



Qualified Allocation Plan Green Policy

The Qualified Allocation Plan ("QAP") is designed to further the Authority's mission by providing a process to allocate Low Income Housing Tax Credits ("LIHTC") to developments promoting safe, decent, affordable housing. Integral to this effort are specific policies within the QAP that pertain to healthy, green, and sustainable building practices. These policies are guided by the following three principles:

Encourage green development of affordable housing. The Authority's goal is to encourage green/conservation measures that are compatible with and enhance the financial stability of affordable housing properties by drawing on nationally recognized methodology. Appropriate incentives are provided to applicants that choose to incorporate sensible green criteria in their development to reduce energy and water costs, improve resident health, and realize environmental benefits broadly.

Connection to national standards. Michigan's green criteria should evolve over time as the industry advances. Nationally recognized sustainable development protocols such as USGBC's LEED platform, Home Innovations Lab National Green Building Standard, or Enterprise Community Partner's Green Communities Criteria provide a wealth of expertise upon which Michigan may rely and adapt to meet the state's specific needs.

Verify and evaluate results. Since green criteria are an element considered for project scoring, using national standards is a method to independently and reliably verify that a development has complied with representations made during an application for LIHTC once construction has been completed. Using national standards also generates data for evaluating the effectiveness of the criteria.

All projects applying for and receiving tax credits will be required to incorporate one of the green standards listed below. See below for additional information.

- Enterprise Green Communities
- National Green Building Standard
- USGBC LEED

Click [here](#) to view a summary of the scoring criteria associated with each option above.
Click [here](#) to view the MSHDA Green Policy Certification.



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Green Policy Threshold Requirements

All applicants applying for LIHTC must select only *one* of the green standards provided for in this policy. The attached certification is required at Application, 10% Certification, and Placed in Service to document compliance.

Enterprise Green Communities:

To meet threshold and/or receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

New Construction Mandatory +40 Optional	Threshold
Moderate Rehabilitation Mandatory +35 Optional	Threshold
Substantial Rehabilitation Mandatory +35 Optional	Threshold

National Green Building Standard (NGBS):

To meet threshold and/or receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

NGBS Silver, Gold, or Emerald	Threshold
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U.S. Green Building Council LEED Certification:

To meet threshold and/or receive the points available in this category, applicants selecting this category will achieve one of the following applicable standards:

Silver, Gold, or Platinum	Threshold
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Optional Green Policy Scoring Items

All applicants applying for QAP Green Policy Points must select one of the green standard options below for up to four points. Selection of a particular category and level will result in points as provided for below. These points are not cumulative. The attached certification is required at Application, 10% Certification, and Placed in Service to document compliance.

Enterprise Green Communities:

To receive the points available in this category, applicants selecting this category will achieve the following applicable standards:

Enterprise Green Communities Plus3 Points

National Green Building Standard (NGBS):

To receive the points available in this category, applicants selecting this category will achieve the following applicable standards:

NGBS Green+ Zero Energy3 Points

U.S. Green Building Council LEED Certification:

To receive the points available in this category, applicants selecting this category will achieve the following applicable standards:

LEED Zero Energy3 Points

PHIUS+ Certification:

To receive points available in this category, applicants selecting this category will achieve one of certifications required to meet threshold AND:

PHIUS+ Certification.....4 Points



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Green Policy Compliance Timeline

	LIHTC Reservation	LIHTC 10% Certification (1 year after award)	LIHTC Placed In Service (Within 2 years after award year)
Enterprise Green Communities	<p>Identify the project type and green standard to be integrated into the project.</p> <p>A fully executed copy of the MSHDA Green Policy Certification must be submitted with the tax credit application.</p>	<p>The tax credit 10% certification application must be accompanied by proof of project registration with Enterprise Green Communities Criteria Certification. The certification level to be achieved must be clearly identified.</p>	<p>The placed in service application must be accompanied by:</p> <p>Enterprise Green Communities Certification</p>
National Green Building Standard	<p>Identify the project type and green standard to be integrated into the project.</p> <p>A fully executed copy of the MSHDA Green Policy Certification must be submitted with the tax credit application.</p>	<p>The tax credit 10% certification application must be accompanied by proof of project registration with Home Innovation Research Labs. The rating level to be achieved must be clearly identified.</p>	<p>The placed in service application must be accompanied by:</p> <p>NGBS Certification</p>
U.S. Green Building Council LEED	<p>Identify the project type and green standard to be integrated into the project.</p> <p>A fully executed copy of the MSHDA Green Policy Certification must be submitted with the tax credit application.</p>	<p>The tax credit 10% certification application must be accompanied by proof of project registration with the U.S. Green Building Council. The rating level to be achieved must be clearly identified.</p>	<p>The placed in service application must be accompanied by:</p> <p>U.S. Green Building Council Certification</p>
PHIUS+ Certification	<p>Identify the project type and green standard to be integrated into the project.</p> <p>A fully executed copy of the MSHDA Green Policy Certification must be submitted with the tax credit application.</p>	<p>The tax credit 10% certification application must be accompanied by proof of project registration with PHIUS.</p>	<p>The placed in service application must be accompanied by:</p> <p>PHIUS+ Certification</p>



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MSHDA Green Policy Certification

Project Name: _____

Project Number (if applicable): _____

All projects applying for LIHTC must **select ONE of the green standards threshold requirements below** and clearly identify the applicable subcategory. The undersigned hereby certify that to the best of our knowledge the project will incorporate features that will allow the project to:

- Obtain an Enterprise Green Communities Certification for:
 - Mandatory Green Communities Criteria for New Construction *plus 40 optional points* **(threshold)**
 - Mandatory Green Communities Criteria for Moderate Rehab *plus 35 optional points* **(threshold)**
 - Mandatory Green Communities Criteria for Substantial Rehab *plus 35 optional points* **(threshold)**
 - Enterprise Green Communities Plus **(threshold + points)**
- Obtain an National Green Building Certification for:
 - NGBS Silver, Gold, or Emerald **(threshold)**
 - NGBS Green+ Zero Energy **(threshold + points)**
- Obtain a U.S Green Building Council rating for:
 - LEED Silver, Gold, or Platinum **(threshold)**
 - LEED Zero Energy **(threshold + points)**

To score an additional point, a project must select one of the above thresholds, as well as:

- Obtain a PHIUS+ Certification **(points)**

The undersigned hereby certify that the architectural plans, drawings and specifications, construction contracts, and other construction documents for the proposed project will include the amenities for which points are awarded. The undersigned shall certify the inclusion of the amenities identified in the referenced documents above within one year after issuance of the Reservation and the incorporation of these amenities into the project upon completion of construction. The undersigned owner and applicant hereby certify that the management agent has been informed that ongoing maintenance and management of the project will, when reasonably possible, incorporate the amenities for which points are awarded. The undersigned shall report any discrepancies between the tax credit application and the as-built project to the Michigan State Housing Development Authority.



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Failure to adhere to this certification may result in negative points in future applications, which may further result in suspension of a future project application, loss of tax credits in future applications, or other penalties.

OWNER:

[INSERT OWNER'S NAME]

By: _____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory

APPLICANT:

[INSERT APPLICANT'S NAME]

By: _____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory

ARCHITECT:

[INSERT ARCHITECT'S NAME]

By: _____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory

CONTRACTOR:

[INSERT CONTRACTOR'S NAME]

By: _____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory