

HPD LIHTC Green Threshold Requirement

HPD has incorporated the Green Communities Certification as a threshold requirement in the 2010 Qualified Allocation Plan (QAP) for Low-Income Housing Tax Credits (LIHTC). Projects that have submitted plans to DOB on or before June 2010 will be exempt from the Green Communities threshold requirement. For future LIHTC QAP's, all projects will need to comply with Green Communities Certification.

A copy of Enterprise's Green Communities Criteria is available for download on Enterprise's website at <http://www.greencommunitiesonline.org/tools/criteria/>. The New York City workbooks for New Construction and Preservation which developers will use in their Green Communities Certification process are available on the HPD website located at: http://www.nyc.gov/html/hpd/html/developers/low_income.shtml

Compliance Process:

- By the time of LIHTC application, projects will need to complete the [Green Communities Certification Request Form](#).
- By carryover, projects must complete all Green Communities Phase 1 Submittals (described below) and submit to HPD a copy of a Letter of Satisfaction from Enterprise indicating the project is on track to achieve Certification.
- Projects that submit the Letter of Satisfaction at time of LIHTC application will be awarded 2 competitive points.

Green Communities Certification Phase 1 Submittals (Required for Letter of Satisfaction):

To be submitted through Enterprise's online application portal at http://www.greencommunitiesonline.org/tools/certification_process.asp :

- Complete the [Green Communities Certification Request Form](#). (Required by time of LIHTC Application)
- Complete the Project Overview Intended Methods tabs within the appropriate Certification Workbook (attached here).
- Submit a Site Plan: This plan must indicate utilities and sidewalk connections as appropriate. Google maps is an acceptable mapping format.
- Submit a Context Map: This map must indicate locations of minimally required community amenities and their distances from project boundaries. Google maps is an acceptable mapping format.
- For Rehabilitation Projects only: Undertake energy audit and complete an Energy Improvement Report. The report must provide the results of modeling the current and projected energy performance of the building. The developer may choose to work with any energy auditor that has BPI Certification or is provided by Con Edison's energy efficiency incentive program. There is currently no required format for the Energy Improvement Report. Submit the Energy Improvement Report to Enterprise.

Energy efficiency incentives, including free energy audits, are available through Con Edison for existing buildings of 5-50 units within the utility's electricity territory. For more information about these incentives and to apply for the free audit, please call 1-877-870-6118. Funding is limited, so interested and eligible buildings should enroll in this program as soon as possible.

- Upon successful submission and review by Green Communities, a Letter of Satisfaction will be issued to the developer stating the project is on track to achieve Green Communities Certification.

Additional resources and tools to aid in compliance with the Green Communities Criteria are available online at www.greencommunitiesonline.org/tools<<http://www.greencommunitiesonline.org/tools>>