

Pennsylvania Housing Finance Agency

2024 Pre-Application Questions and Answers – 2<sup>nd</sup> Installment

Updated on November 16, 2023

ENERGY STAR REQUIREMENTS

- Which version of Energy Program Requirements should developers use?
  - The Agency will require all 2024 Applicants to comply with the latest **proposed** versions of any Energy program chosen under the Selection Criteria (i.e. Energy Star Multifamily New Construction v 1.1 rev 3, with an effective date of 1.1.24, ZERH-Multifamily v2, with an effective date of 1.1.25, Energy Star SF v3.1, etc.), By doing so, the most current standards and costs at the time of construction commencement will have been taken into account. With the varying proposed effective dates, we anticipate that no 2024 development would be able to comply with current versions, based on simple timelines, and would be forced to comply with new standards which are often more stringent and more costly.
  - The Agency recognizes that effective dates could be extended and/or modifications to the **proposed** versions could be changed. If this occurs, developments will be required to comply with whatever revisions have been incorporated into that latest, adopted version.
  - It is the responsibility of the Applicant to be aware of the requirements being incorporated into the proposed versions and use all available resources to make an informed decision when seeking ranking points under the Selection Criteria category.

DEVELOPMENT TEAM EXPERIENCE:

- Section D.1.f. Please clarify how to obtain certification for: (1) a Small Diverse Business or a Veteran Business Enterprise and (2) a qualified small business?
  - Section D.2. describes the two-stage process to receive Small Diverse Business or Veteran Business Enterprise certification through (1) a third-party certifier AND (2) the Department of General Services.
  - Section D.1.f. describes the self-certification process for “qualified small businesses.”
  - Please note that to receive points in Category D.1.f., the Joint-Venture must include participation of a Small Diverse Business / Veteran Business Enterprise OR a qualified small business which meets the definition in D.1.f.
  - Additionally, a non-profit entity is eligible to receive points as an Owner/Developer and/or Management Agent if a minimum of fifty-one percent (51%) of the members of their board are minorities, women, or veterans as evidenced as a requirement in the non-profit’s By-Laws.

- When are the Small Diverse Business or Veteran Business Enterprise certificates required?
  - For projects that receive a reservation of Low Income Housing Tax Credits (LIHTCs), the Agency will collect and review all certificates as part of the 60-day Preclosing Commitment Package.

**9% LIHTC APPLICATION DEADLINE:**

- When is the 9% LIHTC Application Deadline?
  - 2024 9% LIHTC Applications are due on Thursday, January 11, 2024 by 5:00 PM.