
HPD's Green Building Policy

January 26, 2011

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Why adopt a green policy?

- Housing Vacancy Survey showed that from 2005 to 2008, gross housing costs (rent + utilities) rose by 4.2% while contract rents rose by 1.6%.
- Small incremental cost yields multiple benefits:
 - ✓ Reduce operating costs
 - ✓ Longer useful life of building
 - ✓ Healthier contractors and residents
 - ✓ Leverage other financing resources
 - ✓ Reduce greenhouse gas emissions



What is the policy?

- Enterprise Green Communities Certification is a threshold requirement in the 2010 Qualified Allocation Plan (QAP).
- For projects closing in Q1 2011, Enterprise Green Communities Certification will be a requirement for:
 - New Construction projects both on public and private sites, including Supportive Housing
 - Substantial Rehabilitation projects
- All Rehabilitation Projects- moderate and substantial- will need to comply with HPD's 2010 Standard Specification for Preservation as it relates to their scope of work.



How is a Substantial Rehab defined?

A project must meet the following three criteria in order to trigger Enterprise Green Communities certification:

- 1) Replace heating system, and
- 2) Work in at least 75% of the units involving bathroom and/or kitchen renovations, and
- 3) Significant work on the building envelope such as replacing roof.



By Program

The policy applies to the following HPD programs:

Program	Green Communities	HPD Standard Spec	Funding Resources
Preservation			
TPT	Certification Required*	Comply	Utilities/NYSERDA
PLP	Certification Required*	Comply	Utilities/NYSERDA
TIL	Certification Required* in FY12	Comply	Utilities/NYSERDA
8A	Not Required	Comply	Utilities
Y15	Not Required	Comply	Utilities
HUD-MF	Not Required	Comply	Utilities
New Construction			
Public Sites	Certification Required	N/A	NYSERDA
Private Sites	Certification Required	N/A	NYSERDA
Special Needs	Certification Required	N/A	NYSERDA



Why Green Communities?

- Enterprise's Green Communities program is the only national, green building criteria designed specifically for affordable, multi-family housing.
- Mandates energy efficiency, water conservation and healthy indoor air quality. Also provides menu of optional criteria to ensure flexibility.
 - All mandatory items + 35 points
- Certification process at no or minimal cost to developers.



What are the steps required to comply?

Prior to Submitting to Enterprise

- Register the project at Enterprise Green Communities website by filling out the Certification Request Form.
- Complete the Project Overview and Intended Methods tab in the Certification Workbook and submit to HPD. Highly recommend this is submitted early in the process (i.e. at first DAE design submission).
- HPD Planning will conduct the review of the Intended Methods and will give final approval in consultation with Program, as needed.



Once HPD gives approval, Developer submits to Enterprise.

Step 1- Prior to Construction

- Certification Request Form
- Certification Workbook (Project Overview and Intended Methods)
- Site Plan
- Context Map
- Energy Improvement Report (only for rehabs)

Step 2- Post Construction

- Final Certification Form
- Energy Modeling Report
- Project Photos
- Utility Release Form



Will HPD provide additional funding?

- Projects should be able to achieve compliance within existing program subsidy levels.

Can projects request a waiver?

- Projects that meet the following criteria may apply for a waiver:
 1. Achieving a comparable or higher green building standard
 2. Design process is too far along- completed ULURP or is filed with DOB
 3. Financial hardship, as determined by HPD

Are there other resources available to developers?

- NYSERDA and the utility companies offer programs developers may leverage.



Information on HPD's Website

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