



# Green Building & Accessibility Scoring Criteria

## HCR Multifamily Finance 9% RFP

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### Optional Green Building Program Participation (up to 5 points)

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Points will be awarded as indicated below under the 9% LIHTC, SLIHC, HOME and/or HTF program(s), as applicable, to an applicant who documents that their project will meet one of the standards listed below. Recognizing that Green Building has become a widely accepted industry practice, in order to be awarded points under this scoring category, applicants must also qualify for points under the Cost Effectiveness scoring category. Applicants who choose one of these options will be required to comply with the chosen standard, including modifications resulting from changes to the standard, without any additional cost to HCR programs.

In order to qualify for points listed under the four Green Building standards, applicants must commit at the time of application to design and implement a policy acceptable to HCR prohibiting the use of tobacco products that involve the ignition and burning of tobacco leaves within all interior areas of project buildings as well as in outdoor areas within 50 feet of inhabited project buildings, play areas, or any surrounding inhabited buildings or play areas outside of the project property. Project owners may also elect to prohibit the use of the aforementioned tobacco products anywhere on the project property.

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### 2020 Enterprise Green Communities (3 or 5 points)

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Certification under 2020 Enterprise Green Communities Criteria (**3 points**) or certification under 2020 Enterprise Green Communities Plus Criteria (**5 points**). Projects in New York City shall utilize the New York City - Enterprise Green Communities overlay. The applicant shall submit the Enterprise Green Communities Prebuild Application submission notification or submit a letter of agreement between the applicant and a green building consultant, engineer, or architect that includes oversight of the design and construction as necessary for final Green Communities certification. The letter of agreement must be fully executed by the applicant and the green building consultant, engineer, or architect. Final closeout of the project shall be contingent upon certification from Enterprise Green Communities that the standard was met.

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### LEED (3 points)

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US Green Building Council (USGBC) LEED Rating System. At a minimum, projects shall comply with the current, or newer, criteria for: LEED version 4 BD+C Homes, or LEED version 4 BD+C Multifamily Midrise. If the housing type proposed is not recognized under, LEED version 4 BD+C Homes, or LEED version 4 BD+C Multifamily Midrise, an equivalent LEED rating system may be substituted upon agreement by HCR. To qualify for points for LEED participation, the applicant shall submit a letter of agreement with a LEED Green Rater to oversee the design and construction as necessary for final certification at the Silver, or higher, level. The letter of agreement must be fully executed by the applicant and the LEED Green Rater. Final closeout of the project shall be contingent upon certification from USGBC.

## **National Green Building Standard (3 points)**

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ICC/ASHRAE 700 – National Green Building Standard. The applicant shall submit a letter of agreement with a Verifier accredited by Home Innovation Research Labs to oversee the design and construction as necessary for final certification to the Silver, or higher level. The letter of agreement must be fully executed by the applicant and the Verifier. Final closeout of the project shall be contingent upon certification from Home Innovation Research Labs.

## **Passive House Institute Certification (3 or 5 points)**

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Projects participating in either the Passive House Institute US (PHIUS), or the Passive House Institute (PHI) programs. Certification shall be obtained under PHIUS+ Passive Building Standard – North America, or newer, based on the construction timeframe, or certified under PHI protocols **(3 points)**. Projects committing to exceed Passive House base standards to PHIUS+ 2018, or better **(5 points)**. The applicant shall submit a form of a receipt from PHIUS or PHI that the project was accepted into their program or submit a letter of agreement between the applicant and a PHIUS or PHI certified Passive House consultant or designer (CPHC or CPHD) that includes oversight of the design and construction as necessary for pre-certification and final certification. The letter of agreement must be fully executed by the applicant and the CPHC or CPHD and accompanied with the CPHC's or CPHD's certification from the PHIUS or PHI. Final closeout of the project shall be contingent upon confirmation from the certified Passive House consultant or designer that the built condition complies with design intent submitted at the pre-certification application to the applicable Passive House organization.

## **NYSERDA New Construction – Housing Program (3 or 5 points) \***

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Project participating in the NYSERDA New Construction – Housing program at the third tier **(3 points)**; at the fourth tier **(5 points)**. For projects not accepted into the NYSERDA New Construction – Housing program prior to the updates released in February 2022, participating in the NYSERDA New Construction – Housing program to achieve Carbon Neutral + Health (formerly Tier 3) **(5 points)**.

The application submission and performance criteria shall be as indicated in the program description. Applicants accepted into the NYSERDA New Construction – Housing program prior to the updates released in February 2022 should include evidence of such in their application.

\*Please see *Mandatory Energy Efficiency Strategy\_Notice to Applicants* for more information.

## **NYSERDA Multifamily Performance Program for Existing Buildings (3 or 5 points)**

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Moderate rehabilitation preservation projects utilizing the Multifamily Performance Program for Existing Buildings at the second-tier level with a projected energy savings target of 30% or greater **(3 points)**. Projects committing to the third tier with a projected energy savings target of 35% or greater **(5 points)**. The applicant shall submit a signed contract with an MPP Multifamily Building Solutions Provider to reduce energy consumption in accordance with the selected criteria. The contract must be signed by the applicant and the Multifamily Building Solutions Provider and shall indicate the work scope items associated with the energy reduction objective. Final closeout of the project shall be contingent upon a final certification from NYSERDA indicating that the project met the energy reduction objective.

Applicants accepted into Multifamily Performance Program for Existing Buildings prior to program termination should include evidence of such in their application.

\*Please see *Mandatory Energy Efficiency Strategy\_Notice to Applicants* for more information.

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## **Fully Accessible and Adapted, Move-in Ready Units (up to 5 points)**

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Projects providing fully Accessible and Adapted, move-in ready, dwelling units will be awarded points based on compliance with either of the two options listed below. Applicants must submit Attachment D-7 and supporting documentation in accordance with the instructions written on Attachment D-7 and as noted below:

(1) Option one (**2 points**):

- a. At least five percent (rounded up to the next whole number) of the project units are fully Accessible and Adapted, move-in ready for persons with a mobility impairment, meeting the following provisions:
  - i. Either:
    1. Includes a fully-Accessible and Adapted move-in-ready roll-in shower with an attached seat, or;
    2. Includes a fully-Accessible and Adapted, move-in-ready bathtub, and is designed to accommodate a roll-in shower with an attached seat which will be installed at the owner's expense upon request.
  - ii. The unit(s) will be marketed to households with at least one member who has a mobility impairment.
- b. At least two percent (rounded up to the next whole number) of the project units are fully Accessible and Adapted, move-in ready for person(s) who have a hearing or vision impairment, meeting the following provisions:
  - i. The unit(s) will be marketed to households with at least one member who has a hearing or vision impairment; and,
  - ii. The units are independent of the mobility-impaired units.
- c. Accessible units shall be equitably distributed among the various dwelling types in the project based on evidence of market demand, or other regulatory provisions applicable to the project.

(2) Option two (**5 points**):

- a. Comply with option one above with the percentages of units meeting the requirements increased to be equal to or exceed 10 percent and 4 percent (rounded to the next whole number) respectively (a minimum of two units each).

Applicants may propose additional accessible/adaptable units above the percentage needed to qualify for points under the QAP scoring criteria, as long as the applicant can provide evidence there is both a market and a referral source is available for the additional units. These additional units do not have to be rented to persons with mobility/hearing/vision impairments at initial rent up.