



Green Future

What's New in '09

NJ Green Homes Office

New Jersey Housing & Mortgage Finance Agency



GREEN FUTURE - APPLIED

Green Future for Tax Credits

- No changes to the application process.

Green Future for Home Express

- Green Future is now a “passive” requirement
- Sponsors can sign and submit a waiver to opt-out of the Green Building Requirement
- This waiver does NOT waive the requirements of any other commitment to Green Future requirements (i.e. QAP Green Point).

Green Future for Balanced Housing

- No changes to the application process.
- Green Future requirements **still apply** unless funds are allocated through Home Express.

Green Future for Special Needs

- No changes to the application process.
- The Sustainability Guidelines are not requirements of the funding.

NEW - Green Future for CHOICE

- Developers receiving Single Family CHOICE funding are now required to complete a subset of Green Future elements
 - 20 Required elements
 - Choice of 3 additional elective elements
- CHOICE-specific descriptions added for some elements (noted with “SF”)
 - *Items: SL-3f, IA-1, IA-11, EE-3, EE-7, EE-10*

PROGRAM CHANGES

NEW – Submittal Checklist & Binder

- All required submittals are now listed in a comprehensive **Submittal Checklist**.
 - Includes all items previously listed only in the element descriptions in 'GF Guidelines' document
- **Project Binder** containing all submittal items and completed checklist to be submitted upon completion of all submittal items.
 - This is required prior to closing on permanent financing, or final sign-off by loan officer

CHANGED – SL-1

Passive Solar, Ventilation & Shading Design

- Added requirement for “Solar Readiness”
 - Roof should be designed to be solar-ready
 - Structure suitable to support future system
 - Capped conduit run to electric panel room (2” diameter min.) for future PV panel connection
 - Room for future inverter near electric panel

NEW – SL-3f SF

Clustered Development – *Single-family only*

- Keep buildings together rather than scattered to concentrate built space.
- Maximize open space on lot.
- *Elective element*

NEW – IA-1 SF

Completely clean all ducts prior to occupancy –
Single-family only

- Ducts must be thoroughly cleaned prior to system start-up and occupancy
- *Required element*

CHANGED – IA-4

Durable, healthy flooring

- Added a note specifically **excluding VCT** from permissible floor finishes

NEW – IA-11 SF

Operable double-hung windows – *Single-family only*

- Extends the element to include requirement of double-hung windows to allow for opening of upper pane for passive ventilation
- *Elective element*

REMINDER – EE-1

All units ENERGY STAR certified

- No changes to the requirements
- *REMINDER:* A copy of the “Passed” **Thermal Bypass Checklist** must be sent to the Green Homes office.
 - Contractor gets this at **Pre-drywall Inspection**.
 - This document is required for final loan closing authorization.

NEW – EE-10 SF

High and low registers in each room – *Single-family only*

- Distributes conditioned air more evenly in room
- Can substitute ceiling fan
- *Elective element*

CHANGED – WC-2

High-efficiency toilets

- Low-flow toilets must meet either:
 - EPA WaterSense standards, or
 - UNAR Qualification Standards
- Links to an online list (updated monthly) of all toilets meeting these criteria are provided in the Green Future program guidelines

CHANGED – WC-3

Water Efficient Landscaping

- All open space landscaping must be planted in native species.
- Turf (native species only) is permitted when:
 - Specifically allocated as a dedicated recreation space, with signage indicating permitted use(s)
 - Required by municipal code

DELETED – WC-5

Pervious pavers for outdoor patios & walkways

- In response to concerns about maintenance and durability, this item is no longer a requirement.
- The requirement for surface permeability has been covered in the extension of WC-3.

CHANGED – OM-1

Property management O&M manual & training

- *New requirement:* Hold a **pre-construction** meeting with property management company for review of plans for potential maintenance issues (access to filters, storage, etc.)
- *New requirement:* Record video of final walkthrough including systems start-up and maintenance demonstrations for future reference

CONTACTS & QUESTIONS

For More Information

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