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## City Opens Doors to Energy-Efficient Homes

By : Julie Barsamian : 9/10/08

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A new development of six energy-saving homes have opened their doors for prospective buyers in San Leandro recently.

**Arbor Place** — located at 1537 Hays Street (between Juana Avenue and Parrot Street) — boasts comfortable home living in an urban setting with a proximity to BART, shopping and restaurants. The homes are priced from the low \$500,000's and are approximately 1,600 square feet, with a two-car garage, modest backyard and threestory living area.

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This is the second San Leandro development for Langon Homes, with the first — Toscani Place, a group of live-work townhomes near BART — having sold out in 2007. The development is in the process of being green point rated by Build It Green, a sustainable building organization from the East Bay.

A green point rating means that the structure has been created with sustainability and energy efficiency in mind. This may be incorporated into the flooring, lighting, paint and even landscaping.

Arbor Place used renewable materials such as bamboo for the flooring, drought-resistant plants for landscaping, and a tankless water heater to reduce energy use. They also increased livable, usable space by building ample storage areas but not attics, basements or crawl spaces.

"This is our first project that we've built green so we are still educating ourselves on the whole process," says Developer David Langon. "We feel it is a benefit to homeowners and the environment and future generations, because something we elect to do today may be mandated down the road and become a standard practice in the industry."

Langon adds that the construction process was environmentally conscious as well. The crews recycled their materials when they could and tried to reduce excess waste.

"It is really exciting to see the development moving forward and it has been encouraging to see a developer volunteering to do this," says Sally Barros, a senior planner and certified Green Point Rater with the City of San Leandro.

Betty Haygood, a realtor and the sales manager for Arbor Place, says that the interest in the properties is high and that buyers are taking into consideration the benefits of the energy efficiency, water conservation and reduced "empty space" in the homes. "With the state of the economy it is important to save," says Haygood.

For more information about Arbor Place, call 351-1428 or visit [www.arborplacehomes.com](http://www.arborplacehomes.com).

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PHOTOS BY JULIE BARSAMIAN

Above, the exterior of the new development on Hays Street. Left, a kitchen created with the serious (and energy-conscious) chef in mind, boasts energy-saving appliances.



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