



Tax Credit Allocation Committee

ATTACHMENT 25
Architect Sustainable Building Method Certification
Rehabilitation

Project Name: _____

- (C) Rehabilitation Projects: The applicant commits to develop the project in accordance with the minimum requirements of any one of the following programs:
 - Leadership in Energy & Environmental Design (LEED),
 - GreenPoint Rated Existing Home Multifamily Program,
 - Passive House Institute US (PHIUS),
 - Passive House,
 - Living Building Challenge,
 - National Green Building Standard ICC / ASRAE - 700 or higher rating, or
 - 2015 Enterprise Green Communities

OR WELL (when not combined with the programs above)
- (D) Rehabilitation Projects: The project will be rehabilitated to improve energy efficiency above the modeled energy consumption of the project as a whole based on existing conditions, provided that each building, unless waived by the Executive Director, shall meet as least half of the percentage for which the project receives points. Points are awarded based on the building(s) percentage decrease in estimated Time Dependent Valuation (TDV) energy use (or improvement in energy efficiency) post rehabilitation as demonstrated using the Nonresidential (High-Rise Residential) performance module of California Energy Commission (CEC) approved software:
 - 15% improvement over current
 - 20% improvement over current

Energy efficiency improvements have been completed within five years prior to the application date pursuant to a public or regulated utility program or other governmental program that established existing conditions of the systems being replaced using a HERS Rater. The applicant may include the existing conditions of those systems prior to the improvements. The project must undergo an energy assessment that meets the CTCAC Existing Multifamily Assessment Protocols. The report documenting the results of the assessment must be submitted using the Sustainable Building Method Workbook's CTCAC Existing Multifamily Assessment Report Template.
- (E) Additional Rehabilitation Project Measures: Projects receiving points under section 10325(c)(5)(D) may be awarded points for committing to developing, and/or managing, their projects with one or more of the following:
 - Projects shall include either:
 - Photovoltaic (PV) generation that offsets 30% of tenant loads (if the combined available roof area of the project structures, including carports, is insufficient for provision of 30% of annual tenant electricity use, then the project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area); or
 - PV that offsets either 50% of common area load (if the combined available roof area of the project structures, including carports, is insufficient for provision of 50% of annual common area electricity use, then the project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area); or
 - Solar hot water for all tenants who have individual water meters
 - Projects shall implement sustainable building management practices including:
 - Develop a project-specific maintenance manual including replacement specifications and operating information of all energy and green building features, and
 - Undertake formal building systems commissioning, retro-commissioning or re-commissioning as appropriate (continuous commissioning is not required)
 - Projects shall individually meter or sub-meter currently master-metered gas, electricity, or central hot water systems for all tenants.
- (F) Water efficiency: Use no irrigation at all, irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens), or irrigate with reclaimed water, greywater, or rainwater in an amount that annually equals or exceeds 10,000 gallons or 150 gallons per unit, whichever is less.



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ARCHITECT CERTIFICATION

I/We, as the architectural firm contractually responsible for the design and supervision (if applicable) of the above referenced project, certify as defined by Business and Professions Code Section 5536.26, under penalty of perjury, that each of the individual items identified above will be incorporated into the design of the project.

_____ ARCHITECT FIRM NAME (PRINT)	_____ ARCHITECT NAME (PRINT)	_____ STATE & LICENSE NUMBER
_____ ARCHITECT SIGNATURE	_____ ARCHITECT TITLE (PRINT)	_____ DATE