

## DELAWARE STATE HOUSING AUTHORITY QUALITY BASE LEVEL GREEN STANDARDS

(included in Exhibit #32)

### CERTIFICATION

The undersigned applicant hereby makes application to the Low Income Housing Tax Credit program with the Delaware State Housing Authority (DSHA) for a loan and/or tax credits pursuant to one or more of the DSHA's Housing Development/HOME Programs and certifies that the following development Base Level Green Standards will be incorporated into the project design and final work product:

1. **Demolition Plan:** On projects where demolition will occur, submit a demolition plan which identifies sound practices for managing waste and hazardous materials. Specify methods which are environmentally sensitive and create less pollution. Identify opportunities for recycling;
2. **Chlorofluorocarbons (CFC):** Where new HVAC equipment is specified, there will be no use of CFC refrigerant. Where CFC refrigerant equipment is being removed, specify standards for capturing and disposal of CFC materials. For retained CFC refrigerant equipment, include a comprehensive inspection, maintenance and phase out or conversion plan;
3. **Site work:** Employ State of Delaware Standards for Soil Erosion and Sediment Control during construction. Limit area of disturbance to immediate work area. Site work anticipated in non-optimum conditions such as wet, freezing or poor drying periods must be completed with the approval and direction of the geotechnical engineer. In addition to reviewing the cost and schedule benefits of such work, the engineer must consider the potential for adverse environmental impact. Limit access to the site when vehicles or construction activity environmentally degrade the site;
4. **Landscaping:** New plantings shall utilize at least fifty (50) percent native plantings. Select native, highly suitable, drought /disease tolerant plantings suitable for the project soil and microclimate. Where there are healthy large existing trees, make considerations for preserving mature trees in the site plan. Utilize shade, windbreak and screening benefits of plantings in the project design. Protect trees during construction;
5. **Moisture and Mildew:** Correct all observed areas of mold, mildew and moisture infiltration within the building. On existing structures or environmental report will identify these areas. Identify remedies and accepted practices for treatment;
6. **Radon Gas:** For Projects located in EPA Radon Area Zone 1, install a passive radon gas reduction pipe system with vertical venting convertible to mechanical venting unless testing indicates there is no radon gas hazard as determined by EPA standard. This requirement is only for projects where radon gas poses a legitimate hazard;
7. **Water Conserving Features:** Project water fixtures and faucets conserve water. Reduce water consumption by installing water-conserving fixtures in all units and all common space bathrooms with the following specifications:
  - Toilets: WaterSense-labeled and 128 gpf;
  - Showerheads: WaterSense-labeled and 1.75 gpf;
  - Kitchen faucets: 2.0 gpm;
  - Bathroom faucets: WaterSense-labeled and 1.50gpf; and
  - All faucet aerators: 0.5 g.p.m.
8. **Smoking Areas:** Designate permitted smoking areas. Locate outside smoking areas at least 25 ft. away from entry air intakes and residents' windows. No smoking in building interior common areas;

9. **Large parking lots shall include planting areas;**

10. **Exhaust fans** for all bathrooms shall be low speed/low noise, continuous exhaust fan (hard wired);

11. Non-mercury programmable **thermostats; and**

12. All interior paints and primers shall have low or no VOC levels.

IN WITNESS WHEREOF, the applicant has caused this document to be duly executed in its name on this date: \_\_\_\_\_.

\_\_\_\_\_  
(Full legal name of Applicant/Owner)

\_\_\_\_\_  
(Full legal name of Architect)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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Name

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Name

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Title

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