



Sustainability Action Plan



National CORE | Doing Our Part | Spring 2022

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Our Commitment

Why We Are Committed to Sustainable Construction:

Our commitment to addressing the affordable housing crisis.

Sustainable construction dramatically reduces National CORE's operational costs. This allows us to invest more in services that benefit our residents. High-performance construction also allows us to extend the life of our properties, creating affordable housing that lasts.



Why We Are Committed to Sustainable Construction:

Our commitment to our communities.

By building transit-oriented housing and transitioning to renewable energy sources, we bolster public health in our local communities by encouraging active lifestyles, incentivizing public transit, reducing emissions, and improving air quality.



Why We Are Committed to Sustainable Construction:

Our commitment to our residents.

With energy-efficient and resource-conserving construction, we are able to reduce utility costs for our residents. This increases our residents' discretionary income and allows them to work towards long-term financial goals.



Why We Are Committed to Sustainable Construction:



Our commitment to the environment.

We understand that residential buildings are responsible for a large portion of carbon emissions.* As we continue to build the future of community, we are committed to building energy-efficient and sustainable homes that protect our climate.

*According to Architecture 2030, the built environment is responsible for 75% of global greenhouse gas emissions and buildings account for 39%.

Decarbonizing Affordable Housing

National CORE takes a bottom-line approach to building all-electric and, increasingly, zero net energy buildings. At the same time, we recognize that we all play a role in solving the climate crisis. National CORE's approaches to large-scale renewable energy system deployment in new construction and the existing portfolio, and fuel switching within its existing portfolio, will dramatically reduce National CORE's organizational carbon footprint (measured in metric tons of CO₂) in the years ahead. We are energy benchmarking our projects throughout our portfolio, and as we continue to decarbonize affordable housing, National CORE will monitor and report on efforts to reduce our organizational carbon footprint, with the long-term goal to decarbonize our existing portfolio.

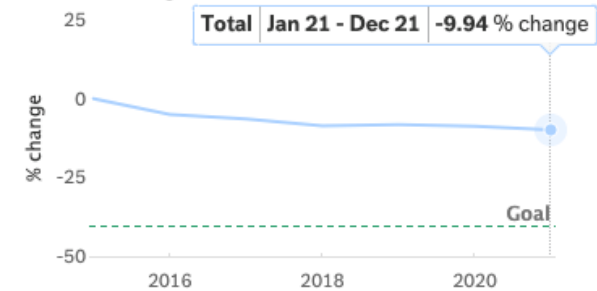
Combined % change

-10%

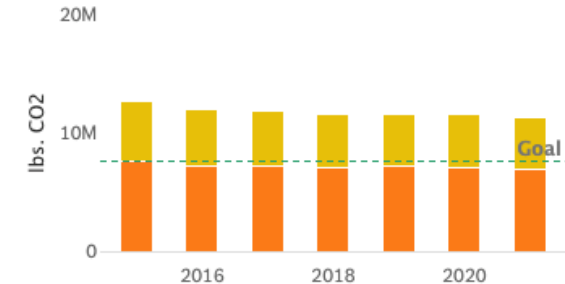
Combined CO₂ change

-1.26M lbs. CO₂

Combined % change over time



Combined development usage





The First Housing Developer to Sign on to American Institute of Architects' 2030 Commitment

National CORE is committed to leading the way to a sustainable future for everybody. We believe that people of all income levels should have options to live in sustainable housing that has a minimal impact on our environment.

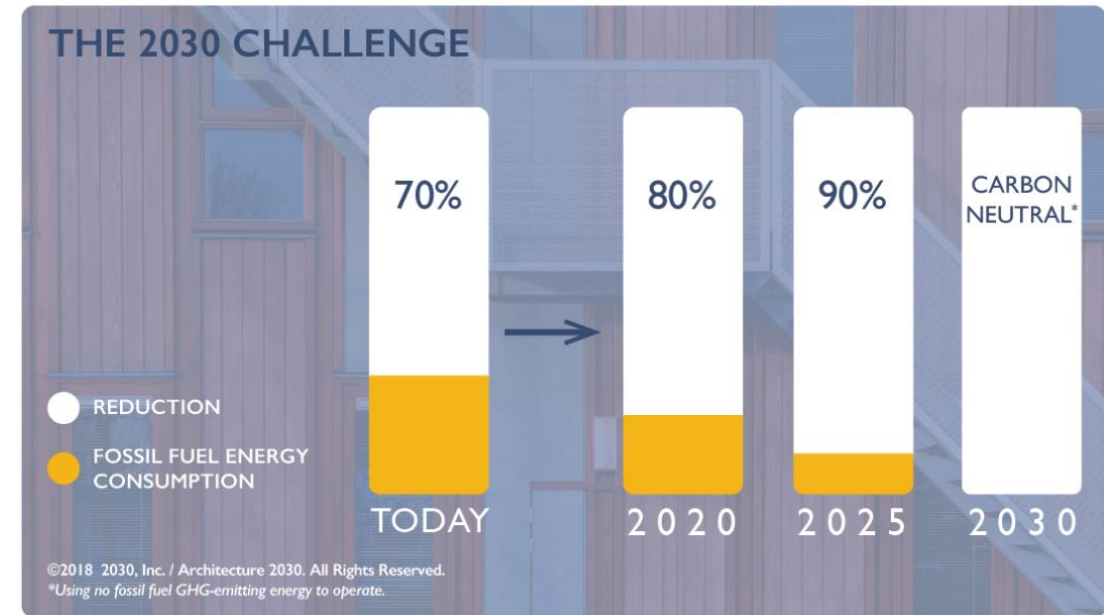
In Spring 2019, National CORE signed on to the American Institute of Architects' (AIA) 2030 Commitment, becoming the first non-architectural entity and the first real estate developer to sign on to the commitment.



About the 2030 Commitment

Buildings around the world are responsible for nearly 40% of global carbon emissions, creating a significant impact on the climate – but also offering a promising path towards reducing greenhouse gas emissions worldwide.

AIA's 2030 Commitment challenges architects, engineers, developers, and owners to change how they design and develop buildings with the goal of combatting the effects of climate change and provides them with the tools and resources necessary to achieve this. Specifically, by signing on to the challenge, National CORE has committed to achieving net zero emissions across its portfolio by 2030.



Goal Setting and Reporting



Above and Beyond the Energy Code

We study and understand the requirements of the energy code, which continues to evolve every three years, and we find the most cost-effective pathway to hit the state's requirements for energy consumption in new buildings.

We manage our design teams around using strategies we've identified, enabling us to build cost-contained high-performance housing.



Ongoing Diagnostic Testing at the Property Level

During Construction

1. National CORE works with its subcontractors to ensure the project is constructed to meet the defined objectives and standards.
2. As part of this, we perform ongoing diagnostic testing of building envelope and energy systems as the building is being built to meet the highest performance standards.
3. Third party performance testing is done at the end of construction to meet the state's requirements defined in the energy code and to satisfy the requirements of the USGBC as part of the LEED for Homes certification process.

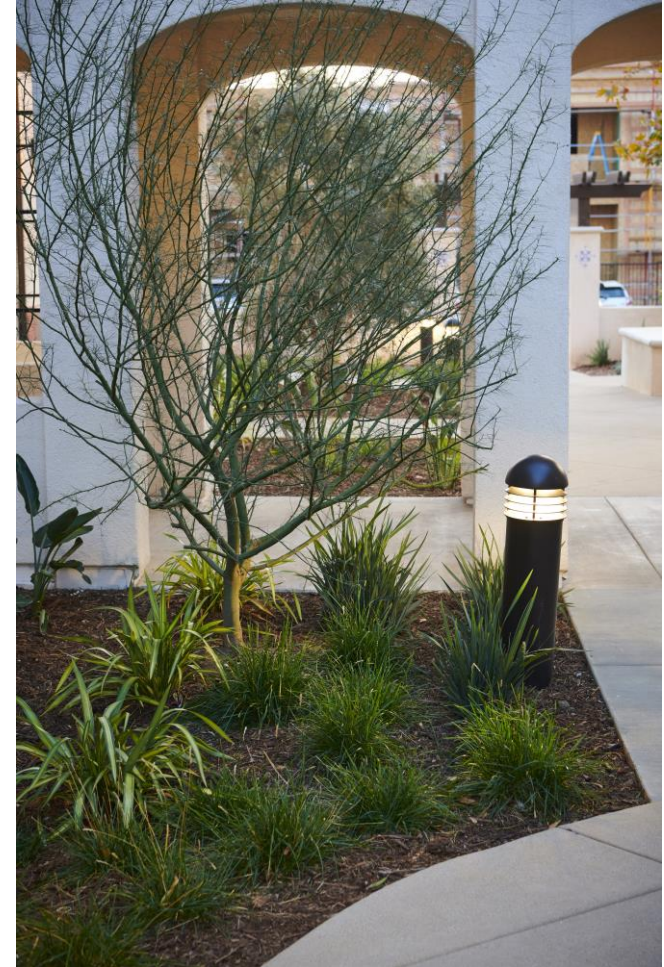


Ongoing Diagnostic Testing at the Property Level

We don't just develop, build and hand over to operations.



We monitor performance to ensure that energy targets we established are met. If not, we evaluate and diagnose shortcomings and opportunities to optimize operational savings.



A woman with brown hair, wearing a grey leather jacket over a blue shirt, sits on the left side of a dark wood table. She is holding a pen and looking at a document. A young boy with short hair, wearing a grey hoodie and an orange vest, sits in the middle of the table, smiling. A man with short dark hair, wearing a blue denim jacket, sits on the right side of the table, smiling and looking at the boy. The table has a document and a small colorful card on it. In the background, there is a potted plant with tall green grass and a small lamp with a white cube-shaped shade. The text "Training and Education" is overlaid in the center of the image.

Training and Education



Design Partners and Subcontractors

National CORE works closely with our architectural partners to incorporate energy-efficiency and sustainability into the design of each apartment and home. Building and operating cost-contained, high-performance, and sustainable housing is a high priority for us. Our commitment to high performance and close communication with our partners leads to a dissemination of sustainable construction and design approaches that helps influence the industry and to show what is possible in other sectors and markets.

National CORE is committed to building relationships with subcontractors that are local to the neighborhoods and regions in which we are developing and representative of the communities that we serve. National CORE's mentorship as a general contractor on all construction provides a platform for sharing sustainable, energy-efficient design and construction practices with subcontractors from diverse backgrounds and diverse geographical areas. As National CORE continues to expand to new cities and regions, our educational impact also will grow.

Resident Education



When residents move into a National CORE community, they receive guidance and educational resources that provide tips for living sustainably and minimizing the use of natural resources.

This education is provided through resident manuals that explain the energy systems in the resident's new home and how to use these systems and appliances most sustainably (which also leads, in split incentive buildings, to cost savings for residents).



Operations and Benchmarking

Operations and Benchmarking

When we occupy new buildings, we create energy benchmarks for all buildings to be aware of how they are performing, the efficiencies and cost.

