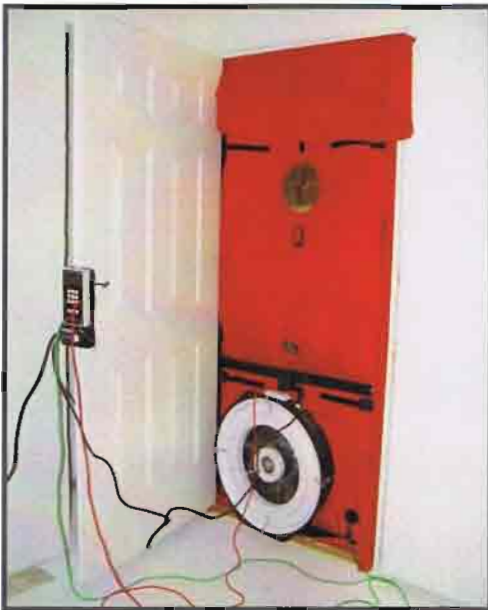
Each home at Glory View can expect to save an average of 7,300 pounds of carbon dioxide each year.

	CO2 Reduction per Year	Equivalent Vehicle Miles Traveled*	Equivalent Gallons of Gasoline Consumed**
Unit 1	7,232 Pounds	9040 miles	372 gallons
Unit 3	7,333 Pounds	9166 miles	378 gallons

*Conversion Factor is 0.8 lbs. CO2 per mile traveled
 **From EPA, Greenhouse Gas Equivalencies Calculator

Third-Party Verification System

The cornerstone of the ENERGY-STAR Certification program is the Third-Party Verification performed by a certified Home Energy Rating System (HERS) Rater. The HERS rater certifies that each home meets or exceeds the ENERGY-STAR program's strict requirements by performing a blower door test, which pressurizes the home and measures the level of air exchange, ensuring an extremely tight building envelope as well as a more comfortable, energy efficient home.

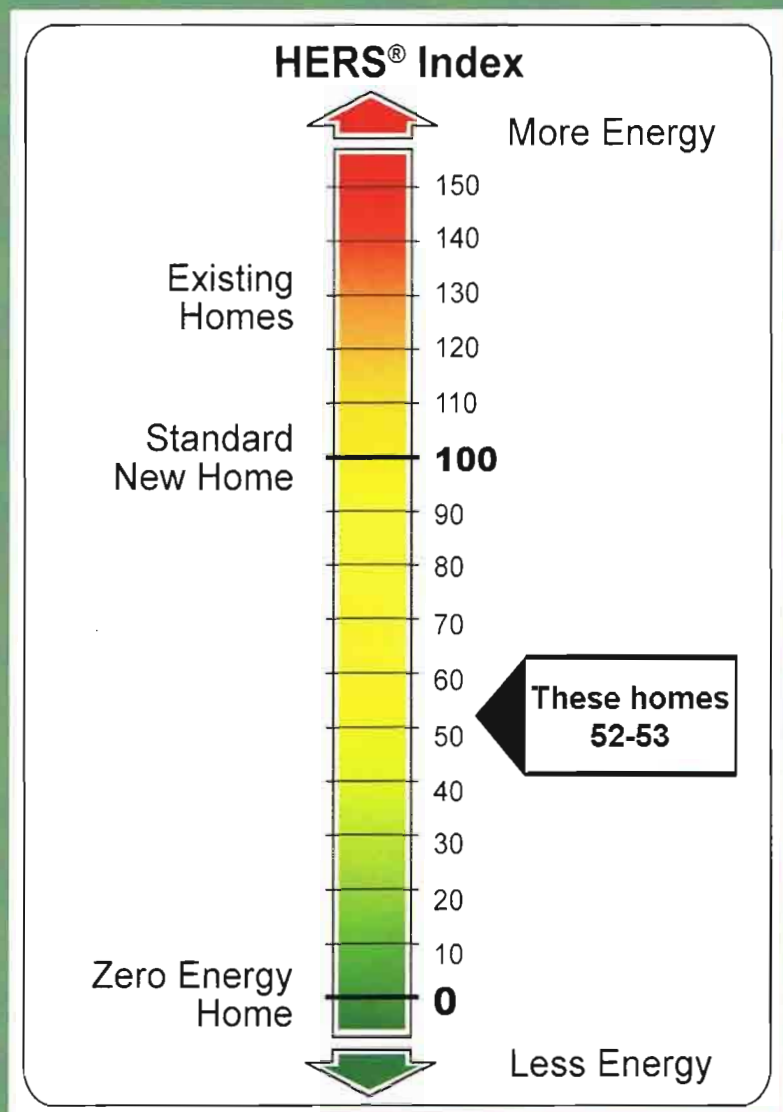


The air leakage test allows a builder to locate specific sources of air leakage in the house so that each leak can be repaired prior to completion of construction.

HERS Energy Rating

The Home Energy Rating System (HERS) is governed by the Residential Energy Services Network (RESNET). RESNET Ratings provide a relative energy use index called the HERS Index—a HERS Index of 100 represents the total energy use of a standard home built to the building code recently adopted by Teton County. An Index rating of zero indicates that the proposed building uses no net purchased energy (a “zero energy building”).

RESNET's standards are officially recognized by the federal government for verification of a building's energy performance for programs such as federal tax incentives, the EPA's ENERGY-STAR program, and the US Department of Energy's Building America program.



The Glory View Team

The Housing Trust assembled a team of local contractors who are knowledgeable about and committed to affordable housing and sustainable building practices. Together with our partners, we hope to raise the bar for all future development in Teton County by demonstrating that it is possible to incorporate green building practices into new development to further the long-term sustainability of our treasured natural resources.



Strand Project Management

Chad Strand has been a project manager in Teton County for seven years. During this time, Chad has ensured the seamless execution of 91 units of affordable housing. As a previous Housing Trust homeowner himself, Chad brings a unique perspective to all aspects of a Housing Trust development. With each new development Chad redoubles his commitment to community and high quality construction.

Stephen Dynia Architects

Stephen Dynia Architects is an architecture, planning and design firm established in 1993. The firm's commitment to the highest design standards is met by a talented, dedicated staff led by founder and President, Stephen Dynia, who guides every project from inception to completion. Stephen originally demonstrated his commitment to affordable housing and the Housing Trust in the early 90's as a principal member of the architectural team that designed the first affordable neighborhood in Teton County.

Westbank Construction, Inc.

Westbank Construction is committed to the construction of high quality, sustainable, affordable housing. In the face of rapidly rising costs of construction, and the escalating cost of energy, Westbank Construction has worked hard to create an environment for Housing Trust homeowners that maximizes energy and water efficiency, prioritizes indoor air quality, and specifies materials that minimize impact on the environment. As business owners and the parents of three young children, Randell and Tricia Mayers, owners of Westbank Construction, understand that our sense of community is threatened when it becomes financially impossible for those who work here to live here: "A vibrant community is a diverse one—and we recognize how critical affordable housing is to preserving the quality of life that makes Jackson Hole such a wonderful place to live."

Lightly Treading

Lightly Treading specializes in building energy analysis with an emphasis on cost effective solutions that will help maximize each home's energy efficiency and minimize environmental impact. With these two goals in mind, Lightly Treading is also able to improve indoor air quality and reduce long-term health risks to homeowners. At Glory View, Lightly Treading performed computer modeling using certified energy rating software to determine which specifications would allow the Housing Trust to achieve ENERGY-STAR Certification. With the help of a local energy rater, Lightly Treading inspects and tests each home to ensure compliance with ENERGY-STAR's rigorous standards for energy efficiency and indoor air quality.

Raising the Bar on Green Building in Teton County

Wardcraft Homes, Inc.

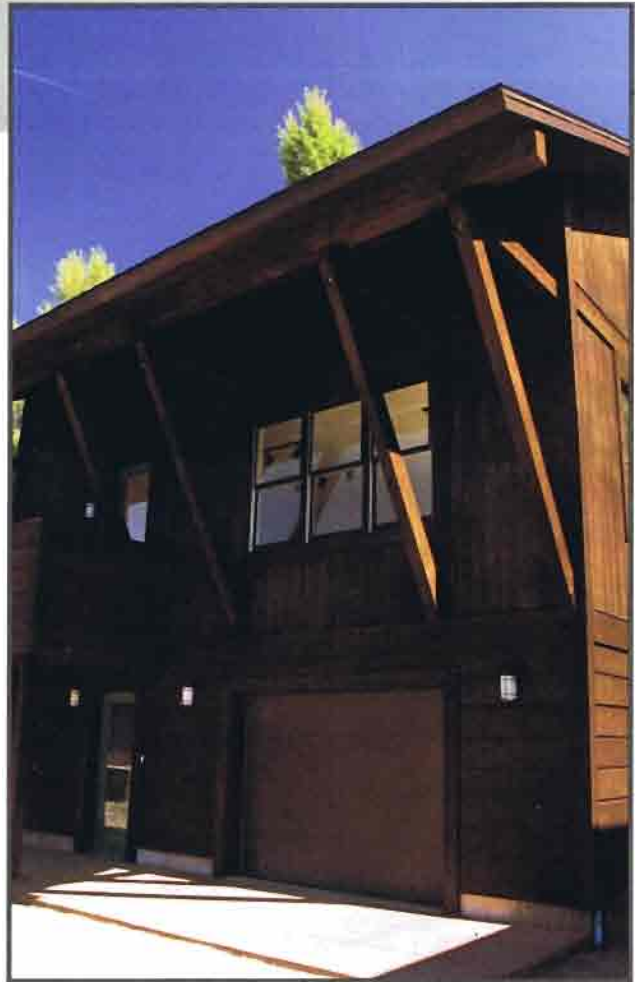
Wardcraft Homes is a custom modular builder with 37 years of experience. The Wardcraft “systems-built” approach, coupled with progressive green building initiatives, distinguishes Wardcraft as a leader in the modular home industry. They are committed to the construction of high performance, energy efficient homes. This commitment to quality, combined with the accountability of third-party testing, has given Wardcraft a reputation built on pride and quality. Wardcraft has made significant contributions to the LEED for homes and ENERGY-Star certification process for the Glory View homes and is proud to be part of the team that is raising the bar for residential building in Teton County.

Rendezvous Engineering

Rendezvous Engineering helps clients achieve their goals by providing the highest standards of engineering—efficiently and economically. They are committed to providing services in a social, ethical and environmentally responsible manner.

Home Again

Home Again is a local business that provides interior design consultation, and sells custom and consignment furniture. Owner Lisa Ghute donated her time, talent and expertise to the interior design of the Glory View homes. Lisa enjoys working with Jackson residents on all ends of the economic spectrum. Lisa and her husband Jim embraced the opportunity to work on the Glory View project because they believe affordable housing opportunities are critical for keeping valued members of our local workforce in our community.



Pierson Land Works

Pierson Land Works aims to balance creativity with real-world constraints in order to define, design and deliver innovative solutions that allow clients to achieve their land-use objectives: “Teton County needs a broad spectrum of solutions for serving our private, public and non-profit work force. This Housing Trust project is part of the solution. We believe it is a block in the puzzle, which works to shore up the foundation of our community and our people.”

Sincere thanks to Westbank Construction and Wardcraft Homes for their leadership and commitment to sustainable green building. To make this project possible, Wardcraft Homes and Westbank Construction donated the additional features necessary for LEED for homes certification. They also donated the actual costs of LEED certification.

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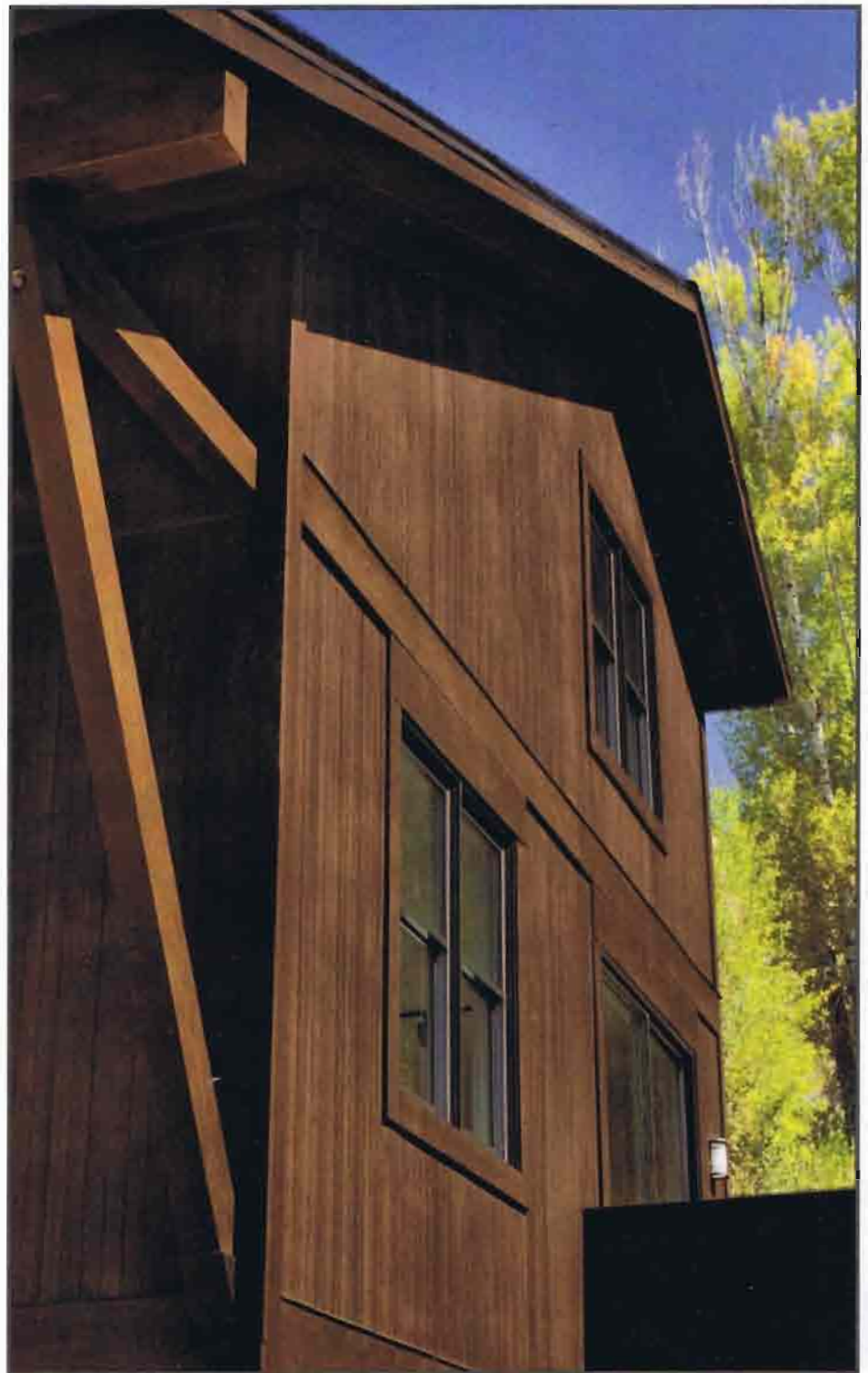
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