

EcoBUILD NEWS

2009 Mid-Year Green Building Report from Memphis Light, Gas and Water

MLGW certifies 500th EcoBUILD home

Five years after certifying the first completed EcoBUILD home in Shelby County, MLGW reached the 500 mark with a three-bedroom, 2,061-square-foot home constructed in Midtown. The home is the first built by Bernard Cowles of Cowles Construction Company, but won't be his last—as he has already submitted plans for an adjacent lot.

With 514 certified homes now, EcoBUILD is by far the largest green building program in Shelby County, accounting for 667,797 square feet of local green housing. Based on average energy savings identified in the 2006 Uptown study, MLGW estimates these EcoBUILD homes represent a collective annual electricity savings of 2.3 million kilowatt-hours (kWh), plus natural gas savings of 267,000 hundred cubic feet (Ccf.). The avoided electricity use is enough to meet the annual power needs of 146 average Memphis households. This also represents avoided power generation emissions equal to 3.76 million pounds of carbon dioxide. MLGW plans to repeat the energy savings study, sampling a larger number of homes and using 2009 data, early next year.



This Midtown house made history as the 500th EcoBUILD-certified home in Shelby County.

Thanks to the developers, builders and subcontractors who have helped EcoBUILD reach this milestone. Together, we have lowered energy costs, improved comfort and reduced the environmental footprints of 514 families.

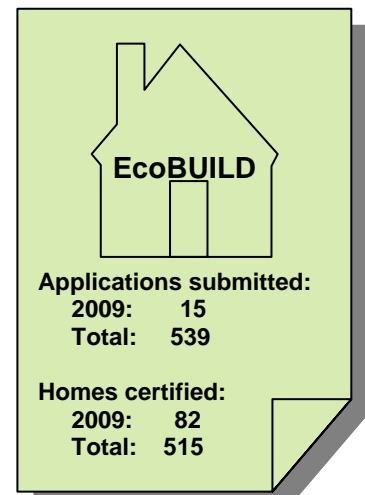
MAHBA partners with EcoBUILD for 2009 VESTA Home Show

First all-green home show in the U.S. will follow NAHB Green Building and MLGW standards

MLGW and the Memphis Area Home Builders Association (MAHBA) are delighted to partner for the 2009 VESTA Home Show, bringing the best of energy-efficient, environmentally-friendly and cost-effective building standards to eight homes in the Village of White Oak. Participating builders will utilize both the proven EcoBUILD standards as well as the new National Association of Home Builders (NAHB) Green Building standards.

“This Green VESTA Show provides the opportunity for attendees to not only see these affordable and beautiful homes, but to learn what green means and how the new technologies, products and techniques brought to life in these new homes can make a real difference in their lives...both financially and with their overall quality of life,” stated MAHBA President Steve Hodgkins of Oaktree Homes.

MLGW's EcoBUILD Inspector, Kieth Kulow, received his NAHB Green Verifier credentials to perform inspections under the new program. This makes Kieth the first individual certified as both a Home Energy Rating System (HERS) Rater and NAHB Green Verifier in Shelby County. MLGW can now provide NAHB, Energy Star and HERS Rating certification for new residential construction, as long as EcoBUILD is utilized also.





MLGW President & CEO, Jerry Collins, Jr. (second from left), joins MAHBA President Steve Hodgkins (left) and participating builders during the groundbreaking at the 2009 VESTA Home Show site.

Participating builders for the 2009 VESTA Home Show are: Chamberlain & McCreery Homes, FaxonGillis Homes, Regency Home Builders, Ruch Homes, Signature Building Group and Sterling Homes.

The Villages of White Oaks is a \$24 million 326-acre residential community in Arlington being developed by White Oaks General Partnership.

The VESTA Home Show will be open for tours 10/10/2009 through 11/1/2009. For more details, visit the association's newly expanded website, www.mahba.com

Habitat breaks ground on 38-lot Trinity Park subdivision

All homes to be EcoBUILD certified

Representatives from Habitat for Humanity, MLGW, builders, developers and volunteers gathered 5/14/2009 to break ground for Trinity Park, the organization's first subdivision. Located in Oakhaven, the subdivision will feature 38 homes constructed to MLGW's EcoBUILD standards, ensuring that Habitat families have comfortable, affordable, energy-efficient housing.

While Habitat has traditionally relied on donated urban in-fill lots to construct its homes, Trinity Park is a comprehensive development featuring three- and four-bedroom homes along with green spaces, tree-lined walkways and a resource center on a donated 8.6-acre site.

Trinity Park construction will occur in six phases, including three building blitzes. Grading work has begun and Habitat expects to start home construction in Spring 2010. Learn more at www.memphishabitat.com



MLGW Commissioner Lynn Evans (second from right) joins Habitat Executive Director Dwayne Spencer (middle right), land donor Martha Morton (middle left) and other supporters for the Trinity Park groundbreaking.

Habitat has built more than 35 EcoBUILD-certified homes across Shelby County so far, with homebuyers attending a one-hour class to review the unique energy and environmental features of their homes.

MLGW educates local Realtors seeking GREEN Designation

Realtors attend two-day course on green building to better market efficient homes

EcoBUILD staff, Kieth Kulow and Becky Williamson, presented to about 40 members of the Memphis Area Association of Realtors on 6/10/2009. The group was seeking Green Designation from the National Association of Realtors by attending a two-day core course to learn about green building programs, including EcoBUILD, LEED for Homes, Energy Star Homes and the new NAHB Green Building Program. Through slides and discussion, attendees learned about energy codes, typical local building practices, what features qualify as "green" and how energy efficiency is achieved most effectively when the house is viewed and built as a system. Attendees also learned how they can assist sellers in evaluating the energy efficiency of their homes

through MLGW's My Account web tools that benchmark an individual home to others of similar age, style, size and features in Shelby County.

"I will be a better Realtor for the knowledge you passed onto me," noted one attendee.

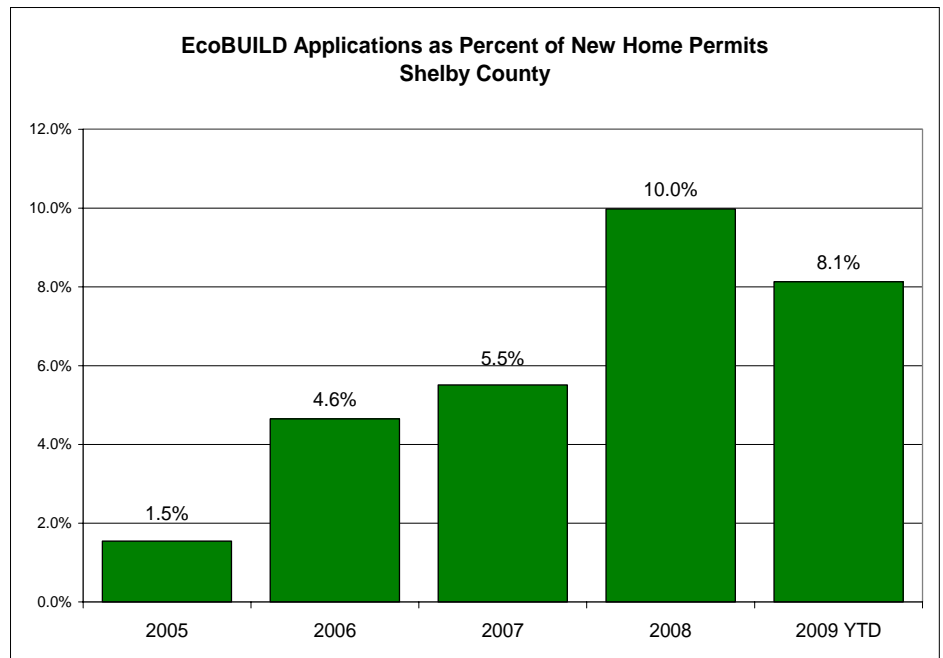
The NAR Green Designation recognizes green professionalism and leadership for today's real estate practitioners. Specifically designed to address the educational needs of Realtors in residential, commercial, and property management markets, the training program is a true cross-over designation and the only green designation recognized by NAR.

Builder adoption of EcoBUILD grows steadily; exceeded 10% in '08

From its roots in Uptown in 2003, EcoBUILD has slowly but steadily grown to represent a larger percentage of new construction permits each year—even as local construction rates began to fall.

Between 2005 and 2008, the number of new home permits issued dropped more than 80%. Yet EcoBUILD participation grew nearly 600%, largely due to developer commitments to energy-efficient homes.

Last year, 10% of new permits generated EcoBUILD applications while numbers through June 2009 put adoption at 8.1% so far.



EcoBUILD is a residential green building program featuring building standards, inspections and performance testing that yield a home designed to use 30% less energy than one built to applicable codes and typical local construction practices. EcoBUILD is a service of Memphis Light, Gas and Water. For information, visit www.mlgw.com, call 528-4748 or email ecobuild@mlgw.org