

memorandum



financing the places where  
people live and work

**to:** Tax Credit Advisory Committee

**from:** Roy Alexander, Executive Director

**date:** February 7, 2008

**subject:** Environmentally Sustainable Criteria

**cc:** CHFA Staff

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Denver, Colorado 80202

As you may be aware, CHFA has recently adopted a corporate initiative of supporting environmentally sustainable methods and practices wherever possible in CHFA's operations and lending programs. This includes CHFA's administration of the Low Income Housing Tax Credit Allocation program in Colorado.

In developing the Qualified Allocation Plans for 2009 and beyond, we will be adopting criteria that promote environmentally sustainable building design, construction and operation of multi-family developments that utilize housing tax credits. This will likely involve consideration of a number of possible criteria, but at a minimum, we have determined that the following criteria should be implemented:

- The 2009 and subsequent QAPs will require applicants to demonstrate that the project will incorporate Energy Star rated energy efficient appliances; and
- The 2010 and subsequent QAPs will require applicants to demonstrate that the projects are constructed or rehabilitated in accordance with Enterprise's Green Communities Standard.

We expect to work closely with our other affordable housing funding partners to ensure consistency in the implementation of these requirements. Additionally, we understand that both of these requirements reflect practices that are already being adopted by the development community and, therefore, it is not anticipated that they will create any undo burden on the development of affordable housing. But as always, we welcome the input of the Tax Credit Advisory Committee on development and implementation of these requirements.

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