Housing Trust Fund Sustainability Development Policy – March 14th, 2024

Purpose

The purpose of the Housing Trust Fund (HTF) Sustainable Development Policy is to promote and incentivize developers to incorporate sustainable building practices and technologies to reduce building greenhouse gas emissions, improve local air quality, preserve natural resources, enhance community resiliency, and assist in meeting Salt Lake County's renewable energy goals. Detailed below, projects awarded with Housing Trust Fund dollars must meet Housing Trust Fund (HTF) Requirements as well as programmatic specific sustainability metrics.

Housing Trust Fund Priorities – Housing Trust Fund staff and the Advisory Board will determine the Housing Trust Fund's priorities based on the current market needs. HTF staff and the Advisory Board will review and/or update priorities annually. HTF priorities listed below determined by HTF staff and Advisory Board year of 2024.

Location and Transportation
Maximize the number of affordable units
Optimize energy performance & Renewable energy

Application of Policy

Housing Trust Fund (HTF) Sustainability Development Policy will become effective as of (insert date). After adoption, all HTF requirements must be met by all projects requesting funding from the Salt Lake County's Housing Trust Fund. Program-specific sustainability measures (requirements and incentives, HTF requirements) shall be effective immediately.

Housing Trust Fund Requirements – Salt Lake County's Housing Trust Fund requires all projects submitting for funding to follow Energy Star standards.

a. **Energy Star**

All projects (new construction & rehabilitation) must receive a plan review analysis from the Utah Clean Energy Conservation Coalition (UECC) or another certified reviewer to receive Energy Star Certification.

b. **Additional Energy Rating System –** SLCo Housing Trust will incentivize applicants to achieve higher energy efficiency levels through encouragement of obtaining additional alternative certification. Listed below are acceptable certifications that may be done in addition to the Energy Star requirement. Certification fee may be required by chosen additional optional certification. Incentives may be available for applicants receiving additional optional certification.

Additional Optional Certifications

Energy Star NextGen Certification
U.S. Department of Energy's Zero Energy Ready Home Certification
Green Globes
LEED
National Green Building Standard

Passive House
WELL Building Standard
Living Building/Living Community (ILFI Net Zero, Petal)

Programmatic Sustainable Measures – Housing Trust Fund staff will require awarded applicants (Subrecipients) to follow HTF Sustainability Development policy and procedure, unless HTF staff is the Facilitator of different Sustainable Development funding which may have different and/or additional requirements.

Compliance

All Subrecipients must follow reporting and compliance requirements of Housing Trust Fund Sustainability Development policy and/or program specific sustainability measures.

a. Housing Trust Fund Energy Star Requirements
   i. All new construction must be Energy Star Certified using the most current Energy Star Certification process for single family homes or multifamily housing new construction.
   ii. All rehabilitation projects must be Energy Star certified or Energy Star enhanced if certification cannot feasibly be achieved.
b. Program Specific Sustainability Measures
   i. Projects that receive funding from programs with alternative sustainability requirements must provide documentation completed project is in compliance.
c. Reporting
   i. Housing Trust Fund projects that are Energy Star certified must submit a Utah Energy Conservation Coalition certification at the time of Final Cost Certification, or
   ii. Other approved reporting requirements specified by project funding source
   iii. Housing and Community Development may include other reporting requirements as necessary.
d. Noncompliance
   i. Subrecipients/projects noncompliant with Housing Trust Fund Sustainability Development Policy and/or programmatic requirements will result in default.
   ii. Defaulted projects may be required to repay HTF awarded funding and/or HTF incentive granted by HTF, or provide another remedy as detailed in the specific terms of the agreement between HTF and the beneficiary.

Exceptions

The Housing Trust Fund Advisory Board members, by majority vote of those present, may waive requirements of make exceptions to the foregoing criteria and procedures with a finding that the Housing Trust Fund's missions and values will be furthered by such waiver of exception. Housing Trust Fund Staff will prepare a written recommendation and statement regarding the waiver or exception.