

IHDA Mandatory Criteria Waiver Request Form – Enterprise Green Community (EGC)

This form is part of IHDA's formal waiver request process for the adopted EGC credits. IHDA will allow projects with extenuating circumstances that preclude it from meeting mandatory criterion to seek a waiver. Waiver requests will be evaluated on a case-by-case basis. To maintain the integrity of the EGC criteria as well as IHDA's commitment to Green Communities, waivers may be limited. Project teams shall submit a waiver request with the following information to allow for a comprehensive review of the project against the merit of the request. Most criteria will not be eligible for a full waiver; the Authority may waive all or a portion of a criteria if the Project made a good faith effort to achieve the objectives of the criteria and was unable to achieve it 100%.

Request Prepared By:

Date:

Project Name and Address:

Developer/Sponsor/Owner:

Architect of Record:

Green Consultant/ Engineer:

Construction Type:

Mandatory Criteria:

Provide a brief description stating why the project cannot meet the goal/requirement of the criteria seeking a waiver request listed above.

Provide a description of the proposed scope of work being done to attempt to meet the objective(s) of the criteria. Include any relevant plans, calculations, specification, costs estimates, and supporting communication(s) from vendors that justify this request:

Following is Office Use Only:

Approved (Director):

2.1 Sensitive Site Protection

All projects must: (1) Protect floodplain functions (e.g., storage, habitat, water quality) by limiting new development within the 100-year floodplain of all types of watercourses. (2) Conserve and protect aquatic ecosystems, including wetlands and deepwater habitats, that provide critical ecosystem functions for fish, other wildlife, and people. (3) Protect ecosystem function by avoiding the development of areas that contain habitat for plant and animal species identified as threatened or endangered (4) Conserve the most productive agricultural soils by protecting prime farmland, unique farmland, and farmland of statewide or local importance. If your site contains any of these ecologically sensitive features, follow the specific Requirements for this subheading.

2.3 Compact Development

At a minimum, build to the residential density (dwelling units /acre) of the census block group where the project is located. In Rural/Tribal/Small Town locations that do not have zoning requirements: Build to a minimum net density of 5 units per acre for single-family houses; 10 units per acre for multifamily buildings, single and two-story; and 15 units per acre for multifamily buildings greater than two-stories.

2.6 Preservation of and Access to Open Space for Rural/Tribal/Small Town

(Option 1) Locate the project within a 0.25-mile walk distance of dedicated public open space that is a minimum of 0.75 acres; at least 80% of which unpaved **OR** (Option 2) Set aside a minimum of 10% (minimum of 0.25 acres) of the total project acreage as open and accessible to all residents; at least 80% of which unpaved.

3.4 Surface Stormwater Management

Mandatory for Substantial and Moderate Rehab projects if land disturbed is $\geq 5,000$ sq.ft.) Treat or retain on-site precipitation equivalent to the 60th percentile precipitation event. Where not feasible due to geotechnical issues, soil conditions, or the size of the site, treat or retain the maximum volume possible.

5.1b Building Performance Standard (Mandatory for Rehab)

Provide projected operating energy use intensity and projected operating building emissions intensity. AND Conduct commissioning for compartmentalization, insulation installation, and HVAC systems as indicated AND one of the following options:

- ERI Option: \leq HERS 80 for each dwelling unit. Exception for some Rehabs built before 1980.
- ASHRAE Option: Energy performance of the completed building equivalent to, or better than, ASHRAE 90.1-2013 using an energy model created by a qualified energy services provider according to Appendix G 90.1-2016.

6.4 Healthier Material Selection

Select all interior paints, coatings, primers, and wallpaper; interior adhesives and sealants; flooring; insulation; and composite wood as specified.

6.10 Construction Waste Management

Develop and implement a waste management plan that reduces non-hazardous construction and demolition waste through recycling, salvaging, or diversion strategies through one of the three options. Achieve optional points by going above and beyond the requirement.