



Department of
Housing Preservation
& Development

nyc.gov/hpd

Office of Development
Housing Incentives
100 Gold Street
New York, N.Y. 10038

SHAUN DONOVAN
Commissioner
HOLLY M. LEICHT
Acting Deputy Commissioner
MIRIAM COLÓN
Assistant Commissioner

**GREEN THRESHOLD REQUIREMENTS FOR PROJECTS
APPLYING FOR LOW INCOME HOUSING TAX CREDITS**

Projects that do not meet the threshold criteria will not be reviewed further. Applicants will be informed that the project is not eligible for a reservation of credits. Applicants may reapply for subsequent funding cycles, but must pay an additional application fee.

“Green” building requirements – (Projects where the New York City Department of Buildings approved plans on or before December 31, 2007 are exempt from this requirement.) Projects must comply with the following requirements:

- a) The project must adhere to the following standards:
 - i) NYC Department of Buildings requirements related to the 2002 Energy Conservation Construction Code of New York State (ECCCNYS).
 - ii) To the extent that the project scope must include new bathroom and/or kitchen fixtures:
 - (1) Showerheads must be 2.0 gallons per minute or lower,
 - (2) Kitchen and bathroom faucets must be 1.5 gallons per minute or lower,
 - (3) Toilets must be 1.6 gallons per flush or lower.
 - iii) All adhesives used in the project must comply with South Coast Air Quality Management District (SCAQMD) Rule #1168 for low-VOC adhesives for all interior applications.
 - iv) All paint used in the project must adhere to Green Seal Standard GS-11 for low-VOC paints (interior non-flat not to exceed 150 g/L and flat 50 g/L; exterior non-flat not to exceed 200 g/L and flat 100 g/L).
 - v) The project must not use any composite wood in any area that has exposed particleboard (which contains urea-formaldehyde), unless the exposed area has been sealed.
 - vi) To the extent that new refrigerators, freezers, dishwashers, washers and ceiling fans are provided, all must be Energy Star rated.
- b) Projects must submit professional certifications at *both* initial application for credits and application for IRS Form 8609 (Certification of Allocation).

i) The initial application must include a certification from the project's professional of record who must be either a New York State licensed Professional Engineer (PE) or Registered Architect (RA) that, in his or her professional judgment, the project *will* meet the "green' building requirements."

ii) The application for IRS Form 8609 must include a certification from the project's professional of record who must be either a New York State licensed Professional Engineer (PE) or Registered Architect (RA) that, in his or her professional judgment, the project *has* met the "green' building requirements."

iii) The certifications must include the following:

- (1) Name of the project
- (2) Address(es) of the project
- (3) Block(s) and lot(s) of the project
- (4) Professional's seal
- (5) Professional's license number
- (6) Professional's signature
- (7) Date signed
- (8) Statement that reads as follows: "I hereby state that I have exercised a professional standard of care in certifying that the project in this application meets each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken for the project to meet the criteria. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action."

c) Projects must submit a certification from the owner or general partner of the project at *both* initial application for credits and application for IRS Form 8609 (Certification of Allocation).

i) The initial application must include a certification from owner or general partner of the project that the project *will* meet the "green' building requirements."

ii) The application for IRS Form 8609 must include a certification from owner or general partner of the project that the project *has* met the "green' building requirements."

iii) The certifications must include the following:

- (1) Owner's or general partner's signature
- (2) Date signed
- (3) Statement that reads as follows: "I have read and am fully aware of the

certification provided by the registered architect or professional engineer for this project that the project meets each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan, and I agree to bring into compliance any construction which is found not to comply with the criteria."

FORM 1

GENERAL PARTNER/OWNER'S GREEN BUILDING CERTIFICATION:

INITIAL APPLICATION for Low Income Housing Tax Credits

Name of the project: _____

Address of the project: _____

Block(s) and lot(s): _____

I, _____, being the general partner and/or owner of the project, do hereby certify to the New York Department of Housing Preservation and Development ("HPD") the following:

I have read and am fully aware of the certification provided by the registered architect or professional engineer for this project that the project will meet each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan, and I agree to bring into compliance any construction which is found not to comply with the criteria.

Name: _____

Signature: _____

Date: _____

FORM 2

**REGISTERED ARCHITECT/PROFESSIONAL ENGINEER'S GREEN
BUILDING CERTIFICATION:**

INITIAL APPLICATION for Low Income Housing Tax Credits

Name of the project: _____

Address of the project: _____

Block(s) and lot(s): _____

Professional's license number: _____

Attach Professional's seal

I, _____, being a duly licensed and Registered Architect and/or Professional Engineer in the State of New York and the professional of record on the project, do hereby certify to the New York Department of Housing Preservation and Development ("HPD") the following:

I hereby state that I have exercised a professional standard of care in certifying that the project in this application will meet each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken for the project to meet the criteria. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action.

Name: _____

Signature: _____

Date: _____

FORM 3

GENERAL PARTNER/OWNER'S GREEN BUILDING CERTIFICATION:

FINAL APPLICATION for Low Income Housing Tax Credits (Form 8609)

Name of the project: _____

Address of the project: _____

Block(s) and lot(s): _____

I, _____, being the general partner and/or owner of the project, do hereby certify to the New York Department of Housing Preservation and Development ("HPD") the following:

I have read and am fully aware of the certification provided by the registered architect or professional engineer for this project that the project has met each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan, and I agree to bring into compliance any construction which is found not to comply with the criteria.

Name: _____

Signature: _____

Date: _____

FORM 4

**REGISTERED ARCHITECT/PROFESSIONAL ENGINEER'S GREEN
BUILDING CERTIFICATION:**

FINAL APPLICATION for Low Income Housing Tax Credits (Form 8609)

Name of the project: _____

Address of the project: _____

Block(s) and lot(s): _____

Professional's license number: _____

Attach Professional's seal

I, _____, being a duly licensed and Registered Architect and/or Professional Engineer in the State of New York and the professional of record on the project, do hereby certify to the New York Department of Housing Preservation and Development ("HPD") the following:

I hereby state that I have exercised a professional standard of care in certifying that the project in this application has met each of the criteria for "green building requirements" as identified in HPD's 2008 Qualified Allocation Plan. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken for the project to meet the criteria. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action.

Name: _____

Signature: _____

Date: _____