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USGBC Awards the Paces Foundation's Whitehall Commons and Whitehall Manor LEED® Gold Certification

North Georgia's first affordable housing development for seniors and families also achieves EarthCraft Multifamily regional green building certification.

June 17, 2010 – Cleveland, GA – Today, Southface joined [The Paces Foundation](#) at the grand opening of its Whitehall development to recognize the facility's achievement of LEED Gold certification, awarded by the U.S. Green Building Council (USGBC). In addition, Southface presented Mark Du Mas, President of the Paces Foundation, with an [EarthCraft](#) plaque to recognize the project's additional achievement of EarthCraft Multifamily certification. Located in Cleveland, GA, Whitehall Commons and Whitehall Manor Apartments represent North Georgia's first affordable housing project designed specifically for seniors and families.

"As LEED-certified buildings, Whitehall Commons and Whitehall Manor serve as models of greener living for the entire Cleveland community," said Nate Kredich, Vice President of Residential Market Development for the [USGBC](#). "These buildings set an example that shows we can all live better by reducing our environmental footprint, cutting our utility bills, and coming home to a greener place to live."

The Paces Foundation, which is known for its expertise in developing quality affordable rental housing for Georgia communities, built Whitehall Manor's 48 living units to serve seniors, while its Whitehall Common's four buildings and 64 affordable housing units are designed to address the needs of families. These two energy- and water-efficient housing facilities include common community assets such as walking paths, community gardens, a fitness center, a swimming pool, a library and a community center. Individual housing units include dedicated fresh air intakes and are attractively appointed with modern amenities.

Said The Paces Foundation's President, Mark Du Mas, "We recognized early on that green developments simply perform better. LEED certified homes are healthier places to live. They are more durable. They make an environmental difference in an immediate, measureable way. It's a first for North Georgia, but this project will really serve as a Gold standard for future building throughout the United States — it's designed to create a better quality of life."

The Whitehall projects were financed through the sale of state and federal Low Income Housing Tax Credits, a HOME loan allocated through the Georgia Department of Community Affairs, and a Community Housing Development Organization Pre-Development Loan.

According to Dennis Creech, Executive Director of Southface, the organization that provided the LEED, ENERGY STAR® and EarthCraft certifications for Whitehall, “High quality, conveniently located, affordable housing developments like Whitehall create the kind of communities that people are proud to live in. They are comfortable, attractive and well-built, and make efficient use of key resources. We congratulate the Paces Foundation for its commitment to serving Georgia with environmentally friendly, affordable and innovative housing.”

Green Building Strategies

The Whitehall facilities used the following green building strategies to accomplish their EarthCraft, ENERGY STAR and LEED certifications:

- The Paces Foundation investigated site-specific durability issues before beginning construction in order to effectively address challenges related to moisture, pests and energy efficiency. Implementation of this durability plan was overseen during construction, and followed up with third-party verification.
- Highly efficient water fixtures are installed throughout the facilities save water.
- Highly efficient mechanical equipment and hot water heaters help occupants save energy.
- Low-emitting building materials, including paints and flooring, ensure high indoor air quality.
- Fresh air intakes in each living unit together with local air exhaust strategies dilute and remove indoor pollutants and moisture, protecting occupants from lung irritation and allergies.

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About the Paces Foundation

Since 1991, The Paces Foundation, Inc. has grown into one of nation’s most stable, recognized, experienced and successful not-for-profit community housing development corporations. Having completed almost 2,000 low to very low income housing units serving disabled persons, the elderly and homeless, The Paces Foundation continues to fulfill its mission of providing clean, affordable housing and services to low income neighbors. The Paces Foundation participates in State of Georgia LIHTC, HOME, State Housing Trust Fund for the Homeless, CHDO predevelopment and HUD HOME financing amongst others. For more information, please visit www.pacesfoundation.org.

About the U.S. Green Building Council

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Since USGBC’s founding in 1993, USGBC has grown to more than 18,000 member companies and organizations and a comprehensive suite of LEED green building certification systems. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations all sharing USGBC commitment to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings. Visit www.usgbc.org for more information.

About LEED for Homes

LEED for Homes is a third-party certification system for building and designing high-performance green homes that are energy-and-resource-efficient and healthy for its occupants. Developed and administered by USGBC, LEED for Homes awards points to projects in eight categories of environmental performance: Innovation & Design Process, Location & Linkages, Sustainable Sites, Water Efficiency, Indoor Environmental Quality, Energy & Atmosphere, Materials & Resources, and Awareness & Education. To date, more than 5,000 homes have achieved certification within the LEED for Homes program, and over 20,000 have registered and are in process of qualifying. For more information, visit www.usgbc.org/homes.

About EarthCraft Multifamily

[EarthCraft Multifamily](#) is the first multifamily-specific green building program in the nation. The program provides green building certification for new multifamily construction, and also for the renovation of affordable and market-rate multifamily projects. All EarthCraft Multifamily projects require dedicated fresh-air intakes for each unit, while new buildings must also be ENERGY STAR qualified. The program results in energy-, water- and resource-efficient buildings that are also operationally cost-effective.

About Southface

Southface is the Southeast's non-profit leader in the promotion of sustainable homes, workplaces and communities. Driven by the region's growing need to save energy and water, and to preserve our natural resources, Southface proactively encourages responsible solutions for environmental living through its research, advocacy, training programs and technical assistance. Please visit Southface at www.southface.org.



Whitehall Commons and Whitehall Manor Receive Sustainable Building Certifications

Pictured left to right:

LaTaunynia Campbell, LEED for Homes Program Manager
Laurel Hart, Director of Dept. of Community Affairs
Hon. Dr. Donald Stanley, Mayor of Cleveland, GA
Mark Du Mas, President of The Paces Foundation
Annie Sutton, Cleveland, GA City Council Member
Edward Young, Cleveland, GA City Council Member
Rush Mauney, Cleveland, GA City Council Member