

ENERGY STAR REQUIRED SIGNED LETTER OF INTENT:

New Jersey Housing and Mortgage Finance Agency Low-Income Housing Tax Credit Program Letter of Intent

Please include a signed copy of these pages in the Tax Credit Application.

By signing this document, I certify the following (“we” refers to the applicant organization):

1. We understand that ENERGY STAR certification is a prerequisite to participation in the LIHTC program, we agree to complete the ENERGY STAR certification process, and will comply with the submission requirements below.
2. We agree to submit copies of the ENERGY STAR ‘Preliminary Rating’ before the start of construction.
3. We agree to submit copies of the ENERGY STAR ‘Thermal Bypass Inspection’ and ‘Blower Door Test’, which is conducted before the installation of drywall and after installation of insulation.
4. We agree to submit copies of the results of the HERZ / RESNET certified Home Energy Rater’s final testing and verification, which are conducted before certificates of occupancy are issued.
5. We agree to submit copies of the ENERGY STAR Homes Certificate issued by the EPA (or equivalent) **OR** letter of highest possible level of compliance – for master-metered and minimum rehab projects **OR** statement from an ENERGY STAR provider – for historic projects, as applicable.
6. We understand that master-metered and minimum rehab projects are not exempt; and that master-metered and minimum rehab projects will comply with the following minimum requirements, which will be confirmed by the HMFA Sustainable Community Design Administrator.

i. Master-metered rehabilitation and minimum rehabilitation projects are not eligible for ENERGY STAR Homes Certification. Such projects shall fulfill the threshold requirement for the purposes of the Low Income Housing Tax Credit Program by complying with the minimum standards set forth in (1) through (2) below and the process outlined in the letter of intent referenced in 8 above:

- (1) *Master-metered rehabilitation projects shall comply with the following minimum standards:*
 - (a) *Energy-related building systems and components, equipment, and appliances replaced or rehabilitated shall be ENERGY STAR-labeled; and*
 - (b) *Apartment and common area fixtures shall be hardwired linear or compact fluorescent. Hallways, stairwells, common areas and non-residential lighting shall have an efficacy of T8 linear fluorescent or better.*
- (2) *Minimum rehab projects shall comply with the following minimum standards:*
 - (a) *The New Jersey Home Performance with ENERGY STAR must be utilized to evaluate potential energy measures and savings in the project site. The developer and/or architectural/engineering firm shall provide documentation of such utilization in the application;*
 - (b) *All lighting fixtures and bulbs shall be ENERGY STAR- rated or high-efficiency, as applicable; and*

(c) *Energy-related building systems and components, equipment, and appliances replaced or rehabilitated shall be ENERGY STAR-labeled, as applicable.*

7. We understand that the requirements for master-metered and minimum rehab projects include the following submissions to Elizabeth Robbins, the HMFA Sustainable Community Design Administrator.
 - Cut sheets, plans, and/or specifications that illustrate compliance with the requirements quoted above shall be submitted prior to the beginning of construction.

8. I have noted section (c)8ii of the QAP concerning Historic projects.

Projects located in historic properties that fail to receive ENERGY STAR Homes certification because of the requirements of Historic Tax Credit or Historic District regulations, must obtain a statement from their ENERGY STAR provider identifying the obstacle to certification and stating that the project would otherwise receive certification if not for that obstacle.

9. If requested we will allow the NJ HMFA Sustainable Community Design Administrator, or designee, access to the project site pre, during and post construction for the purpose of but not limited to confirming ENERGY STAR compliance.

10. I am an authorized representative of the organization.

Signature: _____ Date: _____

Name of signer: _____

Title: _____

Project Name: _____

Organization: _____