



STATE OF MICHIGAN

JENNIFER M. GRANHOLM
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

GARY HEIDEL
INTERIM EXECUTIVE DIRECTOR

MEMORANDUM

DATE: November 17, 2010

TO: NSP2 Grantees

FROM:  Jim Davis, Construction Management Specialist

SUBJECT: Energy Star Requirements on New Home Builds and Housing Rehabilitation Projects for NSP2 Grantees

MSHDA's Office of Community Development (OCD) is announcing changes for NSP2 Housing Projects involving Energy Star Certification and associated energy requirements.

Energy Star Requirements for OCD (New Home Construction) Projects:

- All OCD New Home Construction Projects must achieve a Five (5) Star Energy Star Rating as evidenced by the Home Energy Rating System (HERS) using a Certified HERS Rater.

Energy Star Requirements for OCD (Rehabilitation Housing) Projects:

- Projects with OCD funding between \$0 and \$34,999 require inclusion of energy efficiency improvements;
- Projects with OCD funding between \$35,000 and \$74,999 require a Four (4) Star Energy Star Rating issued by a Certified HERS Rater;
- Projects with OCD funding at or above \$75,000 require a Five (5) Star Energy Star Rating issued by a Certified HERS Rater.

NOTE: The Certified HERS Rater would be required to review plans and specifications and conduct pre and post rehabilitation (blower door test including thermal imaging), offer prescriptive rehabilitation measures and verify the energy ratings evidenced by an Energy Star Certificate. A list of experienced Michigan HERS Raters along with experienced Energy Star Builders can be found at the following web site:

www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showStateResults&s_code=MI

If you have any questions, please contact your Community Development Specialist.



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