



Sustainable Living Guide

Sunset Drive

Palm Beach County

**Created by Green Life Visions LLC in
partnership with Sustainable
Management Group**

Sustainable & Attainable Housing

At SCG, our mission is to provide
Economically Sustainable

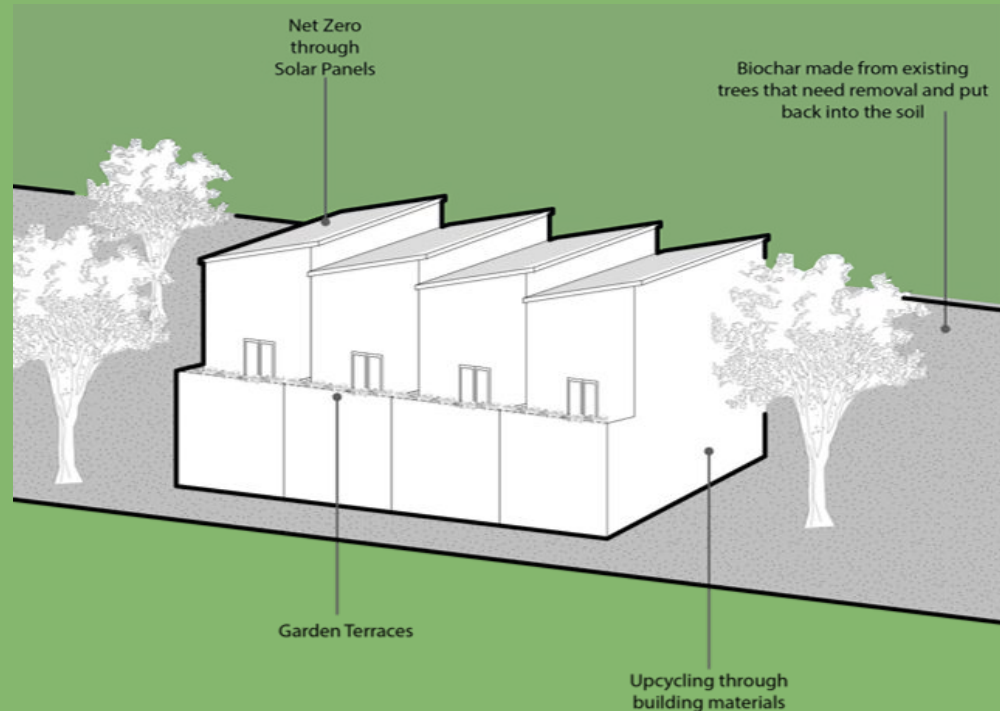
&

Environmentally Conscious

housing with a

“Pathway to Home Ownership”

We strive to support ESG&R (environmental, social, governance, and resilience) factors and promote generational growth for a clean world.



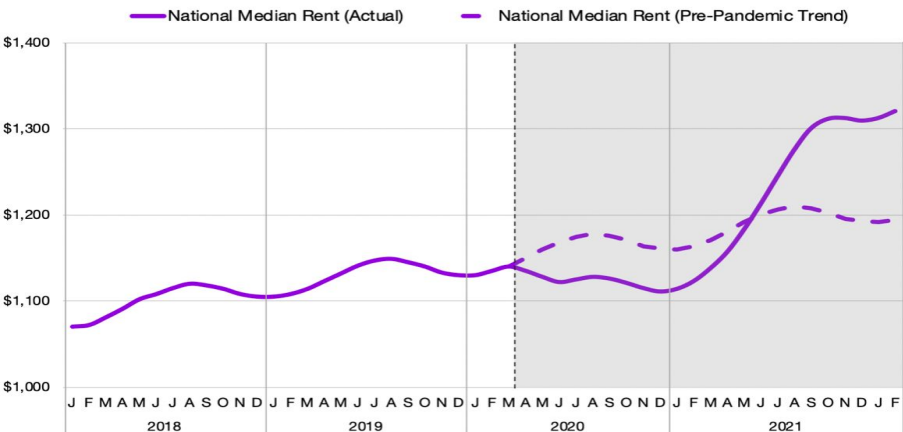
WHY DO IT?

1. Eco-friendly Construction



2. Affordability Crisis

Apartment List National Median Rent



Source: Apartment List Rent Estimates

Note: Projected rent estimates assume that month-over-month price changes in 2020-2021 equal the average price changes that occurred during the same months in 2018-2019

3. Sustainable Development



WHY IS IT IMPORTANT?

1

Help provide jobs to residents

2

Bring affordable housing to communities

3

Preserve ecological value and surroundings



Educate community and residents on importance of sustainability

YOU: The Resident

End of 2021 reporting 39,258 job openings vs. 26,537 people unemployed in Palm Beach County



Palm Beach County

Median Average Income: \$80,000 per year



+

Average Home Cost: \$500,000



=

100,000 Unit Shortage of Homes; out-migration of essential workers

Reducing Your Ecological Footprint

BIOCHAR:

a broken down char made from wood scraps that is then used in the soil to help existing trees grow, improve soil structure, and sequester carbon to reduce our carbon footprint. Biochar soil sequesters 50% more carbon and 20-30% more water than normal soil

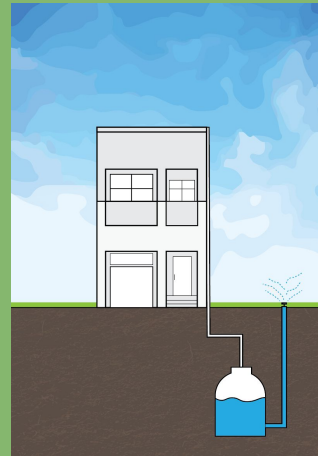
THE SOIL



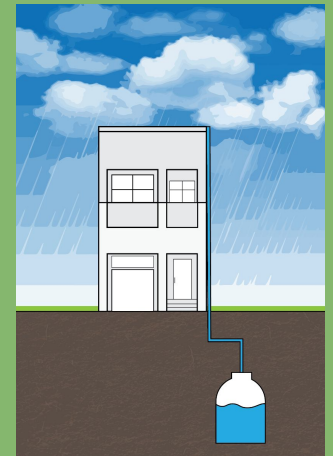
South Florida gets 30 - 45 inches of rain per year.

THE WATER

Inefficient irrigation can waste up to **25,000 gallons** of water per year.



When it is dry outside, water pumps from tanks to sprinklers



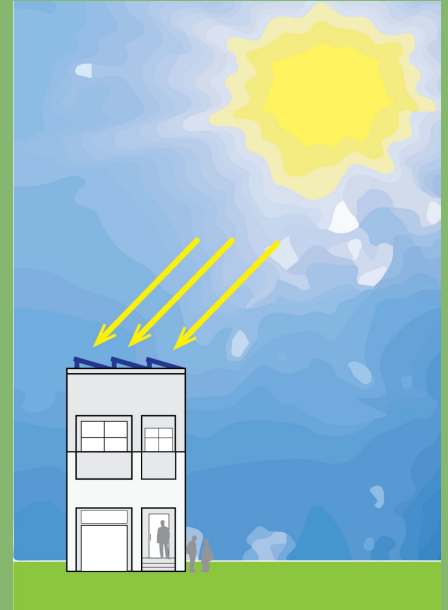
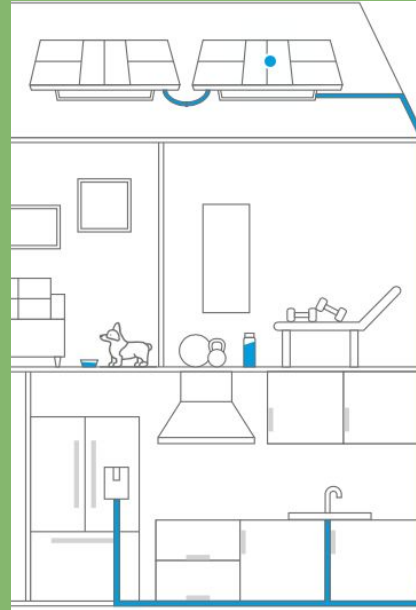
When it rains, water flows from roof to gutter to tank

YOUR HOME ON THE INSIDE & OUT



Structurally Insulated Panels (SIPs) made with upcycled concrete and foam that offer insulation to bring down energy costs, raise indoor air quality, and prevent mold and mildew common in humid climates.

SOLAR & HYDRO PANELS ON ROOF



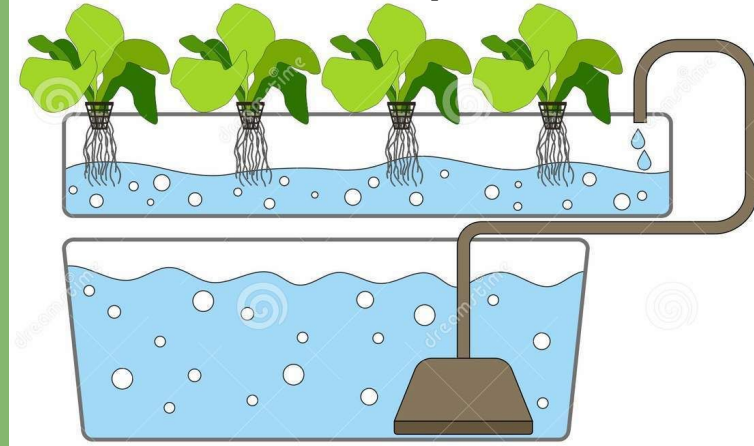
Hydro Panels can produce up to 1 gallon of drinking water every 12 hours

97% of electricity needs are met by a 6 kW system

Covered Outdoor Workout Area



Community Hydroponic Garden



Your Community

Solar Powered EV Chargers



Dog Park



A detailed site plan of a sustainable community development. The plan features a central paved road with a dashed yellow line, surrounded by a grey hatched area representing a bioswale. The central area contains several multi-story residential buildings with blue window patterns and green rooftop gardens. A central green lawn is flanked by two rows of buildings. To the left, there is a community dog park with a dog icon and a paved area with four electric vehicle charging stations. The entire site is bordered by a row of trees. Three callout boxes provide additional information: 'Community Dog Park' points to the dog park area, 'Solar Powered Electric Vehicle Chargers!' points to the charging stations, and 'Each rooftop is equipped with solar panels and hydro panels (rooftop gardens on covered patio)' points to the rooftop gardens on the buildings.

Community Dog Park

Solar Powered Electric Vehicle Chargers!

Each rooftop is equipped with solar panels and hydro panels (rooftop gardens on covered patio)

Trees surrounding the community house bioswales, preventing drain water from flooding to the nearby neighborhoods

SUSTAINABILITY IN YOUR HOME

Solar panels, hydro-panels for drinking water and rain collection tanks for irrigation to utilize and conserve natural resources

ADT not only keeps your home safe— it saves you money on utility bills too.

- Thermostat monitoring and controls to ensure efficient climate control
- Leak Detection and water metering controls to ensure you save money and reduce water waste.

Solar & Hydro Panels

The Average American uses:

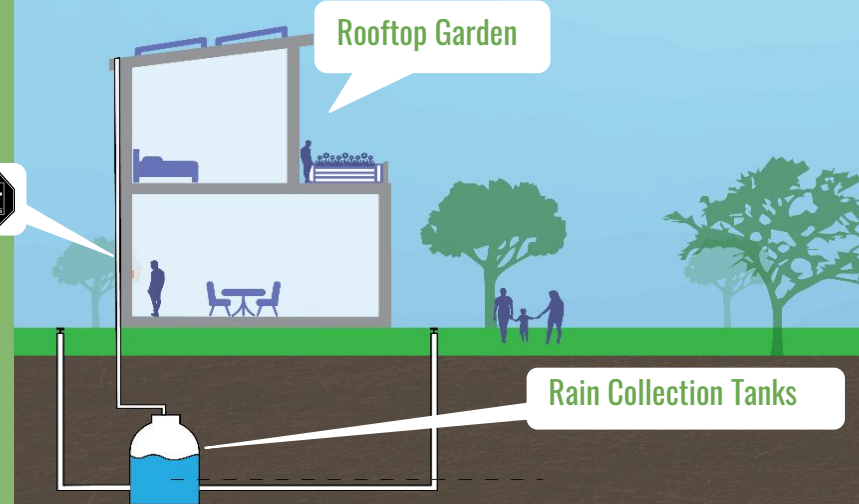
- 80 Gallons of water per day
- 29 kWh electricity per day
- 20 tons of CO₂ per year

Rooftop Garden

ADT Security

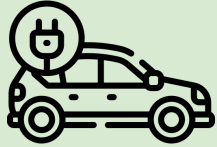


Rain Collection Tanks



Eco-Friendly Transportation & Surrounding Context

In 2020, passenger cars accounted for 41% of carbon dioxide emissions in the transportation sector. Sunset Drive promotes more sustainable transportation methods.



To reduce emissions, the community includes EV chargers and is serviced by *Freebee*, South Florida's free electric transportation service.

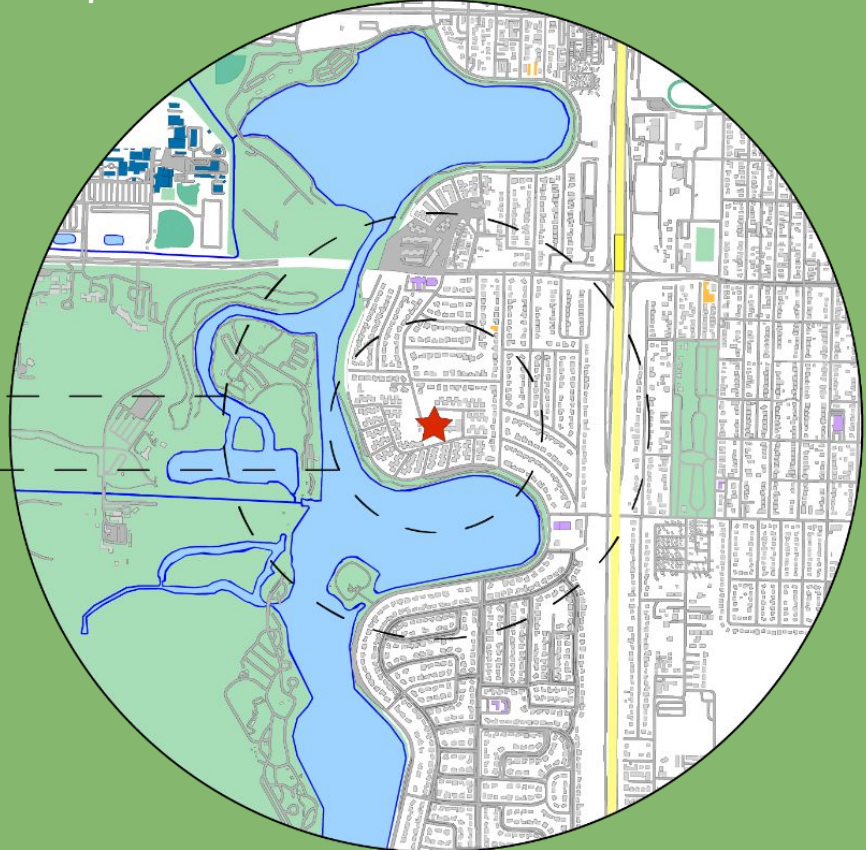


The community plans to partner with a public bicycle company to encourage residents to use green transportation.

5 minute bike ride from property



5 minute walk from property



Live Sustainably by Practicing Health & Wellness

- Our community Garden and partnerships with local growers and farmers will give you access to fresh fruits and vegetables!
 - ◆ No unwanted pesticides, hormones or other chemicals
 - ◆ Fruits and vegetables lower your risk of heart disease
 - ◆ Approximately 35% of coronary heart disease mortality is due to lack of physical activity and poor nutrition
- Health and Wellness App will be available to all residents for free!
 - ◆ Track Steps, Healthy Eating, and Moving your Body!



ADULTS (AGES 18-64 YEARS)*

At least **150 minutes a week** of moderate intensity activity such as **brisk walking**

At least **2 days a week** of activities that **strengthen muscles**

**Aim for the recommended activity level but be as active as one is able*

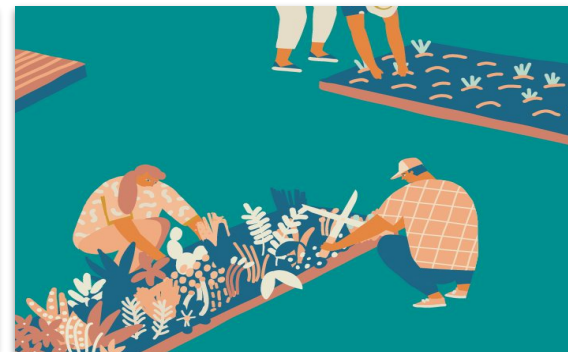
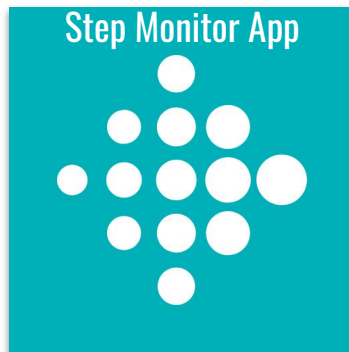


OLDER ADULTS (65 YEARS AND OLDER)*

At least **150 minutes a week** of moderate intensity activity such as **brisk walking**

At least **2 days a week** of activities that **strengthen muscles**

Activities to **improve balance** such as standing on one foot



Live Sustainably by Saving Electricity



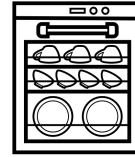
What YOU can do to save electricity:

- Turn off unnecessary lights
- Unplug unused electronics
- Use natural lighting during the day
- Use energy efficient light bulbs
- Turn off your AC on a cooler day

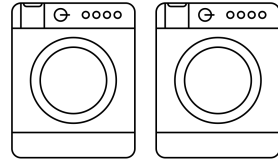
Your Ecobee Thermostat

- Delivers the right temperature to the rooms that need it most
- Detects spikes in your local power grid, adjusting when needed
- Follows a schedule you set, saving you energy when you aren't home

Dishwasher



Washer/Dryer



Oven/Stove



Microwave

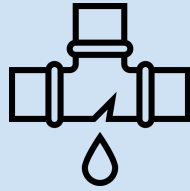


Live Sustainably by Conserving Water



Water Metering

Water meters monitor water use with Smart App



Leak Detection

The average leak accounts for 10,000+ wasted gallons per year.



Reduce Shower Time

A 20 minute shower uses about 45 gallons of water.



Don't Use Plastic Water Bottles

Plastic bottles represent about 75% of plastic container waste.



Drink Purified Hydropanel Water

Hydro panels use solar power to produce clean drinking water.



Wash Clothes & Dishes Efficiently

High-efficiency washers use 15-30 gallons of water per load.



Only Flush When Necessary

Toilets account for over a quarter of annual indoor water usage.



Reuse Rainwater

Water from rain can be used to flush toilets & irrigate vegetation.

Live Sustainably by Recycling



Reduce

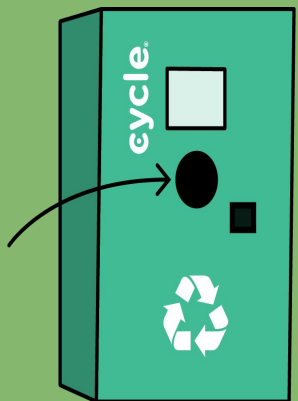
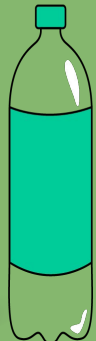


Reuse



Recycle

Cycle App Rewards Consumers For Recycling



Blue Gets

- Plastic Bottles and Containers
- Lids on; 2 gallons or less
- Cans, Food and Beverage
- Glass Bottles and Jars
- Lids off
- Cartons, Milk and Juice
- Lids on
- Drink Boxes
- No pouches



PLEASE NO...

- Plastic Bags
- Foam Products
- Aluminum Foil or Pans
- Shredded Paper
- Plastic Eating Utensils or Straws
- Paper Plates
- Paper Towels or Napkins
- Coat Hangers
- Light Bulbs
- Needles



Yellow Gets

- Cardboard
- Cut and flattened to 36-inches x 36-inches or less
- Newspaper and Inserts
- No plastic bags
- Office and School Paper
- Mail
- Magazines
- Dry Food Boxes
- No food stains
- Paper Bags
- Cardboard Paper Rolls
- Pizza Boxes
- No food stains



This Recycle Right event is in partnership with the Solid Waste Authority of Palm Beach County



Recycling at Home: The Simple 6



Glass



Paper



Cartons



Cans



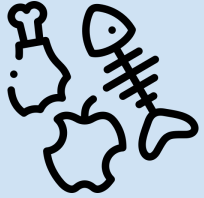
Boxes



Bottles

Live Sustainably by Composting and Upcycling

How to Compost



Collect Food Waste



Organic Material Goes Into Compost Bin

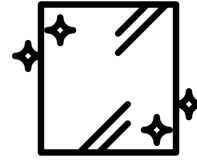


When **Decomposed** Compost Mixed With Soil

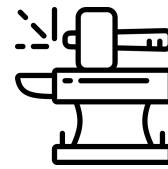


New Plants Grow

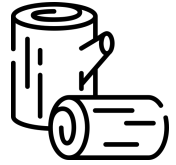
Things That Can Be Upcycled In Your Home:



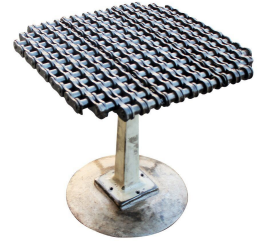
Glass



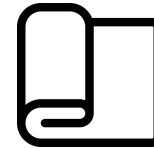
Metal



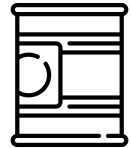
Wood



Boxes



Fabric



Cans



Homeowners Association (HOA) Responsibilities

- The HOA provides further education and opportunities to be more sustainable, like Project Rain Barrel
 - ◆ Partnered with Coca Cola, Project Rain Barrel has provided over 10,000 upcycled rain barrels
 - ◆ Each 55 gallon barrel saves 1,300 gallons of water annually
- Collecting rainwater:
 - ◆ Saves you money
 - ◆ Reduces demand for energy-intensive treated water
 - ◆ Limits stormwater runoff and erosion



PROJECT
**RAIN
BARREL**
a River Network program

- Workshops can be held by local organizations that are engaged in water education, management, or conservation.
- These organizations also receive free materials.

Additional HOA Responsibilities

The HOA is in Charge Of:

Energy & Water Metering



Water Usage in Gallons



Leak Detection



Shower Duration



Energy Usage in KW

Waste Management



Mandatory Recycling



Composting

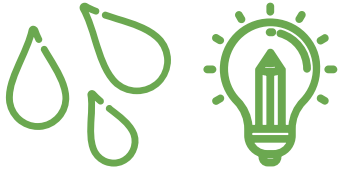


Rules on What Can Go in Recycling Bin



Encouraged Upcycling

Community Guidelines



Community Energy and Water Use

Monitor Water and Energy use through smart technology and digital metering



Community Family

- Smoke Free
- No Large Parties/Loud Noise
- No littering
- Sustainable guests



Community Maintenance

Care for and preserve community amenities including community garden, dog park, workout area and EV chargers

Living in a Sustainable Community

Step 1: Applying to be a resident

- Do you understand what living green means?
- Are you ready to be environmentally and economically sustainable?

Step 2: Moving In & Renting

- Living in a sustainable community includes one payment for rent & HOA:
 - ◆ Cable
 - ◆ Electricity
 - ◆ Water
 - ◆ Wifi
 - ◆ Smart-tech
 - ◆ Energy Metering

Step 3: Learning to Live Sustainability

- How to recycle and compost
- How to save electricity and water
- How to eat healthy and garden
- Follow HOA guidelines

Pathway to Homeownership

Step 4: Financing

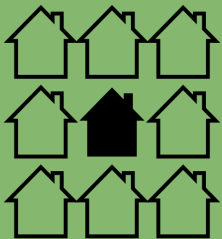
- SCG will work with you and a Florida Green Bank to provide financing for your rental residence.
- This is the start of your Pathway to Homeownership

Step 5: Ownership

- Once you own the unit
- You are now part of a truly affordable and green Community
- You are achieving the ultimate goal of living sustainably and building wealth.

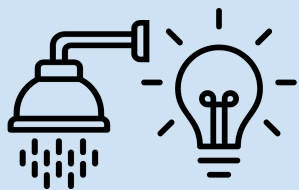
HOA and Community

- Voting on:
 - ◆ Amenities
 - ◆ Rules/Regulations
 - ◆ Metering
 - ◆ Guest parking
- Control of:
 - ◆ Rooftop garden
 - ◆ Everything in your home
 - ◆ Backyard

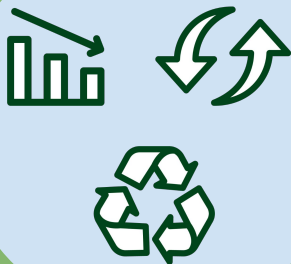


You are Now a Sustainable Community Member

Economically Sustainable & Environmentally Conscious



Save Water &
Energy



Reduce, Reuse,
Recycle



Health &
Wellness



Help the environment, save
money & contribute to the
Local community!