



# Green Future Program

*What's New in 2010*

Green Homes Office

New Jersey Housing & Mortgage Finance Agency



# **GREEN FUTURE PROGRAMS**



# Green Future for Tax Credits

- No changes to the application process.



# Green Future for Home Express

- Green Future is 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.



# Green Future for CHOICE

- As of 2009, developers receiving Single Family CHOICE funding were required to complete a subset of Green Future elements
  - 20 Required elements
  - Choice of 3 additional elective elements
- In 2010, we are proposing to expand the guidelines to include an additional 4 required elements



# Green Future for CHOICE

- Proposed requirements (previously elective):
  - **IA-4** Durable, healthy flooring
  - **IA-9** Encapsulation of non-UF free cabinets
  - **EE-6** Ductwork in conditioned space
  - **EE-8** High-efficiency water heater



# **PROGRAM CHANGES**



# *Reminder* - Submittal Checklist & Binder

- All required submittals are listed in a comprehensive **Submittal Checklist** (located at the end of the “Green Future Guidelines 2010”).
  - Includes all items previously listed in the element descriptions in older ‘GF Guidelines’ documents
- **Project Binder** containing *all* submittal checklist items
  - Submit upon completion of all submittal items.
  - Required prior to closing on permanent financing, or final sign-off by loan officer on completion of Green Future



# *Reminder* – Single Family (SF)

## **Single-family only**

- Items in the Green Future Guidelines that are marked “**SF**” (i.e. **IA-1 SF**) are an alternative description for Single Family construction.
  - For Single Family projects, use the “**SF**” description in place of the regular one.
  - Multi-family projects should **not** use the descriptions marked with “**SF**”.



# *NEW* – SL-2b

## **Historic Preservation**

- An alternative to SL-2a, *Preservation Plan*
  - *Projects do either SL-2a or SL-2b, not both*
- Submit documentation on Historic status of the property to be developed
- Submit documentation on most important “character defining features”



# *Updated* – EE-1

## All units ENERGY STAR certified

- No changes to this requirement
- Changes to the ENERGY STAR programs can be found in the “Guide to ENERGY STAR 2010 ” on [njgreen.gov](http://njgreen.gov)
- **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* – IA-13

## **Smoke-free Building (*optional*)**

- Implement and enforce a no-smoking policy in all common **and** individual living areas of the building.
- Document this policy in the lease agreement.



# *UPDATED* – 2010 Guideline Document

- ‘Green Future Guidelines 2010’ is now online on the Green Homes website
  - Go to: [www.njgreen.gov](http://www.njgreen.gov)
  - Click on the “***Developer Programs***” tab to download this and other Green Homes Office program documents.



# **CONTACTS & QUESTIONS**



# For More Information

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